

BTR Consulting, LLC
4321 Kingwood Dr, #173
Kingwood, TX 77339

05/21/2026

Sherri Lund
Sherri Lund

Re: Property: 10 Cape Chestnut Dr
Spring, TX 77381
Borrower: Not ordered for loan processing
File No.: 2605-025M

Assignment Type: Measurement Only
Effective Date: 05/20/2026

In accordance with your request, we have measured the above referenced property per **ANSI Z765-2013** standards and in accordance to the guidelines set forth by local standards. Sometimes it may not be feasible to measure to the exact **ANSI** standard without copies of the blueprints used, due to 'blind' walls or foundation areas that simply cannot be measured on an exterior basis; and that I may be forced to make assumptions regarding wall thicknesses on certain interior dimensions. This report is "Limited" and intended for one purpose which is to determine the square footage or "GLA" (Gross Living Area) of the above referenced property. **ANSI Z765-2013 DOES INCLUDE STAIRCASES.**

The final calculation of "GLA" (gross living area) is **3,192 square feet**. There may be areas that are NOT considered "GLA" (gross living area) such as breezeways, unfinished attics, storage, garages and open area above first floor. To be considered "GLA" these areas must be finished out with air conditioning and have an interior means of egress from the adjacent living area. (may exclude partially finished garages or patios)

Once a measurement has been delivered, any requests for modification will incur an administrative fee, unless such request is made due to errors or omissions on our part. If the Appraiser is supplied with incorrect or incomplete information by Client/Lender all fees will be applicable. The fee for a supplemental information and/or updated appraisal requests will be determined on case by case basis.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

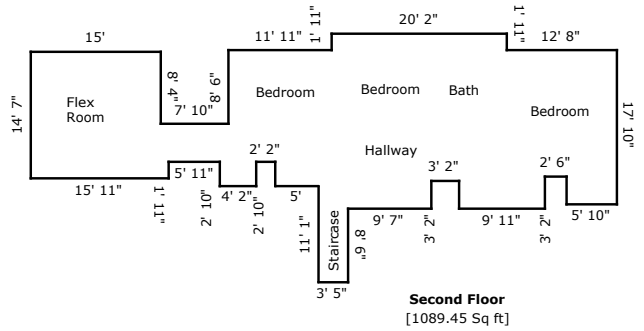
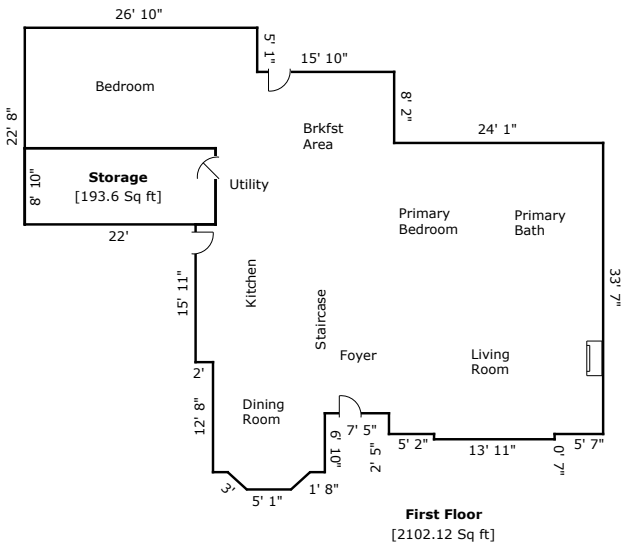
Sincerely,



Mason A. Dahl
License or Certification #: 1350603-L
State: TX Expires: 06/30/2026
mason@BTRconsultingllc.com

Building Sketch (Page - 1)

Borrower	Not ordered for loan processing				
Property Address	10 Cape Chestnut Dr				
City	Spring	County	State	TX	Zip Code 77381
Lender/Client	Sherri Lund				



Building Sketch (Page - 2)

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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details																																																																																																																															
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Appraiser License



Licensed Residential Real Estate Appraiser

Appraiser: MASON ARNFINN DAHL

License #: 1350603-LR

License Expires: 06/30/2026

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Licensed Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.



**Chelsea Buchholtz
Executive Director**