

FLOOR PLAN
GRAPHICS

April 27, 2026

File #016224.01.02

Leah Petri

leah@moreland.com

Via Email:

Subject: Square Footage (SF) calculation for 175 S Putting Pk Dr, Fredericksburg, 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:

Above Grade Finished Areas

2,818 SF - Main House, First Floor

2,818 SF - Total sum of finished areas on levels that are entirely above grade - (ANSI Sect. 3.6)

Below Grade Finished Areas

0 SF - House, Lower Level - Walls against grade are assumed to be 0'0" thick

0 SF - Total sum of finished areas on levels that are wholly or partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

2,818 SF - Main House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the Main House Totals above:

1122 SF - Main House, Second Floor (Above Grade) - Exterior access from Main House **(See Note 3 below)**

136 SF - Main House, Unfinished Storage, Second Floor (Above Grade) - Exterior access from Main House **(See Note 4 below)**

410 SF - Casita A (Above Grade).

410 SF - Casita B (Above Grade)

860 SF - Detached Garage (Above Grade)

335 SF - Main House, First Floor, Attached Front Covered Porch with steps

559 SF - Main House, First Floor, Attached Rear Covered Porch with steps

76 SF - Main House, Second Floor, Attached Stairs

114 SF - Casita A, Attached Covered Porch with steps

114 SF - Casita B, Attached Covered Porch with steps

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) **Finished Areas Connected to the House** - Finished areas that are connected to the main body of the house by other finished areas such as hallways or stairways are included in the finished square footage of the floor that is at the same level. Finished Areas that are not connected to the house in such a manner cannot be included in the finished square footage of any level.

- (4) Finished Area - An enclosed area in a house that is suitable for year-round use based upon its geographic region, embodying walls, floors and ceilings that are similar to the rest of the house.**

FloorPlanGraphics.com | 512.454.0383 | fpgusa@gmail.com