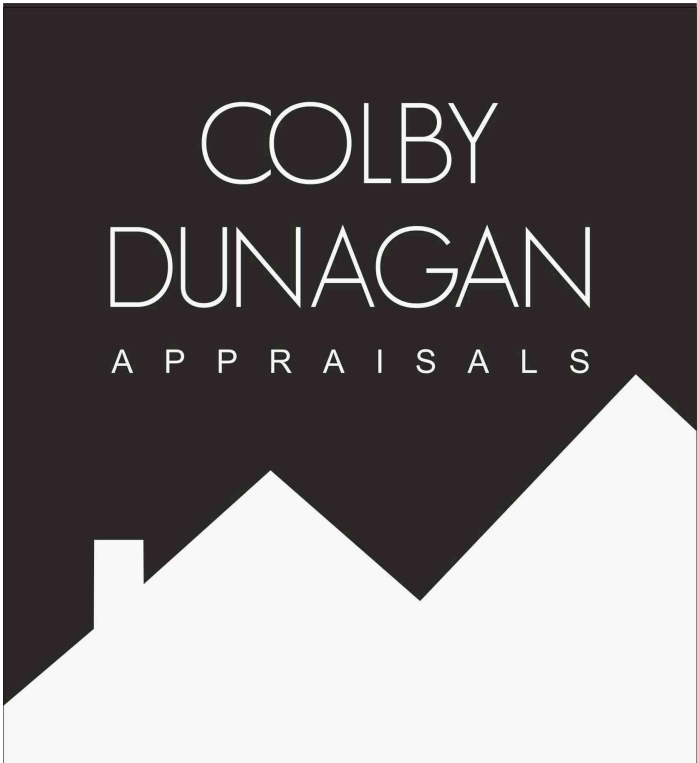


Measurement



LOCATED AT

3607 Rustling Oaks  
San Antonio, TX 78259

PERFORMED BY

Colby Dunagan Appraisals LLC

AS OF

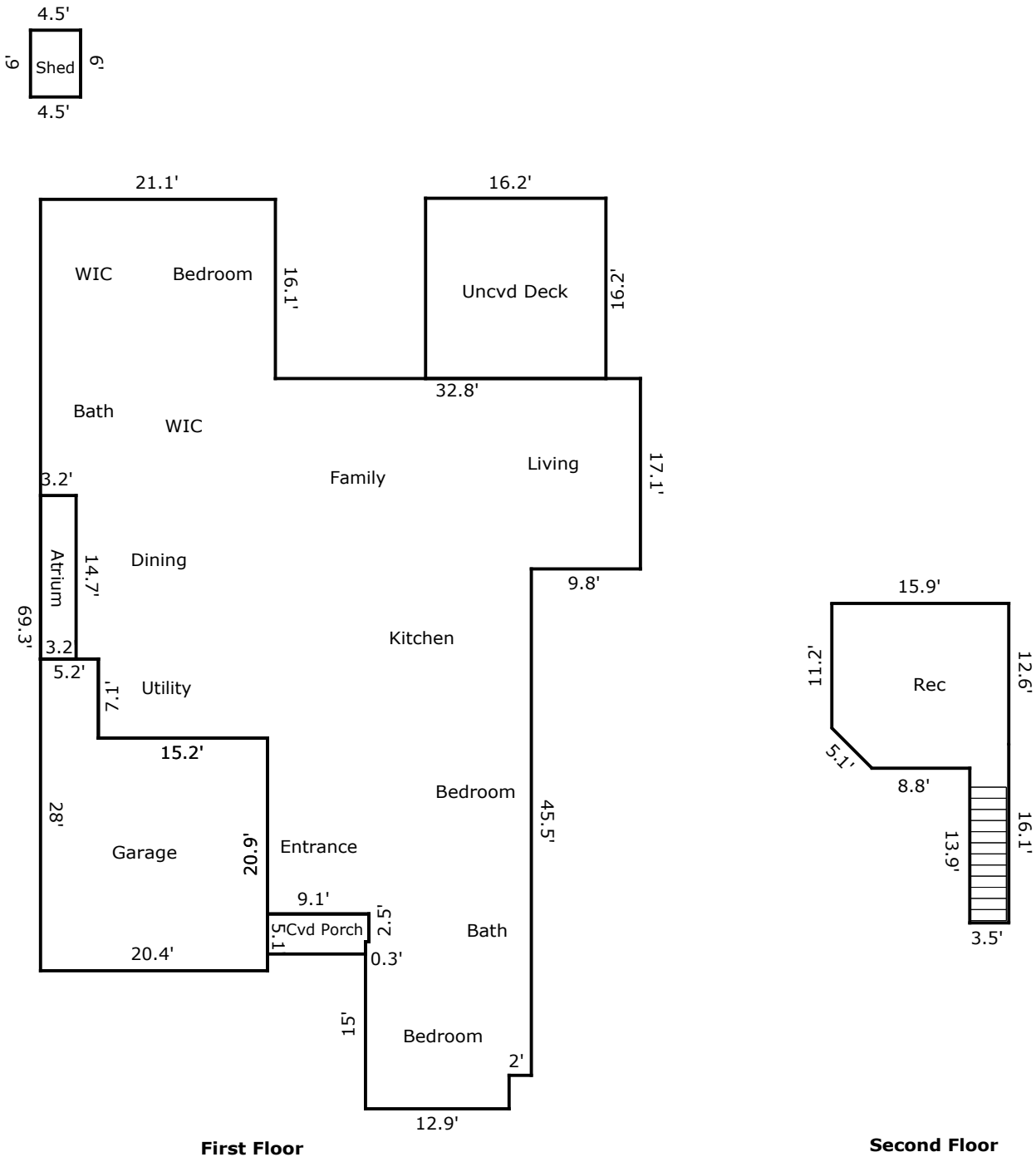
03/26/2026

TABLE OF CONTENTS

|                                          |   |
|------------------------------------------|---|
| Building Sketch (Page - 1) .....         | 1 |
| Building Sketch (Page - 2) .....         | 2 |
| Square Footage Disclosure Addendum ..... | 3 |

Building Sketch (Page - 1)

|                                     |             |        |       |          |       |
|-------------------------------------|-------------|--------|-------|----------|-------|
| Borrower                            |             |        |       |          |       |
| Property Address 3607 Rustling Oaks |             |        |       |          |       |
| City                                | San Antonio | County | Bexar | State    | TX    |
|                                     |             |        |       | Zip Code | 78259 |
| Lender/Client                       |             |        |       |          |       |



This sketch is an approximate representation of the subject's floor plan.  
This sketch, while deemed reliable for the purposes of this report, is not intended to serve as a statement of fact.

Building Sketch (Page - 2)

|                  |                    |        |       |                         |
|------------------|--------------------|--------|-------|-------------------------|
| Borrower         |                    |        |       |                         |
| Property Address | 3607 Rustling Oaks |        |       |                         |
| City             | San Antonio        | County | Bexar | State TX Zip Code 78259 |
| Lender/Client    |                    |        |       |                         |

TOTAL Sketch by a la mode

Area Calculations Summary

| Living Area                  |               | Calculation Details |   |         |
|------------------------------|---------------|---------------------|---|---------|
| First Floor                  | 2523.26 Sq ft | 21.1 × 16.1         | = | 339.71  |
|                              |               | 17.1 × 9.8          | = | 167.58  |
|                              |               | 44.1 × 25.2         | = | 1111.32 |
|                              |               | 7.1 × 15.2          | = | 107.92  |
|                              |               | 23.7 × 22.9         | = | 542.73  |
