APPRAISAL OF REAL PROPERTY

LOCATED AT:

3115 Eula Morgan Rd
TR 2Y, Abst 1567, H&TCRR, Sec 80, Blk 2
Katy, TX 77493

FOR:

Dan Windle Irrevocable Trust
3115 Eula Morgan Rd
Katy, TX 77493

AS OF:

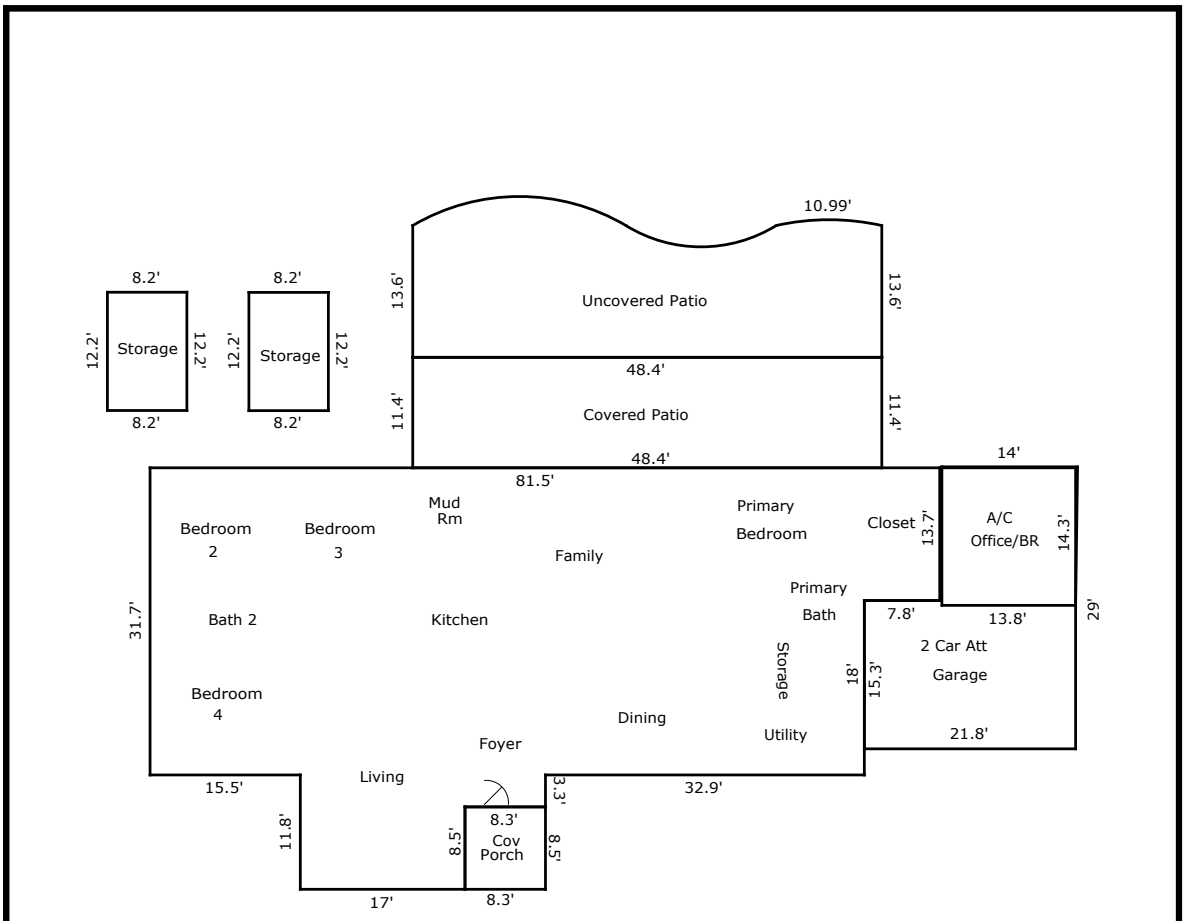
06/16/2025

BY:

Lauren Street Zarvos
Houston Area Appraisal Team, LLC
1600 Augusta Dr, #315
Houston, TX 77057
713 540-1407

