

Lavaca CAD

Property Search Results > 43089 NOLEN EVELYN CALLIE Tax Year: 2021
for Year 2021

Property

Account

Property ID: 43089
 Geographic ID: 15919800
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: A0611 E W KING, TRACT 1, ACRES 5.0000
 Zoning: PCT1
 Agent Code:

Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

Location

Address: COUNTY ROAD 17
TX

Mapsco: 239
 Seller Seller Buyer Buyer

Neighborhood:
 Neighborhood CD:

Map ID: 00611-217-0000-00100

Owner

Name: NOLEN EVELYN CALLIE
 Mailing Address: 190 COUNTY ROAD 18
 HALLETTSVILLE, TX 77964-4603

Owner ID: 533021
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$10,905	\$405
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$10,905
(-) Ag or Timber Use Value Reduction:	-	\$10,500

(=) Appraised Value:	=	\$405
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$405
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Taxing Jurisdiction

Owner: NOLEN EVELYN CALLIE
 % Ownership: 100.000000000000%
 Total Value: \$10,905

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
A	LAVACA HOSPITAL DISTRICT	0.093300	\$405	\$405	\$0.38
CAD	COUNTY APPRAISAL DISTRICT	0.000000	\$405	\$405	\$0.00
G143	LAVACA COUNTY	0.446800	\$405	\$405	\$1.81
RD	FARM-MKT ROAD	0.121100	\$405	\$405	\$0.49
SH	HALLETTSVILLE ISD	1.077850	\$405	\$405	\$4.36
Total Tax Rate:		1.739050			
Taxes w/Current Exemptions:					\$7.04
Taxes w/o Exemptions:					\$7.04

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN2	RN2	5.0000	217800.00	0.00	0.00	\$10,905	\$405

Roll Value History

Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

LR
Seller Seller Buyer Buyer

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$10,905	405	405	\$0	\$405
2020	\$0	\$9,771	425	425	\$0	\$425
2019	\$0	\$9,771	425	425	\$0	\$425
2018	\$0	\$9,771	425	425	\$0	\$425
2017	\$0	\$9,650	415	415	\$0	\$415
2016	\$0	\$9,650	415	415	\$0	\$415
2015	\$0	\$9,650	425	425	\$0	\$425
2014	\$0	\$9,650	425	425	\$0	\$425
2013	\$0	\$9,650	420	420	\$0	\$420
2012	\$0	\$9,650	415	415	\$0	\$415
2011	\$0	\$8,790	415	415	\$0	\$415
2010	\$0	\$8,790	400	400	\$0	\$400
2009	\$0	\$7,850	400	400	\$0	\$400
2008	\$0	\$7,850	410	410	\$0	\$410

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/27/2021	OBN	OBITUARY NOTICE	NOLEN EVELYN CALLIE	NOLEN EVELYN CALLIE ESTATE	OBIT		
2	11/6/2008	WILL	WILL	NOLEN BILLY JOE	NOLEN EVELYN CALLIE	CAUSE	#10334	
3		OT	OTHER	FRITSCH FRANK J &	NOLEN BILLY JOE	371	145	0

Tax Due

Property Tax Information as of 03/08/2022

Lavaca CAD

Property Search Results > 55327 NOLEN EVELYN CALLIE Tax Year: 2021
for Year 2021

Property

Account

Property ID:	55327	Legal Description:	A0533 T & NO RR CO, LOTS 61-67, 69-75, 77-83, 85-91, 93-99, PT LOTS 68, 76, 84, 92, 100, ACRES 193.00
Geographic ID:	15639200	Zoning:	PCT1
Type:	Real	Agent Code:	Critical information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.
Property Use Code:			
Property Use Description:			

Location

Address:	COUNTY ROAD 17 TX	Mapsc0:	238
Neighborhood:		Map ID:	00533-217-0000
Neighborhood CD:			

Owner

Name:	NOLEN EVELYN CALLIE	Owner ID:	533021
Mailing Address:	190 COUNTY ROAD 18 HALLETTSVILLE, TX 77964-4603	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$612,897	\$14,151
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$612,897	
(-) Ag or Timber Use Value Reduction:	-	\$598,746	
(=) Appraised Value:	=	\$14,151	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$14,151	

Taxing Jurisdiction

Owner:	NOLEN EVELYN CALLIE
% Ownership:	100.0000000000%

Total Value: \$612,897

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
A	LAVACA HOSPITAL DISTRICT	0.093300	\$14,151	\$14,151	\$13.20
CAD	COUNTY APPRAISAL DISTRICT	0.000000	\$14,151	\$14,151	\$0.00
G143	LAVACA COUNTY	0.446800	\$14,151	\$14,151	\$63.23
RD	FARM-MKT ROAD	0.121100	\$14,151	\$14,151	\$17.14
SH	HALLETTSVILLE ISD	1.077850	\$14,151	\$14,151	\$152.53
Total Tax Rate:		1.739050			
Taxes w/Current Exemptions:					\$246.10
Taxes w/o Exemptions:					\$246.10