|                              |               | 12.9 × 3            | = | 38.7    |
|                              |               | 14.5 × 14.6         | = | 211.7   |
|                              |               | 0.3 × 12            | = | 3.6     |
| Atrium                       | -47.04 Sq ft  | 3.2 × 14.7          | = | 47.04   |
| Second Floor                 | 277.54 Sq ft  | 15.9 × 11.2         | = | 178.08  |
|                              |               | 3.5 × 13.89         | = | 48.63   |
|                              |               | 3.61 × 12.29        | = | 44.33   |
|                              |               | 0.5 × 3.61 × 3.61   | = | 6.5     |
| Total Living Area (Rounded): |               | 2754 Sq ft          |   |         |
| Non-living Area              |               |                     |   |         |
| 2 Car Attached               | 463.28 Sq ft  | 20.4 × 20.9         | = | 426.36  |
|                              |               | 5.2 × 7.1           | = | 36.92   |
| Cvd Porch                    | 32.43 Sq ft   | 3.6 × 8.8           | = | 31.68   |
|                              |               | 0.3 × 2.5           | = | 0.75    |
| Uncvd deck                   | 262.44 Sq ft  | 16.2 × 16.2         | = | 262.44  |
| Shed                         | 27 Sq ft      | 4.5 × 6             | = | 27      |

Square Footage Disclosure Addendum

File No.

|                                     |             |        |       |                         |
|-------------------------------------|-------------|--------|-------|-------------------------|
| Borrower                            |             |        |       |                         |
| Property Address 3607 Rustling Oaks |             |        |       |                         |
| City                                | San Antonio | County | Bexar | State TX Zip Code 78259 |
| Lender/Client                       |             |        |       |                         |

The enclosed sketch is for illustration purposes only. This drawing is not intended as a detailed floor plan of your home, but created to determine the total finished living area. This home was measured according to the Square Footage - Method for Calculating: ANSI® Z765-2013. The ANSI® Standard is the leading universally recognized “standard” for calculating residential square footage. It is recognized by HUD, Fannie Mae, Freddie Mac, VA, FHA, and approved for use in all mortgage lending transactions.

