

FLOOR PLAN
GRAPHICS

September 3, 2025
File #015878.01.02
Wende Parks
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Via Email:

Subject: Square Footage (SF) calculation for 878 Ranch to Market Rd 2766, Johnson City, 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

2,597	SF - House, First Floor
917	SF - House, Second Floor
3,514	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

3,514	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:

883 SF - Garage (Above Grade)
541 SF - Attached Front Covered Porches
57 SF - Attached Rear 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).
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