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RB2	RB2	38.0000	1655280.00	0.00	0.00	\$120,674	\$1,596
2	RN2	RN2	155.0000	6751800.00	0.00	0.00	\$492,223	\$12,555

Roll Value History

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Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$612,897	14,151	14,151	\$0	\$14,151
2020	\$0	\$372,490	14,847	14,847	\$0	\$14,847
2019	\$0	\$372,490	14,885	14,885	\$0	\$14,885
2018	\$0	\$372,490	14,847	14,847	\$0	\$14,847
2017	\$0	\$372,490	14,537	14,537	\$0	\$14,537
2016	\$0	\$372,490	11,859	11,859	\$0	\$11,859
2015	\$0	\$372,490	11,933	11,933	\$0	\$11,933
2014	\$0	\$372,490	11,829	11,829	\$0	\$11,829
2013	\$0	\$372,490	11,636	11,636	\$0	\$11,636
2012	\$0	\$372,490	11,443	11,443	\$0	\$11,443
2011	\$0	\$339,294	11,547	11,547	\$0	\$11,547
2010	\$0	\$339,294	11,280	11,280	\$0	\$11,280
2009	\$0	\$303,010	11,384	11,384	\$0	\$11,384
2008	\$0	\$303,010	11,770	11,770	\$0	\$11,770

CR
Seller Seller Buyer Buyer

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/27/2021	OBN	OBITUARY NOTICE	NOLEN EVELYN CALLIE	NOLEN EVELYN CALLIE ESTATE	OBIT		
2	11/6/2008	WILL	WILL	NOLEN BILLY JOE	NOLEN EVELYN CALLIE	CAUSE	#10334	

Tax Due

Lavaca CAD

Property Search Results > 55328 NOLEN EVELYN CALLIE Tax Year: 2021
for Year 2021

Property

Account

Property ID:	55328	Legal Description:	A0533 T & NO RR CO, LOTS 101-107, 109-115, 117-123, 125-131, 133-139, PT LOT 108, 116, 124, 132, 140, ACRES 193.0000
Geographic ID:	15639300	Zoning:	PCT1
Type:	Real	Agent Code:	Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.
Property Use Code:			
Property Use Description:			

Location

Address:	COUNTY ROAD 17 TX	Mapsc0:	254	Seller	Seller	BUYer	BUYer
Neighborhood:		Map ID:	00533-217-0000				
Neighborhood CD:							

Owner

Name:	NOLEN EVELYN CALLIE	Owner ID:	533021
Mailing Address:	190 COUNTY ROAD 18 HALLETTSVILLE, TX 77964-4603	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$612,897	\$12,747
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$612,897	
(-) Ag or Timber Use Value Reduction:	-	\$600,150	
<hr/>			
(=) Appraised Value:	=	\$12,747	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$12,747	

Taxing Jurisdiction

Owner:	NOLEN EVELYN CALLIE
% Ownership:	100.0000000000%

Total Value: \$612,897

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
A	LAVACA HOSPITAL DISTRICT	0.093300	\$12,747	\$12,747	\$11.89
CAD	COUNTY APPRAISAL DISTRICT	0.000000	\$12,747	\$12,747	\$0.00
G143	LAVACA COUNTY	0.446800	\$12,747	\$12,747	\$56.95
RD	FARM-MKT ROAD	0.121100	\$12,747	\$12,747	\$15.44
SH	HALLETTSVILLE ISD	1.077850	\$12,747	\$12,747	\$137.39
Total Tax Rate:		1.739050			
Taxes w/Current Exemptions:					\$221.67
Taxes w/o Exemptions:					\$221.67

Improvement / Building

No improvements exist for this property.

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Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RB2	RB2	74.0000	3223440.00	0.00	0.00	\$234,997	\$3,108
2	RN2	RN2	119.0000	5183640.00	0.00	0.00	\$377,900	\$9,639

