

Client: Rhodes

February 2, 2026

RE: Square Footage Measurement
3104 Birch Ave, Grapevine, TX 75051

Per your request I have made an inspection of the above mentioned property to calculate the living square footage area of the residence. The home was measured via a tapemeasure by me and the resulting measurements and the calculations of living square footage are contained within this report. This cover page and the single page sketch addendum constitute the full living square footage report.

The calculated livable square footage figure approximately represents the air conditioned area of the residence including the exterior walls, but excluding parking area, porch/patio areas and unfinished areas. Note that minor variances in the calculation of square footage may exist among appraisers due to varying methods of handling common areas such as stairwells, second floors, garage areas, or additions, as well as varying methods in the rounding off of measurements. However, the appraiser has in good faith utilized his understanding of common appraisal procedures in the State of Texas to determine an appropriate approximation of the livable square footage of the subject property. These measurements were performed utilizing ANSI Measuring Rules as required in the appraisal industry.

This report should not be construed as an opinion of value or representation of the adequacy or inadequacy of the subject property for any purpose. The report should be considered only as an approximation of the square footage of the residence. This report is intended for the exclusive and confidential use of the Client named above. Should you have any questions or concerns regarding the calculation of square footage, please do not hesitate to call.

Pace Morehead
TX 1323654-G
pace@sbcglobal.net

INVOICE**FROM:**

Appraisal Associates of North Texas, Inc.
 Appraisal Associates of North Texas, Inc.
 PO Box 12623
 Fort Worth, TX 76110-8623

Telephone Number: (817) 319-8685

Fax Number:

TO:

Kevin Rhodes
 Kevin Rhodes

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

3104 Birch Ave

DATES

Invoice Date: 02/02/2026

Due Date:

REFERENCE

Internal Order #: 3104 Birch Ave

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 3104 Birch Ave

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender: Rhodes
 Purchaser/Borrower: Rhodes
 Property Address: 3104 Birch Ave
 City: Grapevine
 County:
 Legal Description:

Client: Rhodes

State: TX Zip: 76051

FEES**AMOUNT**

Sketch

175.00

SUBTOTAL

175.00

PAYMENTS**AMOUNT**

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL

0

TOTAL DUE

\$ 175.00

Building Sketch

Borrower	Rhodes					
Property Address	3104 Birch Ave					
City	Grapevine	County		State	TX	Zip Code 76051
Lender/Client	Rhodes					

