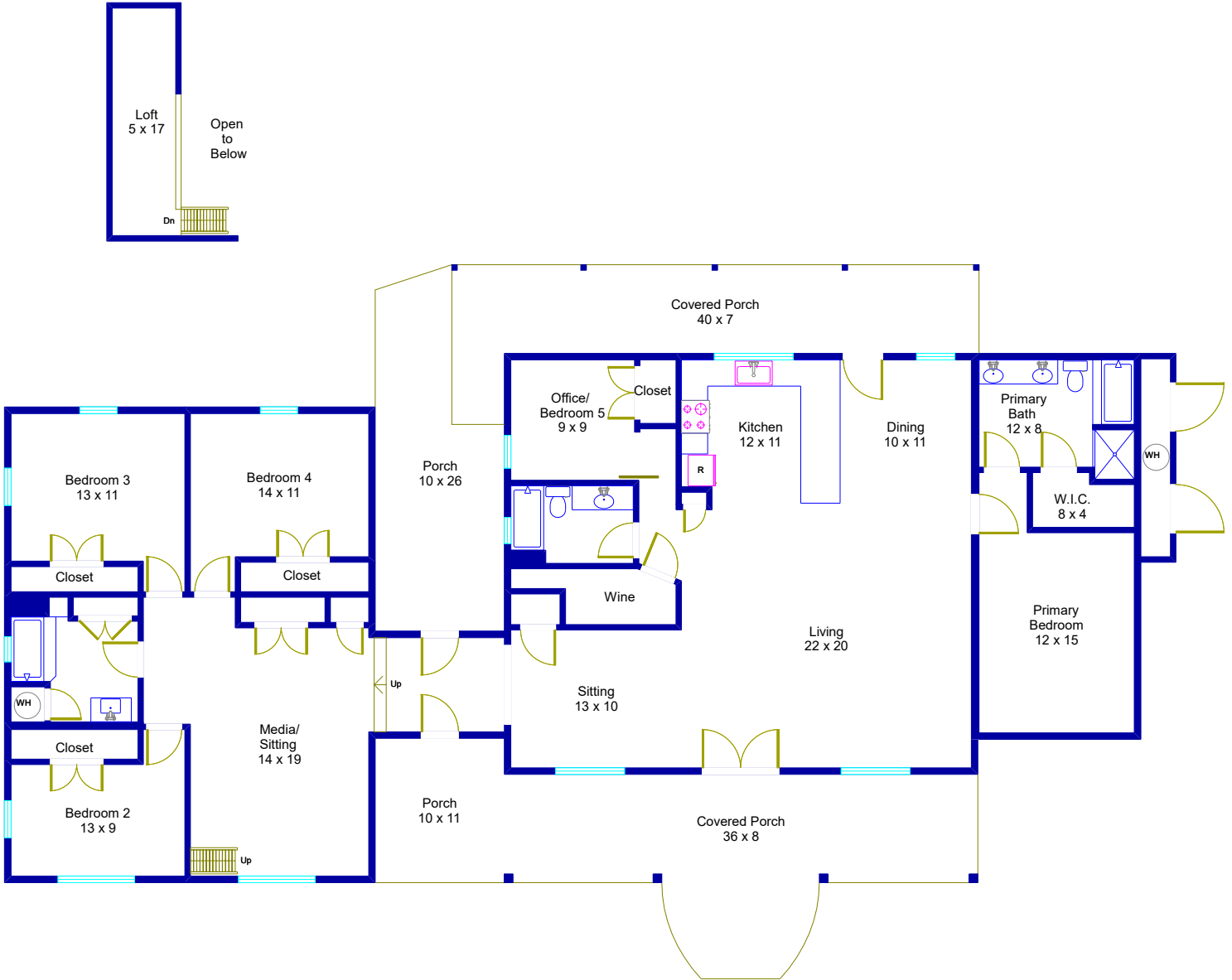


601 Valley View West Road San Marcos, Texas



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FLOOR PLAN
GRAPHICS

April 28, 2026
File #016221.01.02
Justin Herbelin
justin@justinherbelin.com
Via Email:

Subject: Square Footage (SF) calculation for 601 Valley View West Rd, San Marcos, 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

2,627	SF - House
2,627	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 are partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

2,627	SF - House Total (sum of Above Grade and Below Grade Finished areas)
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The following are not included in the House Totals above:

- 103 SF - House, Loft (Above Grade) - **See Note 3 Below.**
- 42 SF - House, Exterior Storage Closet with Water Heater (Above Grade)
- 480 SF - Attached Front Covered Porch and Porch
- 513 SF - Attached Rear Covered Porch and 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) Ceiling Height Requirements - To be included in finished square footage calculations, finished areas must have a ceiling height of at least 7 ft. If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7 ft.; no portion of the finished area that has a height of less than 5 ft. may be included in finished square footage.

