

PROPERTY MEASUREMENT OF REAL PROPERTY



LOCATED AT

24118 Margerstadt Rd
Hockley, TX 77447-6617
ABS A302300 A-23 JESSE DENSON TRACT 6-2 & 6-4 ACRES 19.09

FOR

Wendy Cline Properties Group
31065 FM 1736
Hempstead, TX 77445
wendy@wendyclineproperties.com

AS OF

07/25/2025

BY

Richard F. Herndon Jr
Valuation Services
8887 Water Oak Dr
Willis, TX 77318
(832) 887-9856
rick@re-vs.com
revaluationservices.com

USPAP Compliance Addendum

Loan # Cline
File # VS-25-257

Borrower	N/A		
Property Address	24118 Margerstadt Rd		
City	Hockley	County	Waller
Lender/Client	Wendy Cline Properties Group		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

This is a measurement service only.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

None.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

Mandatory State Requirement:

The fee retained for appraisal services related to this report are \$450.

*The appraiser has prepared this report in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements.

*No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

*I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

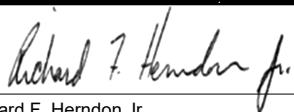
A reasonable marketing time for the subject property is N/A day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is N/A day(s).

APPRAYER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name Richard F. Herndon JrDate of Signature 07/28/2025State Certification # 1360494

or State License #

State TXExpiration Date of Certification or License 01/31/2026Effective Date of Appraisal 07/25/2025

Signature

Name _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

Supervisory Appraiser Inspection of Subject Property _____

 Did Not Exterior-only from Street Interior and Exterior

Text Addendum

File No. VS-25-257

Main File No. VS-25-257

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Property Address	24118 Margerstadt Rd					
City	Hockley	County	Waller	State	TX	Zip Code 77447-6617
Lender/Client	Wendy Cline Properties Group					

The property located at 24118 Margerstadt Rd, was measured by Richard F. Herndon, Jr. a state certified residential appraiser, with over 18 years of residential appraisal and measuring experience.

The gross living area (GLA) was calculated based on physical measurements that are taken using measurements to the nearest 1/10 of a foot in accordance with the 2021 ANSI- Z765 standards. It is assumed to be accurate by this appraiser. GLA deviation is possible from architectural plans, builder warranty, county tax authorities, or a different appraiser. The resulting GLA calculation is an estimate only due to the fact that rounding was used to "square" the sketch. However, as a result of using these measuring standards, the intended user can have a reasonable degree of confidence in the results of the sketch provided.

Residence:

First Floor: 3,282 sf

Second Floor: 2,154 sf

Total Living Area: 5,436 sf

Secondary Improvements:

Three Car Garage: 1,031 sf

Metal Building: 1,200 sf

Lean-to: 597 sf

Stables: 3,203 sf

Tack Room: 308 sf

Equipment Room: 271 sf

Well House: 150 sf

Screened Patio: 227 sf

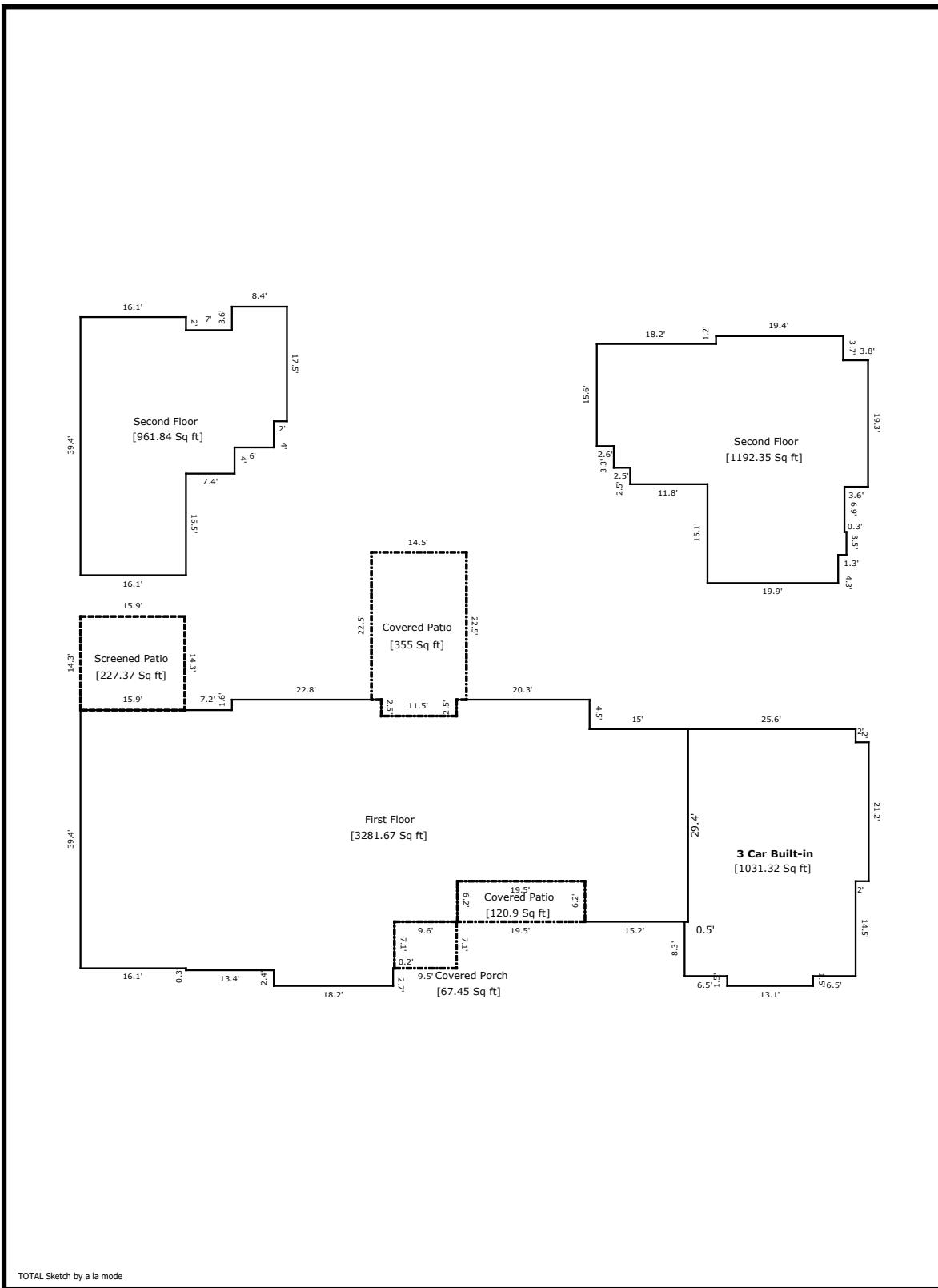
Covered Rear Patio: 227 sf

Covered Front Patio: 121 sf

Covered Front Porch: 67 sf

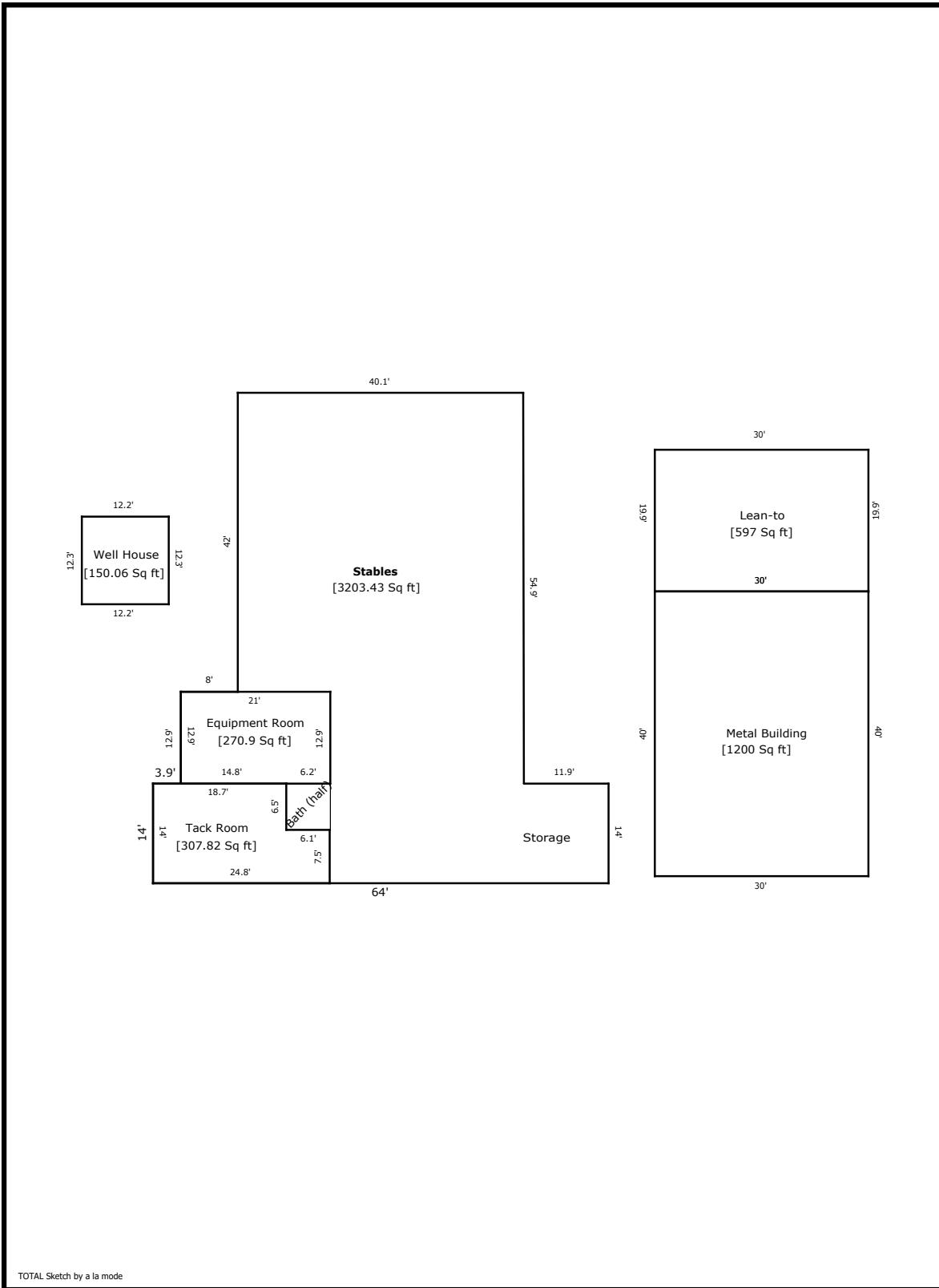
Building Sketch (Page - 1)

Borrower	N/A					
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City	Hockley	County	Waller	State	TX	Zip Code
Lender/Client	Wendy Cline Properties Group					



Building Sketch (Page - 2)

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Building Sketch (Page - 3)

