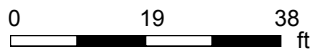
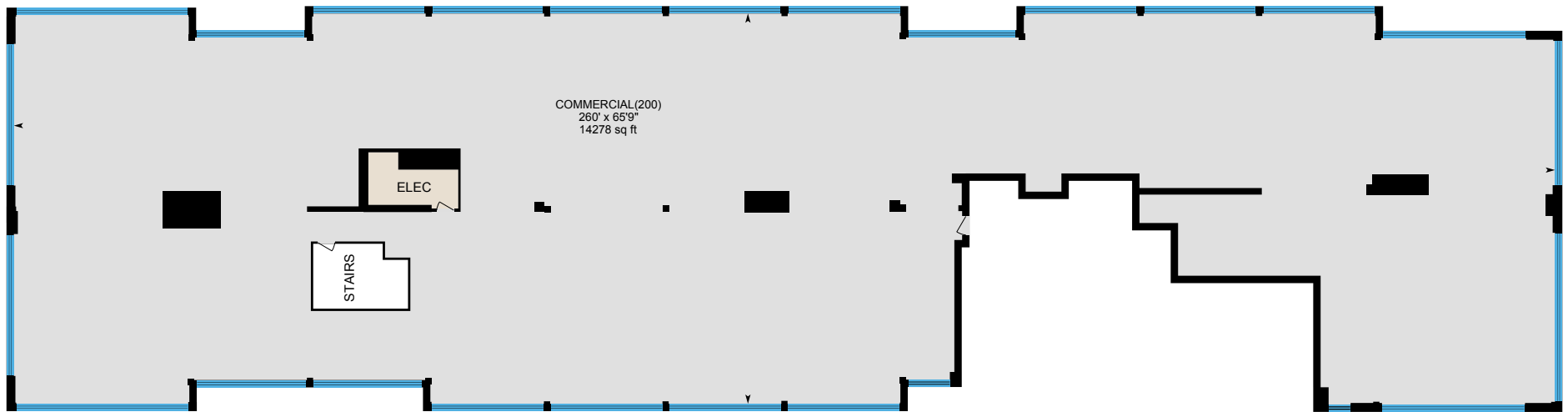


1010 W. Mockingbird Ln, Dallas, TX

1st Floor Total Exterior Area 15533.29 sq ft
Total Interior Area 14508.64 sq ft

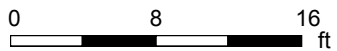
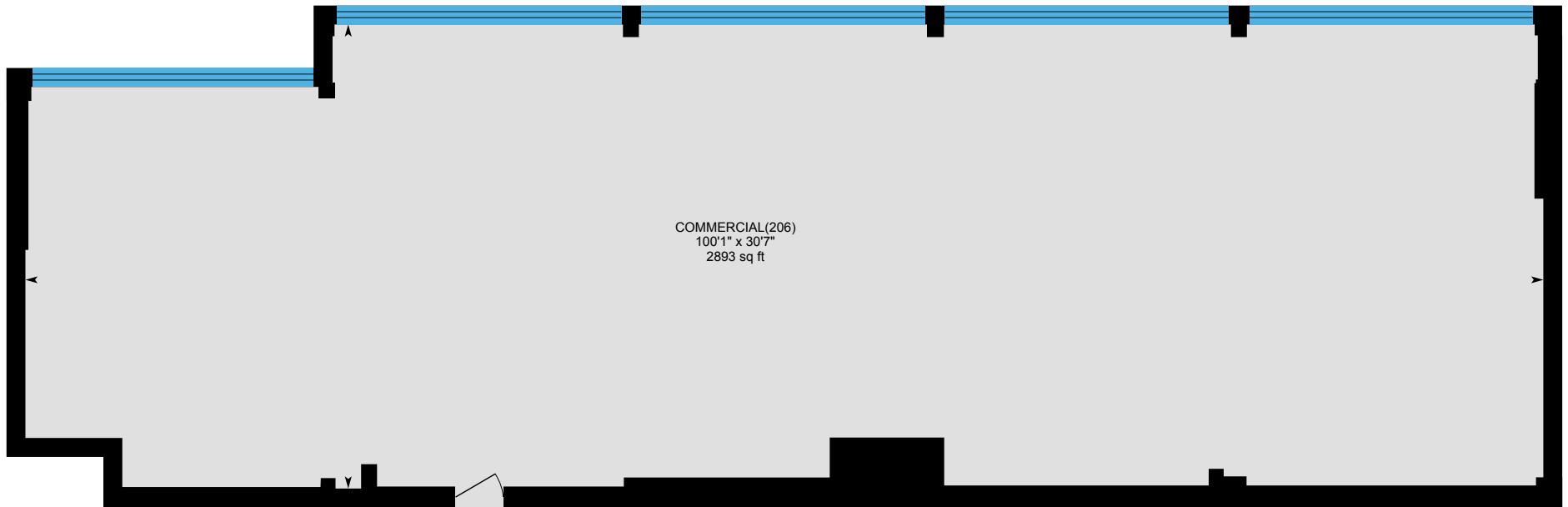


