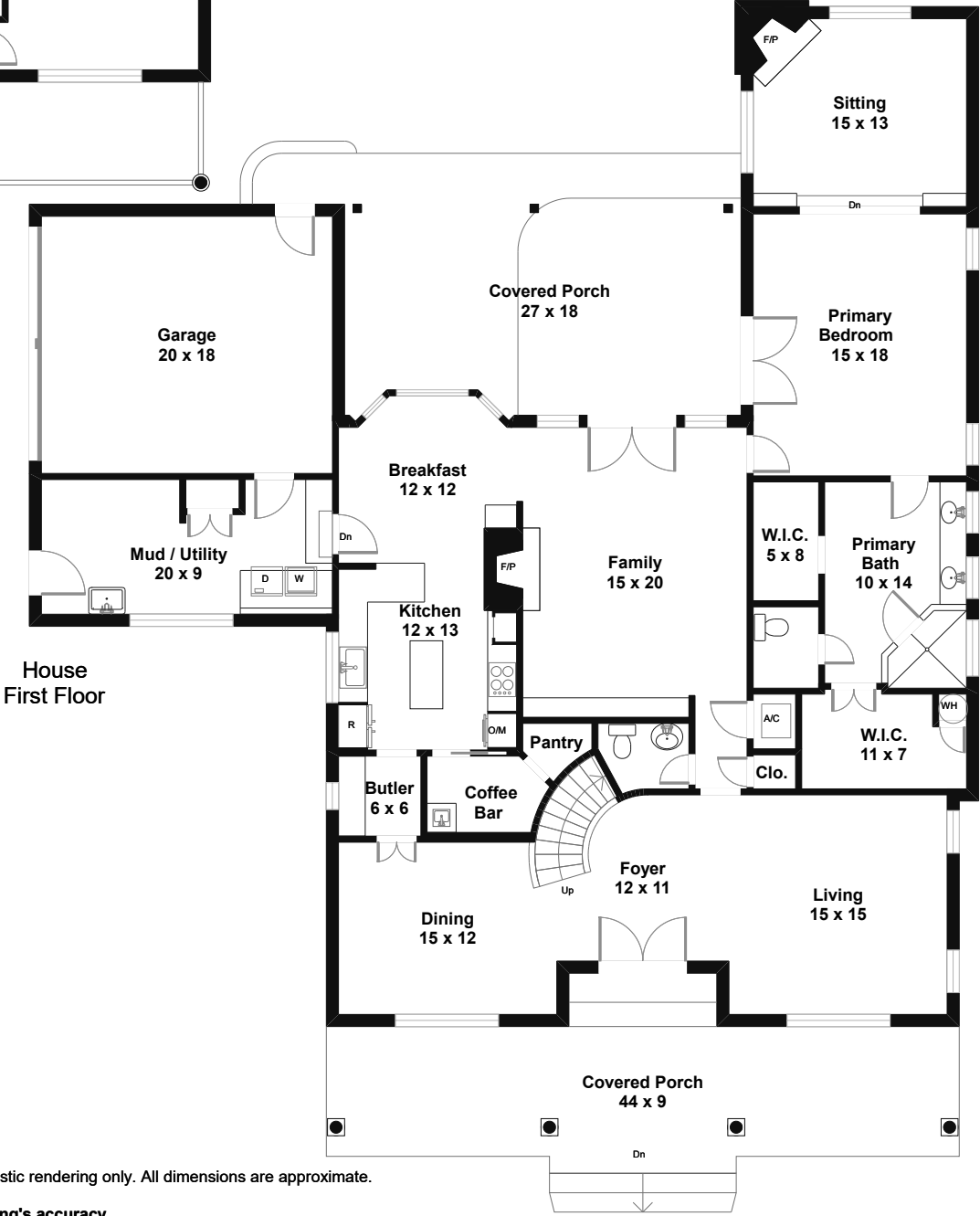
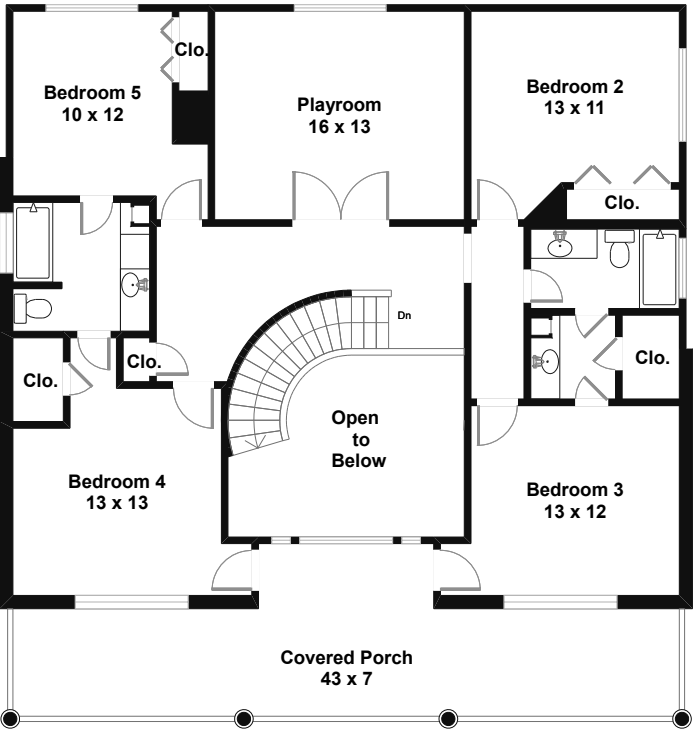


10067 Circleview Drive Austin, Texas



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Marketed by Joanie Capalupo, Broker Associate-Compass, 512.470.7467, joanie.capalupo@compass.com
Floor plan by Floor Plan Graphics LLC, 512.454.0383, FloorPlanGraphics.com

FLOOR PLAN
GRAPHICS

December 11, 2023

File #014757.01.02

Joanie Capalupo
joanie.capalupo@compass.com

Via Email:

Subject: Square Footage (SF) calculation for 10067 Circlevue Dr, Austin, TX

Reference: (a) American National Standards Institute (ANSI) Z765-2021

In my opinion, regarding the above referenced property, the square footages (SF), as calculated from outside corner to outside corner, are outlined below:

2,510 SF - House, First Floor (Above Grade)
1,443 SF - House, Second Floor (Above Grade)
<hr/>
3,953 SF - House Total

The following are not included in the House Total above:

398 SF - Garage (Above Grade)
474 SF - Attached Front Covered Porch, First Floor
507 SF - Attached Rear Covered Porch, First Floor
346 SF - Attached Front Covered Porch, Second Floor

Please contact me if you have any questions.

Sincerely,
Alan Birdsong
Floor Plan Graphics LLC

- NOTES:**
- (1) Square footage calculations are in accordance with reference (a).
 - (2) This document and its respective floor plans are the property of Floor Plan Graphics and are licensed to the above named person for his or her exclusive use until such time as the listing agreement is terminated or the property has sold. Floor Plan Graphics LLC retains the rights and ownership of all intellectual properties that it produces.
 - (3) Ceiling Height Requirements - To be included in finished square footage calculations, finished areas must have a ceiling height of at least 7 ft. If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7 ft.; no portion of the finished area that has a height of less than 5 ft. may be included in finished square footage.