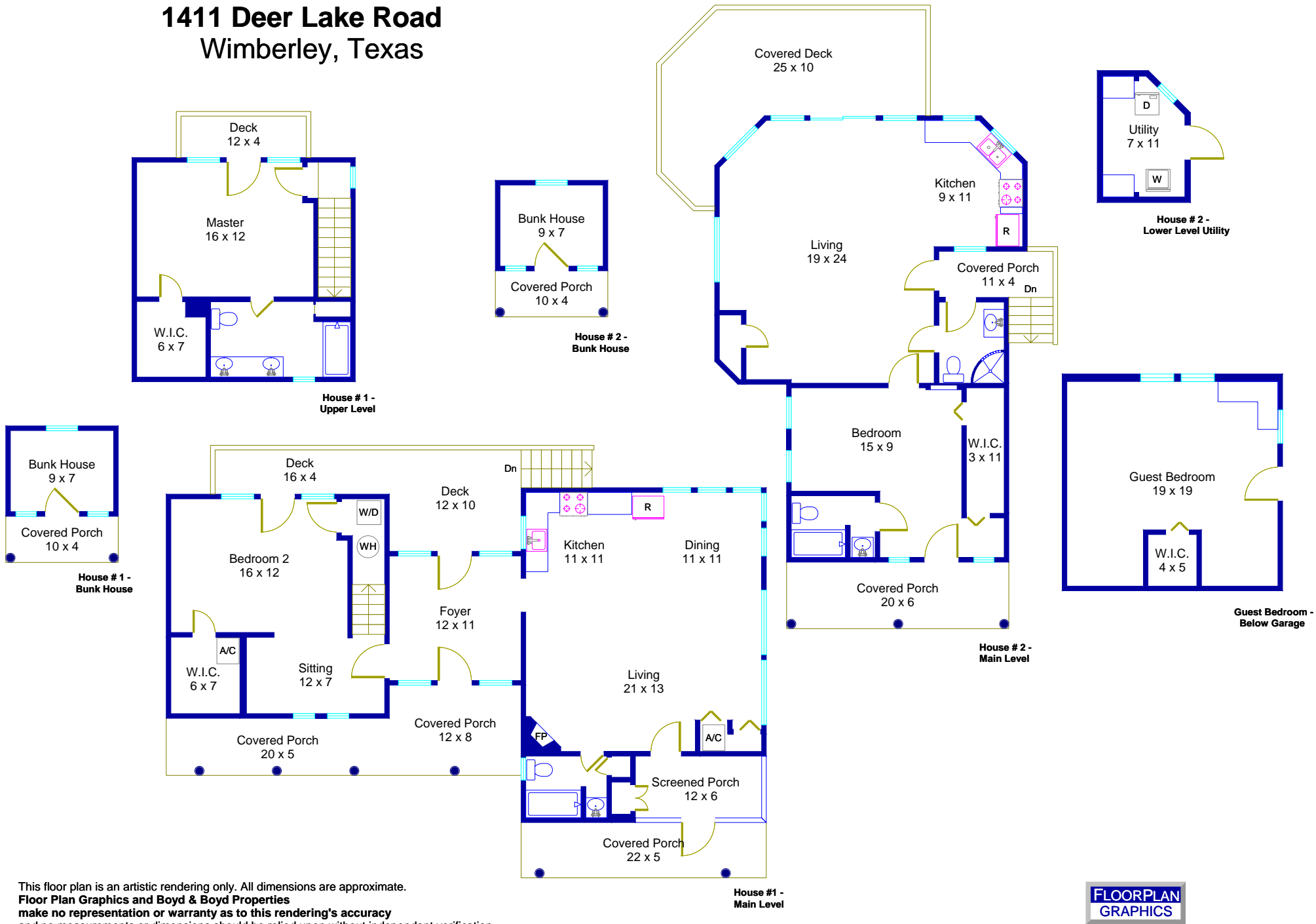


# 1411 Deer Lake Road Wimberley, Texas



This floor plan is an artistic rendering only. All dimensions are approximate.  
**Floor Plan Graphics and Boyd & Boyd Properties**  
 make no representation or warranty as to this rendering's accuracy  
 and no measurements or dimensions should be relied upon without independent verification.



Marketed by Barbara Boyd, Boyd & Boyd Properties, 512.306.9966, Boyd2.com  
 Floor plan by Floor Plan Graphics, 512.454.0383, FloorPlanGraphics.com



FLOORPLANGRAPHICS.COM

March 2, 2014

Kathy Hoffman  
kach5503@yahoo.com

Via Email:

Re: Area calculation for 1411 Deer Lake Road, Wimberley, Texas

Regarding the above referenced property, **in my opinion**, the areas, as calculated from outside corner to outside corner, are outlined below:

- The following areas are finished and have central heating and air conditioning.:

1143.965 - House # 1 - Main Level  
408.375 - House # 1 - Upper Level  
940.705 - House # 2 - Main Level

- The following area is finished and has central heating and air conditioning. External access only.

93.267 - House # 2 - Lower Level Utility

- The following area is finished and has a room air conditioner. External access only.

390.035 - Guest Bedroom - Below Garage

- The following areas are finished and have room air conditioners and no heating.  
External access only.

83.028 - House # 1 - Bunk House  
83.028 - House # 2 - Bunk House

Please contact me if you have any questions.

Sincerely,  
Alan Birdsong  
Floor Plan Graphics

**ADDENDUM TO SQUARE FOOTAGE SOURCE IN MLS**  
**FOR 1411 DEER LAKE ROAD**

Floor Plan Graphics (FPG) is the 3rd party that measured buildings and rooms at 1411 Deer Lake Road and calculated square footages of buildings. FPG made those measurements on March 2, 2014.

The square footage quoted by the Broker and Seller in the Multiple Listing System include the areas measured by FPG of House #1 (1552 sq ft), and House #2 (941 sq ft, which was not completed when HCAD determined footage), and the guest bedroom under the garage (390 sq ft) for a total of 2883 sq ft. (That guest bedroom is completely finished out with a closet, has an A/C & heat unit in the wall, per owner, but does not have a bathroom in the same building.)

Not included in that 2883 sq ft total are the heated & cooled downstairs laundry room of 93 sq ft. and the 2 Bunk Houses of 83 sq ft each that have A/C window units (no heat). Also not included in the total is a large storage area under the living room of House #2 with concrete floor and low ceiling.

Neither Broker nor Seller makes any representations of having measured the square footage themselves or of knowing the precise square footage. Their only knowledge of the square footage of buildings at 1411 Deer Lake Road comes from the Hays County Tax Appraisal District and the measurements done by FPG.

Buyer may either accept these figures or independently determine the square footage themselves to their satisfaction.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date