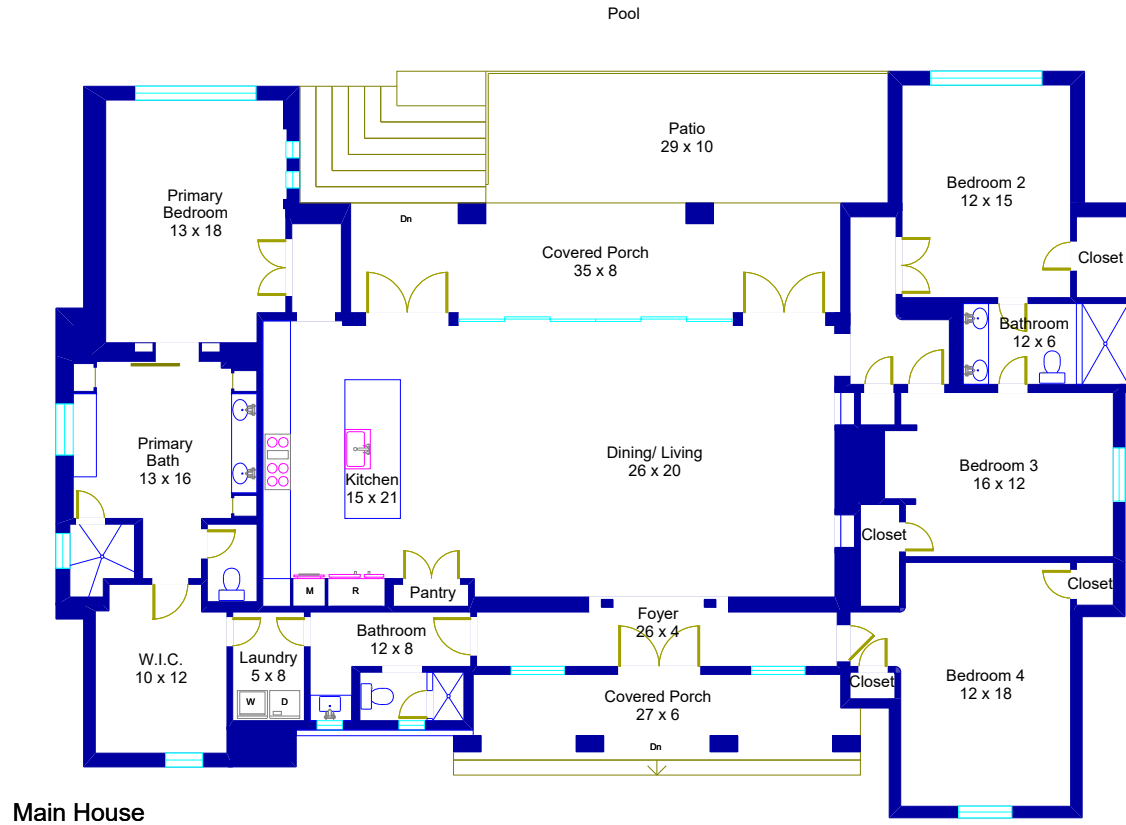
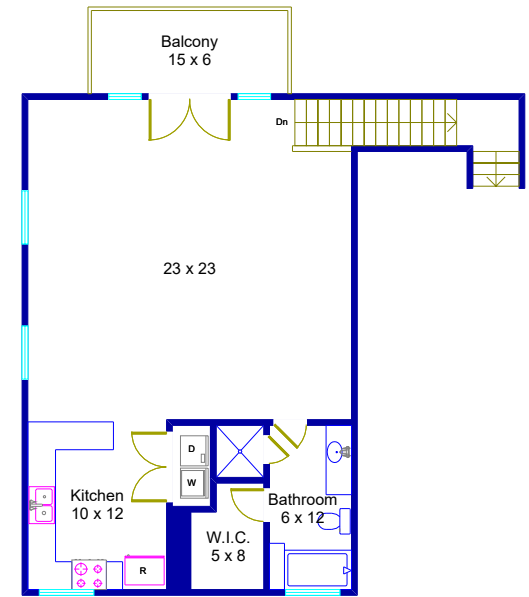
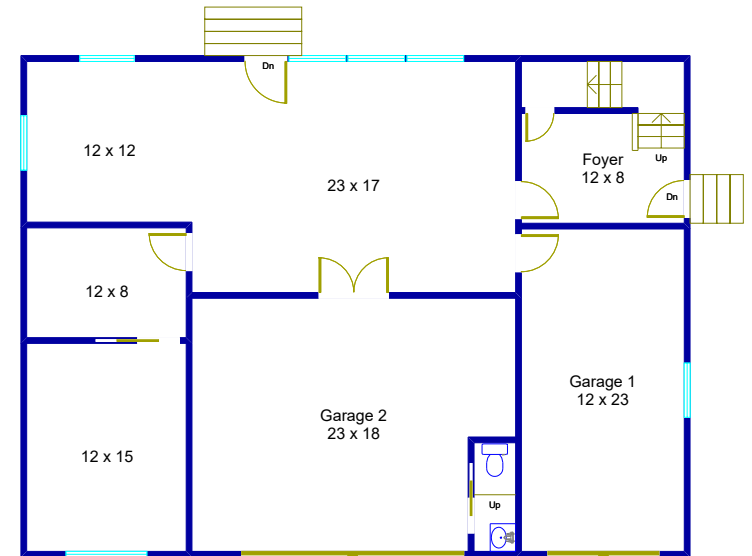




Main House



Barndominium Second Floor



Barndominium First Floor

© Floor Plan Graphics LLC 2025. This floor plan is an artistic rendering only. All dimensions are approximate. **Floor Plan Graphics LLC makes no representation or warranty as to this rendering's accuracy** and no measurements or dimensions should be relied upon without independent verification. This floor plan, including all associated square footage data and materials, is the exclusive property of Floor Plan Graphics LLC and is protected by applicable intellectual property laws



FLOOR PLAN GRAPHICS

June 9, 2025

File #015773.01.02

Kathryn Scarborough

Kathryn.Scarborough@evrealestate.com

Via Email:

Subject: Square Footage (SF) calculation for 12243 Trautwein Rd, Dripping Springs, 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

2,888 SF - Main House

2,888 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

2,888 SF - House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

1014 SF - Barndominium, First Floor (Above Grade) - **See Note 3 Below.**

935 SF - Barndominium, Second Floor (Above Grade) - **See Note 3 Below.**

731 SF - Barndominium Garage 1, Garage 2 including Half Bath (Above Grade)

203 SF - Main House, Attached Front Covered Porch and Step

675 SF - Main House, Attached Rear Covered Porch, Patio and Steps

92 SF - Barndominium, Attached Rear Balcony

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.