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To: [Insert Buyers names here]:

From: Compass RE Texas, LLC - Alexia Dauterive (Broker)

Property Address: 121 Starfire Dr, Dripping Springs, TX 78620

Date: 01/21/2026

(1) Broker obtained the attached information, identified as Calculation of Square Feet per Appraiser

from Earl Noble Haden Jr., Licensed Appraiser, Pinnacle Appraisal Group, LLC

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: N/A

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Compass RE Texas, LLC - Alexia Dauterive

Broker

By: Alexia Dauterive

Receipt of this notice is acknowledged by:

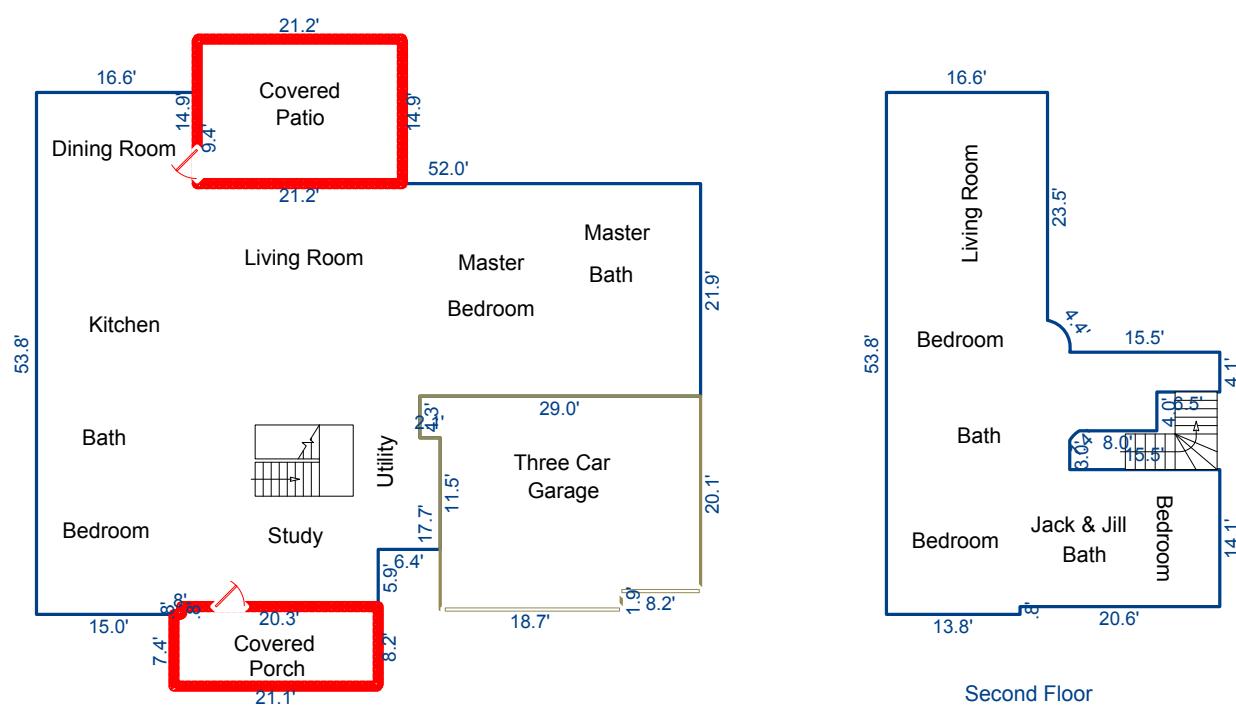
[Insert buyers names below]

Signature Date

Signature Date

Building Sketch

Borrower	Jacob Yacoub & Mireille Yacoub			
Property Address	121 Starfire Dr			
City	Dripping Springs	County	Hays	
Lender/Client	Assurance Financial Group, LLC	State	TX	Zip Code 78620



AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x□	Width =	Area
GLA1	First Floor	1.0	2528.5	249.0	2528.5	First Floor			15.0 =	807.0
GLA2	Second Floor	1.0	1278.2	205.8	1278.2		53.0 x		1.6 =	84.8
GAR	Garage	1.0	585.3	102.0	585.3		25.1 x		11.5 =	288.7
P/P	Patio	1.0	315.9	72.2			26.2 x		23.0 =	602.6
Porch	Porch	1.0	172.4	58.6	488.3		18.7 x		5.9 =	110.3
							29.0 x		21.9 =	635.1
							34.4 x		14.1 =	486.4
							18.9 x		3.0 =	56.8
							13.8 x		0.8 =	11.0
							0.5 x		1.4 x =	0.5
							9.0 x		8.1 =	72.9
							6.5 x		4.1 =	26.7
							4.0 x		1.9 =	3.8
							16.6 x		3.3 =	54.5
							18.9 x		9.1 =	172.3
							23.5 x		16.6 =	391.1
Net LIVABLE			(rounded)		3,807	2 addl items				
						18 total items				
										(rounded) 3,807

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