

## FLOOR PLAN GRAPHICS

November 13, 2025  
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Leah Petri  
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Via Email:

**Subject:** Square Footage (SF) calculation for 65 Riviera Cv, 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

1,751	SF - Main House, First Floor
383	SF - Main House, Second Floor
2,134	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

2,134	SF - Main House Total (sum of Above Grade and Below Grade Finished areas)
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The following are not included in the Main House Totals above:

727 SF - Casita (Above Grade) (**See Note 3**)  
548 SF - Garages 1 & 2 (Above Grade)  
149 SF - Storage Above Garage (Above Grade)  
275 SF - Main House Attached Front Covered Porch  
230 SF - Main House Attached Rear Covered Porch  
105 SF - Casita Attached Covered Porch

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.