PREPARED: Jul 2020



1010 W. Mockingbird Ln, Dallas, TX

1st Floor Total Exterior Area 3257.73 sq ft
Total Interior Area 2924.84 sq ft

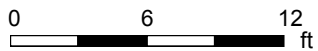
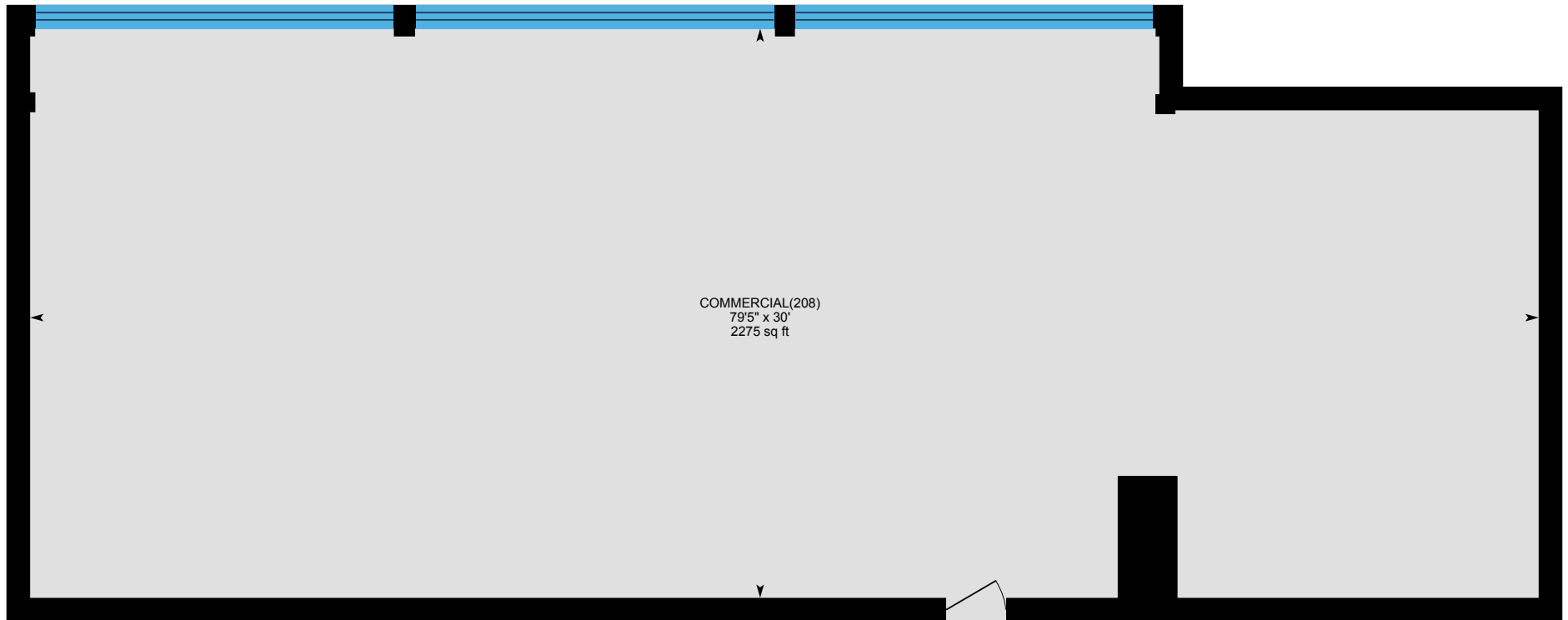


PREPARED: Jul 2020



1010 W. Mockingbird Ln, Dallas, TX

1st Floor Total Exterior Area 2575.97 sq ft
Total Interior Area 2296.14 sq ft

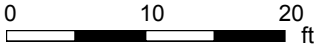


PREPARED: Jul 2020



1010 W. Mockingbird Ln, Dallas, TX

1st Floor Total Exterior Area 8877.96 sq ft
 Total Interior Area 8359.63 sq ft



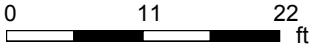
PREPARED: Jul 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1010 W. Mockingbird Ln, Dallas, TX

Main Floor Total Exterior Area 12193.00 sq ft
 Total Interior Area 11810.30 sq ft



PREPARED: Jul 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1010 W. Mockingbird Ln, Dallas, TX

