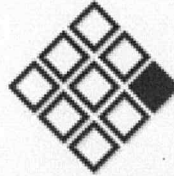


Purdy Appraisal, LLC



PURDY APPRAISAL

Quality valuation since 2003

APPRAISAL OF REAL PROPERTY

03/17/2026

LOCATED AT:

11019 Clodine Rd

Richmond, TX 77407

FOR:

Van Slyke Real Estate, LLC
4819 FM 359 Rd, Richmond, TX 77406

TABLE OF CONTENTS:

Table of Contents/Cover Page	1
Letter of Transmittal	2
Building Sketch (Page - 1)	3
Building Sketch (Page - 2)	4
Aerial Map	5
Subject Photo Page	6
Subject Photos	7
Interior Photos	8
Interior Photos	9
Curriculum vitae	10
Certification	11

Purdy Appraisal
5922 Wildbriar Ln
Richmond, TX 77469
(281) 712-7018
<http://www.purdyappraisal.com>

03/17/2026

Robert H Van Slyke
Van Slyke Real Estate, LLC
4819 FM 359 Rd
Richmond, TX 77406

Re: Property: 11019 Clodine Rd
Richmond, TX 77407
Buyer: N/A
File No.: 26-007WP

Opinion of Value: \$ N/A
Effective Date: 03/17/2026

In accordance with your request, we have measured the above-referenced property, and the detailed sketch is attached to this report.

- + Measured Gross Living Area (GLA): 4,898 SF ✓
- + CAD Reported Main Area: 1,850 SF
- + Difference: 3,048 SF

The Fort Bend Central Appraisal District (FBCAD) reflects the subject's main living area as 1,850 square feet and additionally identifies approximately 1,000 square feet as living area over a detached garage. At the time of this appraiser's site visit and measurement, the previously detached garage apartment has been physically connected to the main dwelling via a finished hallway, resulting in a contiguous living area. Based on the current configuration and in accordance with ANSI Z765-2021 standards, the total measured gross living area of 4,898 square feet includes this connected area. It is the appraiser's understanding that FBCAD records may not reflect this modification. FBCAD does not measure every property annually. Differences between reported and measured living areas may result from updates, additions, renovations, measurement methodology, or timing of public record revisions. Verification of permits, legal compliance, or construction approval is outside the scope of this measurement-only assignment. *

This property has been measured in accordance with ANSI Z765-2021 (American National Standards Institute) standards for measuring, calculating, and reporting Gross Living Area (GLA) and non-GLA areas for properties requiring interior and exterior inspections.

This report provides square footage calculations and related sketch documentation only. No opinion of market value, property condition, zoning compliance, or legal status is expressed or implied.

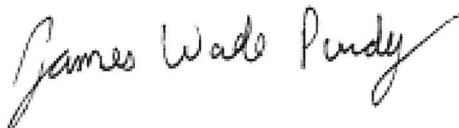
Important Notes:

- + Square footage calculations are based on field measurements obtained at the time of site visit.
- + This report is not intended for mortgage lending purposes.
- + Permit verification or confirmation of legal improvements is beyond the scope of this assignment.

Thank you for the opportunity to provide this service. Please contact me if you have any questions regarding this report.

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.