How We Measure

Ref: (a) American National Standards Institute (ANSI) Z765-2021

1. For more than 25 years Floor Plan Graphics LLC has produced floor plans and area calculations for the Austin, Houston and San Antonio areas. Using laser measurements and computer software designed exclusively for FPG, our team of experienced technicians literally spends hours in your home to ensure a thorough, accurate floor plan and square footage calculation for even the most complex structures.

2. Floor Plan Graphics follows guidelines established by ref (a). Pursuant to this guidance, total square footage of detached single-family residences is calculated from outside corner to outside corner which includes the thickness of the exterior walls. For attached single-family residences such as townhomes, condos or duplexes, for example, square footage is calculated from outside corner of exterior walls or from centerlines between houses, where appropriate. Our technicians use Leica Laser Measuring Devices to produce dimensions which are then stored in our proprietary software. This unique software actually does the calculations for us, reducing error potential and improving overall accuracy. Most enclosed areas of a structure that are suitable for year-round use, embodying walls, floor and ceilings similar to the rest of the house, are considered to be "finished" and, therefore, are included in the total square footage of the home. Some exceptions are areas labeled "Open to Below" on an Upper Level, areas with floor-to-ceiling height less than 5 feet and garages. These areas are not included per ref (a).

3. As stated in the above paragraph, in order to be included in a structure's square footage, an area must be finished in like manner to the rest of the house and suitable for year-round use. If any one of these conditions is not met, then that area cannot be included in the total square footage. Ref (a) further states that in order for a finished area to be included in the finished square footage of any level it must be connected to the main body of the house by other finished areas such as hallways or stairways. Finished areas that are not connected to the house in such a manner cannot be included in the square footage of any level. Therefore, for example, an office or studio that might be located on the first level but is connected to the main structure by only a deck or porch must be listed separately from the main structure's area total, even though it might be under the same roof.

4. Ref (a) also requires us to annotate whether areas within a structure are above or below the ground level (Grade) when compared to the perimeter of the exterior finished surface of the structure. The term "Above Grade" is applied to areas that are entirely above the ground level at the exterior perimeter of the building. The term "Below Grade" is used to indicate areas that are wholly or partially below the ground

level at the exterior perimeter. These annotations can be found in the **Opinion of Square Footage Letter** normally provided with each floor plan. This Square Footage Letter is organized in such a manner as to clearly reflect the different structures and levels within each structure along with their respective area calculations. It is intended to be displayed side by side with the floor plan to provide a clear picture of property square footage.

5. Individual room dimensions, as presented on our floor plans, are **approximations** rounded to the nearest whole foot and are provided by FPG only as a guide to assist in furniture placement and do not include exterior wall thicknesses. Additionally, no dimensions are provided on the floor plan for most hallways, bathrooms, pantries, closets, interior walls, etc., as these areas are too small to allow our program to print inside their boundaries. They are, however, included in the structure's total square footage, provided they comply with paragraph 2 above. ***Therefore, any attempt to determine the structure's square footage by adding together room areas obtained by using these individual room dimensions will usually fall short of the structure's actual square footage.***

6. Listed below are a few definitions which might prove helpful. Please note that these terms and their definitions are provided by ref (a).

Attached Single-Family House

A house that has its own roof and foundation, is separated from other houses by dividing walls that extend from roof to foundation, and does not share utility services with adjoining houses; may be know as a townhouse, rowhouse, or duplex, for example.

Detached Single-Family House

A house that has open space on all its sides.

Finished Area

An enclosed area in a house that is suitable for year-round use, embodying walls, floors, and ceilings that are similar to the rest of the house.

Garage*

A structure intended for the storage of automobiles and other vehicles.

Grade

The ground level at the perimeter of the exterior finished surface of a house.

Level

Areas of the house that are vertically within 2 feet of the same horizontal plane.

Square Footage

An area of a house that is measured and calculated in accordance with accepted standards.

Unfinished Area*

Sections of a house that do not meet the criteria of *finished area*.

*Note - Per ref(a), garages and unfinished areas cannot be included in the calculation of finished square footage.