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Unit 200

1ND FLOOR

Commercial(200): 65'9" x 260' | 14278 sq ft

Unit 206

1ST FLOOR

Commercial(206): 30'7" x 100'1" | 2893 sq ft

Unit 208

1ST FLOOR

Commercial(208): 30' x 79'5" | 2275 sq ft

Unit 210

1ST FLOOR

Commercial(210): 66'1" x 117'3" | 4673 sq ft

Foyer: 65 sq ft

Kitchen: 11'11" x 19'10" | 235 sq ft

Office: 12'2" x 11'6" | 140 sq ft

Office: 12'2" x 11'4" | 138 sq ft

Office: 12'2" x 7'8" | 93 sq ft

Office: 12'2" x 11'7" | 141 sq ft

Office: 19'6" x 11'7" | 226 sq ft

Office: 10'1" x 11'10" | 119 sq ft

Office: 12'1" x 11'7" | 139 sq ft

Office: 12'4" x 11'5" | 140 sq ft

Office: 12'1" x 11'4" | 137 sq ft

Office: 12'1" x 11'8" | 141 sq ft

Office: 12'10" x 12'7" | 160 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Unit 200

1ND FLOOR

Interior Area: 14508.64 sq ft

Perimeter Wall Length: 820 ft

Perimeter Wall Thickness: 15.0 in

Exterior Area: 15533.29 sq ft

Unit 206

1ST FLOOR

Interior Area: 2924.84 sq ft

Perimeter Wall Length: 266 ft

Perimeter Wall Thickness: 15.0 in

Exterior Area: 3257.73 sq ft

Unit 208

1ST FLOOR

Interior Area: 2296.14 sq ft

Perimeter Wall Length: 224 ft

Perimeter Wall Thickness: 15.0 in

Exterior Area: 2575.97 sq ft

1010 W. Mockingbird Ln, Dallas, TX

Property Details

Room Measurements

Office: 11'6" x 12'7" | 144 sq ft
Office: 11'6" x 12'7" | 141 sq ft
Office: 11'7" x 12'7" | 146 sq ft
Office: 12' x 11'4" | 136 sq ft
Office: 16'9" x 12'6" | 208 sq ft
Office: 12'2" x 11'5" | 139 sq ft
Office: 12'1" x 11'6" | 139 sq ft

Unit 300

MAIN FLOOR

7pc Bath: 12'7" x 23'3" | 215 sq ft
Bth: 8'5" x 23'2" | 177 sq ft
Commercial(300): 55'9" x 93'1" | 4123 sq ft
Dining: 19' x 11'11" | 227 sq ft
Electrical: 15'3" x 17'9" | 270 sq ft
Janitor: 49 sq ft
Kitchen: 16'5" x 28'5" | 448 sq ft
Office: 10'3" x 10'7" | 108 sq ft
Office: 15'10" x 12'4" | 152 sq ft
Office: 15'10" x 9'6" | 146 sq ft
Office: 15'10" x 11'2" | 153 sq ft
Office: 15'10" x 9'5" | 145 sq ft
Office: 15'10" x 9'4" | 143 sq ft
Office: 13' x 17'9" | 230 sq ft
Office: 15'1" x 17'7" | 265 sq ft
Office: 10'3" x 10'7"
Office: 9'3" x 13' | 120 sq ft
Office: 11'11" x 8'8" | 103 sq ft
Office: 9'3" x 13' | 120 sq ft
Office: 12'9" x 13'7" | 171 sq ft
Office: 12'9" x 11'8" | 122 sq ft

Floor Area Information

Unit 210

1ST FLOOR

Interior Area: 8359.63 sq ft
Perimeter Wall Length: 415 ft
Perimeter Wall Thickness: 15.0 in
Exterior Area: 8877.96 sq ft

Unit 300

MAIN FLOOR

Interior Area: 11810.30 sq ft
Perimeter Wall Length: 459 ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 12193.00 sq ft

Total Above Grade Floor Area

Unit 200 Interior: 14508.64 sq ft
Unit 200 Exterior: 15533.29 sq ft

Unit 206 Interior: 2924.84 sq ft
Unit 206 Exterior: 3257.73 sq ft

Unit 208 Interior: 2296.14 sq ft
Unit 208 Exterior: 2575.97 sq ft

Unit 210 Interior: 8359.63 sq ft
Unit 210 Exterior: 8877.96 sq ft

Unit 300 Interior: 11810.30 sq ft
Unit 300 Exterior: 12193.00 sq ft

1010 W. Mockingbird Ln, Dallas, TX

Property Details

Room Measurements

Office: 12'9" x 9'6" | 116 sq ft
Office: 10'7" x 8'11"
Office: 10'7" x 8'11"
Office: 9'3" x 13' | 120 sq ft
Office: 12'8" x 9'5" | 116 sq ft
Office: 20' x 18'3" | 364 sq ft
Office: 21' x 18'3" | 373 sq ft
Office: 12'9" x 11'5" | 123 sq ft
Office: 12'9" x 11'10" | 151 sq ft
Office: 12'7" x 11'11"
Reception: 20'8" x 38'5" | 710 sq ft
Workshop: 14'7" x 17'9" | 258 sq ft

Floor Area Information

1010 W. Mockingbird Ln, Dallas, TX

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.