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$612,897	12,747	12,747	\$0	\$12,747
2020	\$0	\$372,490	13,371	13,371	\$0	\$13,371
2019	\$0	\$372,490	13,445	13,445	\$0	\$13,445
2018	\$0	\$372,490	13,371	13,371	\$0	\$13,371
2017	\$0	\$372,490	13,133	13,133	\$0	\$13,133
2016	\$0	\$372,490	13,059	13,059	\$0	\$13,059
2015	\$0	\$372,490	13,223	13,223	\$0	\$13,223
2014	\$0	\$372,490	13,149	13,149	\$0	\$13,149
2013	\$0	\$372,490	12,956	12,956	\$0	\$12,956
2012	\$0	\$372,490	12,763	12,763	\$0	\$12,763
2011	\$0	\$339,294	12,837	12,837	\$0	\$12,837
2010	\$0	\$339,294	12,480	12,480	\$0	\$12,480
2009	\$0	\$303,010	12,554	12,554	\$0	\$12,554
2008	\$0	\$303,010	12,940	12,940	\$0	\$12,940

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/27/2021	OBN	OBITUARY NOTICE	NOLEN EVELYN CALLIE	NOLEN EVELYN CALLIE ESTATE	OBIT		
2	11/6/2008	WILL	WILL	NOLEN BILLY JOE	NOLEN EVELYN CALLIE	CAUSE	#10334	

Tax Due

Lavaca CAD

Property Search Results > 31046 NOLEN EVELYN CALLIE for Tax Year: 2021
Year 2021

Property

Account

Property ID:	31046	Legal Description:	A0611 E W KING, TRACT FR OF EACH 2, 9-10, 17-18, 25-26, 33-34, 41-42, 49, ACRES 50.2650
Geographic ID:	15919000	Zoning:	PCT1
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	COUNTY ROAD 17 TX	Mapsc:	239
Neighborhood:		Map ID:	00611-217-0000-00300
Neighborhood CD:			

Owner

Name:	NOLEN EVELYN CALLIE	Owner ID:	533021
Mailing Address:	190 COUNTY ROAD 18 HALLETTSVILLE, TX 77964-4603	% Ownership:	100.0000000000%
		Exemptions:	

Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$109,632	\$4,071
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$109,632	
(-) Ag or Timber Use Value Reduction:	-	\$105,561	
<hr/>			
(=) Appraised Value:	=	\$4,071	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$4,071	

Taxing Jurisdiction

Owner:	NOLEN EVELYN CALLIE
% Ownership:	100.0000000000%
Total Value:	\$109,632

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax

A	LAVACA HOSPITAL DISTRICT	0.093300	\$4,071	\$4,071	\$3.80
CAD	COUNTY APPRAISAL DISTRICT	0.000000	\$4,071	\$4,071	\$0.00
G143	LAVACA COUNTY	0.446800	\$4,071	\$4,071	\$18.19
RD	FARM-MKT ROAD	0.121100	\$4,071	\$4,071	\$4.93
SH	HALLETTSVILLE ISD	1.077850	\$4,071	\$4,071	\$43.88
Total Tax Rate:		1.739050			
				Taxes w/Current Exemptions:	\$70.80
				Taxes w/o Exemptions:	\$70.80

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN2	RN2	50.2650	2189761.20	0.00	0.00	\$109,632	\$4,071

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$109,632	4,071	4,071	\$0	\$4,071
2020	\$0	\$98,224	4,273	4,273	\$0	\$4,273
2019	\$0	\$98,224	4,273	4,273	\$0	\$4,273
2018	\$0	\$98,224	4,273	4,273	\$0	\$4,273
2017	\$0	\$97,011	4,172	4,172	\$0	\$4,172
2016	\$0	\$97,011	4,172	4,172	\$0	\$4,172
2015	\$0	\$97,011	4,273	4,273	\$0	\$4,273
2014	\$0	\$97,011	4,273	4,273	\$0	\$4,273
2013	\$0	\$97,011	4,222	4,222	\$0	\$4,222
2012	\$0	\$97,011	4,172	4,172	\$0	\$4,172
2011	\$0	\$88,366	4,172	4,172	\$0	\$4,172
2010	\$0	\$88,366	4,021	4,021	\$0	\$4,021
2009	\$0	\$78,916	4,021	4,021	\$0	\$4,021
2008	\$0	\$78,920	4,120	4,120	\$0	\$4,120

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PS
LR
Seller Seller Buyer Buyer

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/27/2021	OBN	OBITUARY NOTICE	NOLEN EVELYN CALLIE	NOLEN EVELYN CALLIE ESTATE	OBIT		
2	11/6/2008	WILL	WILL	NOLEN BILLY JOE & EVELYN C	NOLEN EVELYN CALLIE	CAUSE	#10334	
3	8/17/1999	WDVL	WARRANTY DEEDS WITH VENDORS LIEN	LUCKEY FRANK R & REGINA E	NOLEN BILLY JOE & EVELYN C	186	269	0

Tax Due

Property Tax Information as of 03/08/2022

Amount Due if Paid on: 

Lavaca CAD**Property Search > 30758 NOLEN EVELYN CALLIE for
Year 2021**

Tax Year: 2021

Property**Account**

Property ID: 30758 Legal Description: A0533 T & NO RR CO, BLOCK SURVEY
#1, TRACT 1-4, 12, 17-20, 22-29, 32-39, 41-49,
51-59, BLOCK SURVEY #1, PT LOTS 13-16, 30,
40, 50, 60, ACRES 236.8000

Geographic ID: 15639000
Type: Real
Property Use Code:
Property Use Description:


Zoning: PCT1
Agent Code:

Critical Information contained herein was
obtained from an outside source and includes
information regarding square footage, date
built, site size and taxes. This information has
not been verified by Coldwell Banker The Ron
Brown Company.

