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To: PROSPECTIVE BUYER OF SAID PROPERTY

From: Compass RE Texas, LLC (Broker)

Property Address: 2513 Hunters Run, Plano, TX 75025

Date: October 22, 2025

(1) Broker obtained the attached information, identified as Appraisal (Improvement) Square Footage

from Steven Searcy Nicols TX 13322788 R

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: _____

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Compass RE Texas, LLC

Broker

Signed by:

By:

Carmen DiPenti

0CF97D83EB7B4ED...

Carmen DiPenti

Receipt of this notice is acknowledged by:

Signature

Date

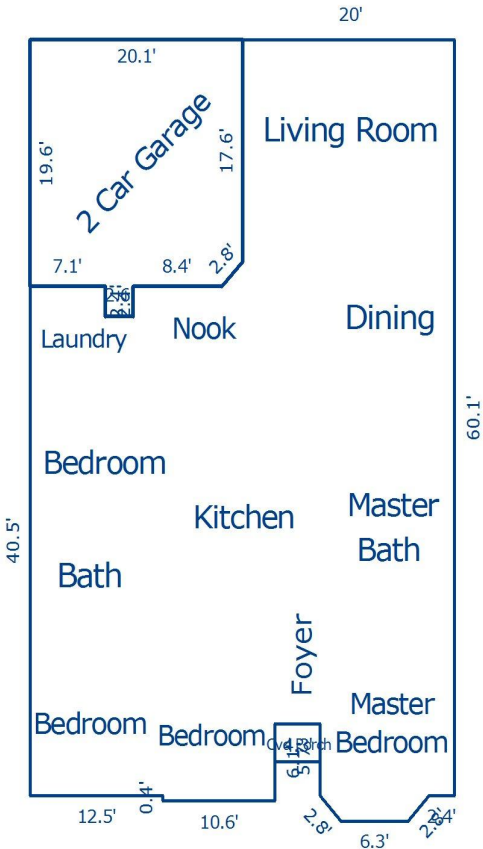
PROSPECTIVE BUYER OF SAID PROPERTY

Signature

Date

SKETCH ADDENDUM

Borrower or Owner	Nicholas & Kathleen Moody				
Property Address	2513 Hunters Run Dr				
City	Plano	County	Collin	State	TX
				Zip Code	75025
Client	Watermark Capital, Inc				



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2008.14	2008.14
GAR	Garage	398.20	398.20
OTH	Cvd Porch	12.90	12.90
Net LIVABLE Area		(rounded)	2008

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	7.1	x 2.4	17.04
	40.1	x 32.4	1299.24
	2.4	x 30.4	72.96
0.5	x 2.0	x 2.0	2.00
	5.7	x 12.7	72.39
	5.7	x 23.1	131.67
0.5	x 2.0	x 2.0	2.00
	6.3	x 2.0	12.60
	0.4	x 10.6	4.24
	19.6	x 20.0	392.00
0.5	x 2.0	x 2.0	2.00
11 Items			(rounded) 2008

Borrower or Owner **Nicholas & Kathleen Moody**Property Address **2513 Hunters Run Dr**City **Plano** County **Collin**State **TX**Zip Code **75025**Client **Watermark Capital, Inc**

STEVEN SEARCY NICHOLS
17440 N DALLAS PKY 127
DALLAS, TX 75287



Certified Residential Real Estate Appraiser

Appraiser: **STEVEN SEARCY NICHOLS**License #: **TX 1322788 R**License Expires: **03/31/2022**

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
Commissioner