This method is NOT used in public records (who are not allowed to enter dwellings) and must estimate upper and lower levels, and finished areas. The exterior-only measurement method often provides wide variations in square footage totals. The square footage details in public records (and online valuations) are frequently in error and cause over and under home valuations, based on a price-per-square-foot formula calculated by using inaccurate square footage details.

The finished square footage calculations contained herein were made based on a physical observation of the subject property by the signing appraiser. Finished square footage is reported as above and below “grade.” Your home’s total square footage is listed as Gross Living Area or “GLA” and is reported as the above grade square footage total only, as required by the federally mandated appraisal URAR form (this also includes Room Counts, which must be separated between above and below grade). This reporting method was created to allow for the fair comparison of similar properties. The ANSI® standard makes a clear delineation between above-grade square footage and below-grade square footage, and no statement of a house’s square footage can be made without that clear and separate distinction. This reporting method does not impact a home’s value and is a method of comparison only.

Finished areas above garages (or other finished areas) may be included in the finished square footage count or GLA, but only if they are connected to the house by continuous finished areas such as hallways or staircases. Detached finished spaces are not included within the GLA total and are reported as Detached Finished Building Area or Detached Finished Gross Building Area or (GBA). These methods were developed by national appraisal organizations and the Federal Government to allow for the most accurate, fair, or “apples to apples” comparisons of residential properties.

The ANSI® method for calculating square footage requires measurements to be taken to the nearest inch or tenth of a foot. Due to assorted building materials, terrain, landscaping, etc., some measurements may be estimated from exterior dimensions and cannot be guaranteed. The dimensions used to calculate the finished living area are included within the sketch so that they may be duplicated by another professional, remeasuring each exterior wall and verifying its dimensions, and that the total could be recreated by following the same measurement standard and rounding principles.

In areas of a dwelling that are not specifically covered within the ANSI® standard (i.e. enclosed porches, areas with mini-splits or unconventional HVAC systems, finished rooms within garages, etc. measurements are based on a combination of local customs, FNMA Guidelines, the AMS®, and appraisal experience. All measurements are based on industry accepted guidelines and procedures and are provided as an estimate of total living area. Due to variations in constructions methods and practices, all dwellings may not “Square,” and measurement may be rounded when necessary to balance the dwelling, therefore all measurements cannot be absolutely guaranteed due to variations in stick built dwellings. Dwelling sketch is believed to be the best representation of the on-site structure based on industry accepted methodologies.

Drawing is provided as an illustration only. Data is not guaranteed. Due to differing construction methods and materials, local measurement and building customs, variations in measurement guidelines, and the complexity of the overall assignment, this information is deemed to be accurate but cannot be guaranteed. Information and resources are the best available.

Per FHA Single-Family Housing Policy Handbook: Gross Living Area (GLA) is the total area of finished, above-grade residential space calculated by measuring the outside perimeter of the Structure. It includes only finished, habitable, above-grade living space. Appraisers must identify non-contiguous living area(s) and ensure finished basements and unfinished attic areas are not included in total GLA. The standard requires that when any part of a finished level is below-grade, all of that level is reported as below-grade finished area, and is therefore considered on a different line in an appraisal report.

Per FNMA Guidelines: We consider a level to be below-grade if any portion of it is below-grade, regardless of the quality of its "finish" or the window area of any room. Therefore, a walk-out basement with finished rooms would not be included in the above-grade room count or square footage count. To ensure consistency, the appraiser generally should compare above-grade areas to above-grade areas and below-grade areas to below-grade areas.

Per ANSI®, Above- and Below-Grade Finished Areas: The above-grade finished square footage of a house is the sum of finished areas on levels that are entirely above grade. The below-grade finished square footage of a house is the sum of finished areas on levels that are wholly or partly below grade.

Per ANSI® Cont., Ceiling Height Requirements: To be included in the finished square footage calculations, finished areas must have a ceiling height of at least 7 feet except under beams, ducts, and other obstructions where the height may be 6 feet 4 inches; under stairs where there is no specified height requirement; or where the ceiling is sloped. 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 feet. No portion of the finished area that has a height of less than 5 feet may be included in finished square footage or GLA.