



skiles

Real Estate Services

P. O. Box 2737

Athens, Texas 75751

September 6, 2023

David Eubanks
2523 FM 90
Mabank, Texas 75147

Re: Requested "footprint" sketch and GLA calculation of residence located
at 2523 FM 90, Mabank, Texas.

Dear Client:

At your request, I measured the residence located at 2523 FM 90, Mabank, TX, Tuesday, 9/5/23. The property is a two story residence and has finished area as well as attic storage. The attic storage was not measured by me. However, I viewed and measured level one of the house from the exterior, and measured the area of level two from the interior. Upon calculating this area, I have estimated the Gross Living Area of your house to be **4,475 square feet**, with the stairwell accessing the game room to be **79 square feet**, and the garage to be **945 square feet**.

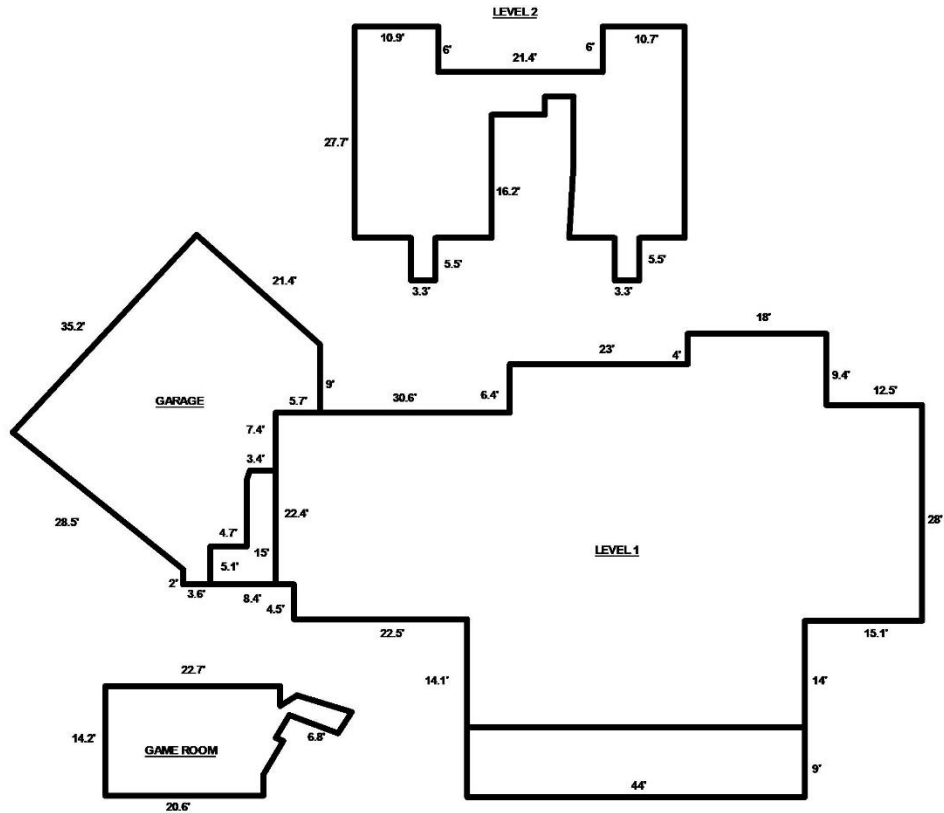
The stairwell area is NOT included in the GLA, but presented for your information only. The porches were not included in the measurements.

Please see attached sketch and summary.

Thanks,

Randy Skiles
State Certified General
Real Estate Appraiser,
TX-1321546-G

SKETCH



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS			
Living Area			First Floor		3.3 X 5.5 =	18.1
First Floor	3220	271	18.0 X 37.4 =	673.2	3.3 X 5.5 =	18.1
Lvl 2 Game Rm	337	93	23.0 X 47.4 =	1090.2	Total	918.0
Second Floor	918	213	12.5 X 28.0 =	350.0		
Total	4475	577	30.6 X 22.4 =	685.4		
			28.1 X 4.5 =	126.4		
Garage			5.6 X 14.1 =	78.9		
Garage	945	136	15.4 X 14.0 =	215.6		
			Total	3219.7		
Porch			Lvl 2 Game Rm			
Porch	396	106	22.7 X 2.6 =	59.0		
			3.4 X 1.5 =	5.1		
Other			30.7 X 0.8 =	24.5		
Gar - Stairway	79	47	31.9 X 0.3 =	9.5		
			23.0 X 3.1 =	71.3		
			3.9 X 2.4 =	9.3		
			22.6 X 0.4 =	9.0		
			21.9 X 4.2 =	91.9		
			20.6 X 2.8 =	57.6		
			Total	337.2		
			Second Floor			
			10.9 X 6.0 =	65.4		
			10.7 X 6.0 =	64.2		
			43.0 X 3.2 =	137.6		
			24.7 X 2.3 =	56.8		
			14.4 X 8.4 =	120.9		
			17.9 X 16.2 =	289.9		
			14.7 X 10.0 =	147.0		