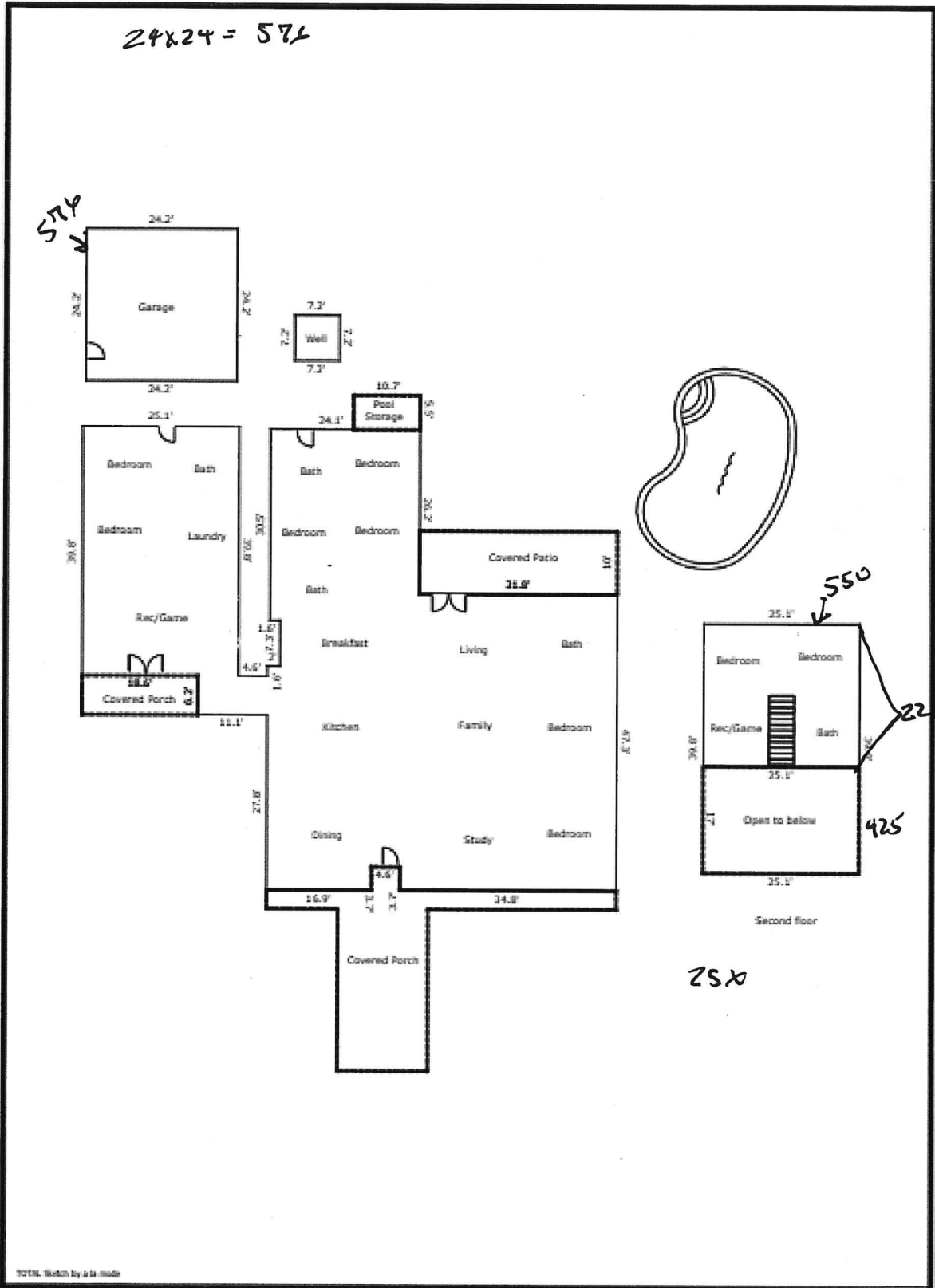
Sincerely,



James Wade Purdy
Licensed Residential Real Estate Appraiser
License or Certification #: 1336490-LR
State: TX Expires: 10/31/2026
wade@purdyappraisal.com

Building Sketch (Page - 1)

Borrower	N/A		
Property Address	11019 Clodine Rd		
City	Richmond	County	State TX Zip Code 77407
Lender/Client	Van Slyke Real Estate, LLC		



Building Sketch (Page - 2)

borrower	N/A		
Property Address	11019 Clodine Rd		
City	Richmond	County	State TX Zip Code 77407
Lender/Client	Van Styke Real Estate, LLC		

TOTAL: Sketch by 1/4 to scale

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	4325.5 Sq ft	$25.1 \times 39.8 = 998$ $6.2 \times 11.1 = 68.7$ $24.1 \times 28.2 = 679.7$ $47.3 \times 34.8 = 1646.4$ $18.9 \times 3.7 = 69.9$ $21.5 \times 31.9 = 685.7$ $11.7 \times 19.5 = 228.9$ $1.6 \times 4.4 = 6.9$
Open to Below	-426.7 Sq ft	$25.1 \times 17 = 426.7$
Second Floor	999 Sq ft	$25.1 \times 39.8 = 999$
Total Living Area (Rounded):	4898 Sq ft	
Non-Living Area		
Pool Storage	58.8 Sq ft	$10.7 \times 5.5 = 58.8$
Covered Patio	317.9 Sq ft	$31.8 \times 10 = 317.9$
Well house	51.8 Sq ft	$7.2 \times 7.2 = 51.8$
2 Car Detached Garage	585.6 Sq ft	$24.2 \times 24.2 = 585.6$
Covered Porch	115.8 Sq ft	$18.6 \times 6.2 = 115.8$
Covered Porch	374.1 Sq ft	$14.5 \times 25.8 = 374.1$ $4.6 \times 3.7 = 17.1$ $56.3 \times 3 = 168.9$