Location

Address: COUNTY ROAD
TX

Mapco: 238

 Seller Seller Buyer Buyer

Neighborhood:
Neighborhood CD:

Map ID: 00533-217-0000-

Owner

Name: NOLEN EVELYN CALLIE
Mailing Address: 190 COUNTY ROAD 18
HALLETTSVILLE, TX 77964-4603

Owner ID: 533021
% Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$751,989	\$13,339
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$752,089
(-) Ag or Timber Use Value Reduction:	-	\$738,650

(=) Appraised Value:	=	\$13,439
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$13,439
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Taxing Jurisdiction

Owner: NOLEN EVELYN CALLIE

% Ownership: 100.0000000000%

Total Value: \$752,089

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
A	LAVACA HOSPITAL DISTRICT	0.093300	\$13,439	\$13,439	\$12.54
CAD	COUNTY APPRAISAL DISTRICT	0.000000	\$13,439	\$13,439	\$0.00
G143	LAVACA COUNTY	0.446800	\$13,439	\$13,439	\$60.05
RD	FARM-MKT ROAD	0.121100	\$13,439	\$13,439	\$16.27
SH	HALLETTSVILLE ISD	1.077850	\$13,439	\$13,439	\$144.85
Total Tax Rate:		1.739050			
Taxes w/Current Exemptions:					\$233.71
Taxes w/o Exemptions:					\$233.71

Improvement / Building

Improvement #1: MISC IMPRV State Code: D2 Living Area: sqft Value: \$100

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RB2	RB2	149.8000	6525288.00	0.00	0.00	\$475,709	\$6,292
2	RN2	RN2	87.0000	3789720.00	0.00	0.00	\$276,280	\$7,047

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$100	\$751,989	13,339	13,439	\$0	\$13,439
2020	\$100	\$457,024	13,986	14,086	\$0	\$14,086
2019	\$100	\$457,024	14,136	14,236	\$0	\$14,236
2018	\$100	\$457,024	13,986	14,086	\$0	\$14,086
2017	\$100	\$457,024	13,812	13,912	\$0	\$13,912
2016	\$100	\$457,024	13,662	13,762	\$0	\$13,762
2015	\$100	\$457,024	13,687	13,787	\$0	\$13,787
2014	\$100	\$457,024	13,537	13,637	\$0	\$13,637
2013	\$100	\$457,024	13,300	13,400	\$0	\$13,400
2012	\$100	\$457,024	13,063	13,163	\$0	\$13,163
2011	\$0	\$416,294	13,213	13,213	\$0	\$13,213
2010	\$0	\$416,294	12,952	12,952	\$0	\$12,952
2009	\$0	\$371,776	13,102	13,102	\$0	\$13,102
2008	\$0	\$371,780	13,570	13,570	\$0	\$13,570

Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

DS
KR

Seller

Seller

Buyer

Buyer


Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/27/2021	OBN	OBITUARY NOTICE	NOLEN EVELYN CALLIE	NOLEN EVELYN CALLIE ESTATE	OBIT		
2	11/6/2008	WILL	WILL	NOLEN BILLY JOE	NOLEN EVELYN CALLIE	CAUSE	#10334	
3		OT	OTHER	FRITSCH	NOLEN BILLY	371	143	0

FRANK J & JOE
NELLIE EST

Tax Due

Property Tax Information as of 03/08/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 798-4396

Website version: 1.2.2.33

Database last updated on: 3/8/2022 12:06 AM

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Seller Seller Buyer Buyer



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-18-14

ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS**ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT****000 CR 17****Hallettsville**

(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. *Subject to Section C below*, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
- ☐ (1) Seller reserves all of the Mineral Estate owned by Seller.
- ☒ (2) Seller reserves an undivided 51.000 interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller ☐ does ☒ does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate. If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate licensees from giving legal advice. READ THIS FORM CAREFULLY.

Buyer

DocuSigned by:

Kelly Richards

3/12/2022

Seller **Estate of Evelyn Callie Nolen**

Buyer

Seller

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-2. This form replaces TREC No. 44-1.

TXR 1905

TREC NO. 44-2