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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	3281.7 Sq ft	$20.3 \times 2.5 = 50.8$ $22.8 \times 1.6 = 36.5$ $45.9 \times 0.9 = 41.3$ $77.7 \times 2 = 155.4$ $92.7 \times 23.2 = 2150.6$ $57.5 \times 6.2 = 356.5$ $47.9 \times 7.1 = 340.1$ $31.6 \times 0.3 = 9.5$ $18.2 \times 2.4 = 43.7$ $15.7 \times 6.2 = 97.3$
Second Floor	961.8 Sq ft	$39.4 \times 16.1 = 634.3$ $7.4 \times 4 = 29.6$ $8.4 \times 3.6 = 30.2$ $15.4 \times 13.9 = 214.1$ $4 \times 13.4 = 53.6$
Second Floor	1192.3 Sq ft	$19.9 \times 4.3 = 85.7$ $19.3 \times 3.6 = 69.5$ $15.6 \times 2.6 = 40.6$ $21.2 \times 3.5 = 74.2$ $20.9 \times 7.3 = 152.6$ $18.9 \times 2.5 = 47.2$ $21.4 \times 13.1 = 280.3$ $19.6 \times 18.9 = 370.4$ $3.7 \times 19.4 = 71.8$
Total Living Area (Rounded):	5436 Sq ft	
Non-living Area		
Covered Porch	67.4 Sq ft	$9.5 \times 7.1 = 67.4$
Covered Patio	120.9 Sq ft	$19.5 \times 6.2 = 120.9$
Screened Patio	227.4 Sq ft	$14.3 \times 15.9 = 227.4$
Covered Patio	355 Sq ft	$14.5 \times 22.5 = 326.2$ $11.5 \times 2.5 = 28.8$
3 Car Built-in	1031.3 Sq ft	$13.1 \times 1.5 = 19.6$ $8.3 \times 0.5 = 4.2$ $37.7 \times 25.6 = 965.1$ $21.2 \times 2 = 42.4$
Lean-to	597 Sq ft	$30 \times 19.9 = 597$
Stables	3203.4 Sq ft	$64 \times 14 = 896$ $0.5 \times 12.9 \times 0 = 0.2$ $48.2 \times 12.9 = 621.5$ $0.5 \times 42 \times 0.1 = 1.6$ $40.1 \times 42 = 1684.2$
Tack Room	307.8 Sq ft	$7.5 \times 6.1 = 45.8$ $14 \times 18.7 = 262.1$
Well House	150.1 Sq ft	$12.3 \times 12.2 = 150.1$
Metal Building	1200 Sq ft	$30 \times 40 = 1200$
Equipment Room	270.9 Sq ft	$21 \times 12.9 = 270.9$

Qualifications

General

Richard F. Herndon Jr. has been active in real estate appraisal since 2007. He received his residential training through two companies in the Houston metro area and has been very active in residential appraisal for the past 18 years. He is a Certified Residential Appraiser for the State of Texas, Certification no. TX-1360494-R. He is certified to perform FHA appraisals and stays up to date on standards and requirements for HUD/FHA.

Education

He attended Sam Houston State University from 1999-2001; Graduated with a Bachelor of Arts degree in Criminal Justice and a minor in History in December 2001.

Appraisal Courses

Champions School of Real Estate: Residential Market Analysis & Highest & Best Use, Residential Site Valuation & Cost Approach, Advanced Residential Case Studies, Statistics, Modeling and Finance, Mastering Unique & Complex Properties, and FHA Analysis.

McKissock: USPAP Update 2024-2025, The Fundamentals of Appraising Luxury Homes, Understanding Luxury Home Features, New Construction Essentials: Luxury Homes, Valuation of Solar Panels, The FHA Handbook 4000.1, REO & Foreclosures, Avoiding Mortgage Fraud, Bifurcated, Hybrid Appraisals and Evaluations.

Other Institutions: Apartment Appraisal, How to Analyze & Value Income Properties, The Cost Approach, Introduction to Legal Description, Current Issues in Appraising, Land & Site Valuation, Form 1004MC: Accurately Analyzing and Reporting Market Conditions and the Dirty Dozen.

Real Estate Courses

Champions School of Real Estate: Law of Agency, Principles, Practices & Principles of Real Estate II, and Law of Contracts.

Experience

Richard has worked as a certified residential appraiser since January 2016. He has performed appraisals of all types to including: Community Land Trust or Leasehold appraisals, standard mortgage appraisals, FHA and reverse mortgage appraisals, multi-million dollar appraisals, high-end and unique/complex property appraisal, proposed construction, master appraisals (land and improved), new construction, small income producing housing, foreclosure including cost to cure, divorce and estate settlement, tax appeal, multi-family, condominium, relocation, and rural property. He also has commercial appraisal experience in appraising: land, RV Parks, Apartments, Office Warehouses, and auto dealerships.

- July 2007 - 2012: Perform contract work for Leland Conn & Associates, an appraisal firm located at 1331 Serene Trails, Tomball, TX; ph. 281.255.9293; performing primarily residential and commercial appraisals.
- December 2010- Current: Co-Owner / Operator, Valuation Services; perform residential appraisals, appraisal review and consulting.

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