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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

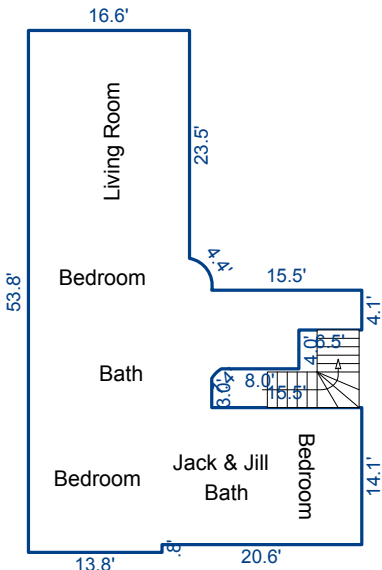
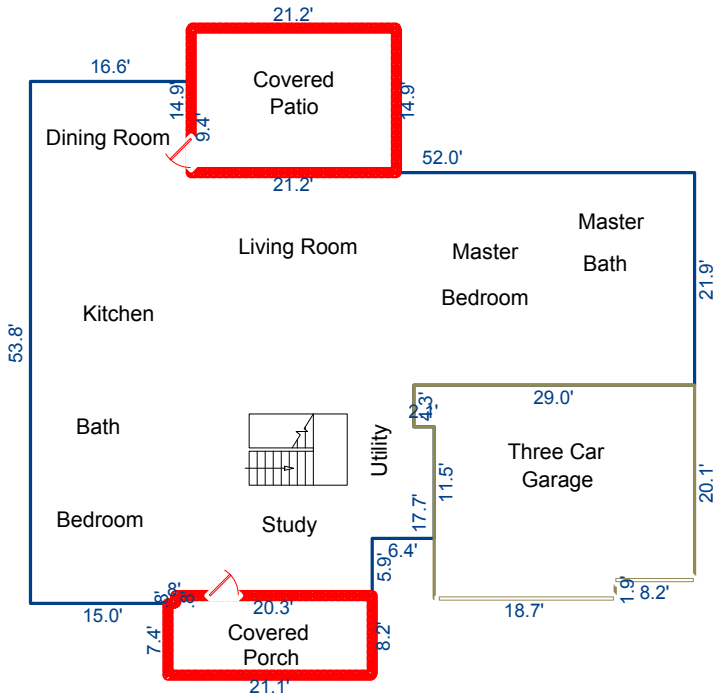
Receipt of this notice is acknowledged by:
[Insert buyers names below]

Signature _____ Date _____

Signature _____ Date _____

Building Sketch

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



Second Floor

Sketch by Apex Sketch

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			53.8	x	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	1.0	172.4	58.6	488.3				18.7	x	5.9 = 110.3
									29.0	x	21.9 = 635.1
						Second Floor			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	0.7 = 0.5
									9.0	x	8.1 = 72.9
									6.5	x	4.1 = 26.7
							0.5	x	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