Building Sketch

Borrower	Dan Windle Irrevocable Trust						
Property Address	3115 Eula Morgan Rd						
City	Katy	County	Harris	State	TX	Zip Code	77493
Lender/Client	Dan Windle Irrevocable Trust						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**		
First Floor	2671.14 Sq ft	81.5 × 13.7	=	1116.55
		73.7 × 18	=	1326.6
		25.3 × 3.3	=	83.49
		17 × 8.5	=	144.5
Total Living Area (Rounded):	**2671 Sq ft**			
Non-living Area				
Patio	684.16 Sq ft	48.4 × 13.6	=	658.24
		Arc	=	4.37
		Arc	=	44.65
		Negative Arc	=	23.1
Storage	100.04 Sq ft	8.2 × 12.2	=	100.04
A/C Office/BR	198.77 Sq ft	14.3 × 13.8	=	197.34
		0.5 × 14.3 × 0.2	=	1.43
Storage	100.04 Sq ft	8.2 × 12.2	=	100.04
2 Car Attached	525.34 Sq ft	14 × 13.7	=	191.8
		15.3 × 21.8	=	333.54
Covered Porch	70.55 Sq ft	8.5 × 8.3	=	70.55
Cov Patio	551.76 Sq ft	48.4 × 11.4	=	551.76

MEASUREMENTS

3115 Eula Morgan Rd

Family Rm	16.5' x 16.7'
Living Rm	15.5' x 22.6'
Dining Rm	13' x 16'
Kitchen	16' x 16'
Foyer	7.8' x 9.9'
Mud Rm	5.5' x 7.8'
Primary BR	13' x 16'
Primary Bath	10' x 12.6'
Primary Closet	7' x 13'
BR 2	10.7' x 12.8'
BR 3	10.6' x 15.6'
BR 4	11' x 12.8'
Bath 2	7.6' x 9'
Utility	6' x 16'
Additional Storage	5.7' x 7'
A/C Office/BR	13.5' x 14'

Subject Photos

Borrower	Dan Windle Irrevocable Trust						
Property Address	3115 Eula Morgan Rd						
City	Katy	County	Harris	State	TX	Zip Code	77493
Lender/Client	Dan Windle Irrevocable Trust						

Subject Front
3115 Eula Morgan Rd

Subject Rear

Subject Street

Certification

TALCB

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified Residential Real Estate Appraiser

Appraiser: **Lauren Street Zarvos**

License #: **TX 1338815 R** License Expires: **07/31/2026**

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: Certified Residential Real Estate Appraiser

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

Chelsea Buchholtz
Executive Director

E & O Insurance

Client#: 16764 HOUSTAREA

ACORD **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY) 1/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Lily Dowling
AssuredPartners of MO LLC 12645 Olive Blvd, Suite 300 St Louis, MO 63141 314 523-8800	PHONE (A/C, No, Ext): 314 523-8800 FAX (A/C, No): 314 453-7555 E-MAIL ADDRESS: lily.dowling@assuredpartners.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Houston Area Appraisal Team, LLC 1600 Augusta Drive #315 Houston, TX 77057	INSURER A : Cincinnati Specialty Underwriters Ins	13037
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE $
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) $
							MED EXP (Any one person) $
							PERSONAL & ADV INJURY $
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE $
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG $
	OTHER:						$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) $
	ANY AUTO						BODILY INJURY (Per person) $
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident) $
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) $
							$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE $
	EXCESS LIAB CLAIMS-MADE						AGGREGATE $
	DED RETENTION $						$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A						E.L. EACH ACCIDENT $
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE $
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT $
A	Errors & Omission			CSU0125627	01/22/2025	01/22/2026	Occurrence - $1,000,000 Aggregate - $1,000,000 Rentention - None

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For Informational Purposes Only!

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

LDOWL

INVOICE

INVOICE NUMBER
70308-19
DATE
06/16/2025

REFERENCE

Internal Order #:
Lender Case #:
Client File #:
Main File # on form: 70308-19
Other File # on form:
Federal Tax ID:
Employer ID:

TO:

Kathy Halbison Mills
Better Homes and Gardens Gary Greene

Telephone Number: 713-299-8853
Fax Number:
Alternate Number:
E-Mail: Klhmills@gmail.com

Please Remit to:

Houston Area Appraisal Team, LLC
1600 Augusta Dr , #315
Houston, TX 77057

Venmo - @Lauren-Zarvos Zelle - 713-540-1407

DESCRIPTION

Lender: Dan Windle Irrevocable Trust
Client: Dan Windle Irrevocable Trust
Purchaser/Borrower: Dan Windle Irrevocable Trust
Property Address: 3115 Eula Morgan Rd
City: Katy
County: Harris
State: TX
Zip: 77493
Legal Description: TR 2Y, Abst 1567, H&TCRR, Sec 80, Blk 2

FEES	AMOUNT
APPRAISAL SERVICES RENDERED-Measure Only	150.00
SUBTOTAL	150.00

PAYMENTS			AMOUNT
Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			$ 150.00