



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****497 Cooley Rd****Victoria**

(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 \_\_\_\_\_ 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:

*John W. Davis*

4/27/2022

Seller **John W. Davis**

Buyer \_\_\_\_\_

DocuSigned by:

*Nowana E. Zimmer*

4/27/2022

Seller **Nowana E. Zimmer**

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

## Victoria CAD

Property Search > 36778 DAVIS JOHN W & NOWANA  
ELIZABETH ZIMMER for Year 2022

Tax Year: 2022

## Property

## Account

Property ID: 36778

Legal Description: 03450 BENJAMIN WHITE JR ABST  
345 TRACT 26, ACRES 4.56, PT OF A  
34.56 AC TR

Geographic ID: 03450-000-13700

Zoning: 1620

Type: Real

Agent Code:

Property Use Code:

Property Use Description:

## Location

Address: COOLEY RD

Mapsco: 550380A

Neighborhood:

Map ID: 641

Neighborhood CD:

## Owner

Name: DAVIS JOHN W &amp; NOWANA ELIZABETH ZIMMER

Owner ID: 9806689

Mailing Address: 1769 NAGEL RD  
VICTORIA, TX 77905

% Ownership: 100.000000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$3,270	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$27,360	\$300
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$30,630	
(-) Ag or Timber Use Value Reduction:	-	\$27,060	
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(=) Appraised Value:	=	\$3,570	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$3,570	

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.

Seller

Seller

Buyer

Buyer

## Taxing Jurisdiction

Owner: DAVIS JOHN W &amp; NOWANA ELIZABETH ZIMMER

% Ownership: 100.000000000000%

Total Value: \$30,630

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Victoria CAD	0.000000	\$3,570	\$3,570	\$0.00



GVC	Victoria County	0.332900	\$3,570	\$3,570	\$11.89
JRC	Victoria County Junior College Dist	0.207600	\$3,570	\$3,570	\$7.41
NAV	Navigation District	0.029700	\$3,570	\$3,570	\$1.06
RDB	Road & Bridge	0.063000	\$3,570	\$3,570	\$2.25
SMV	Meyersville ISD	0.872000	\$3,570	\$3,570	\$31.13
UWD	Victoria County Ground Water District	0.008000	\$3,570	\$3,570	\$0.29
Total Tax Rate:		1.513200			
				Taxes w/Current Exemptions:	\$54.03
				Taxes w/o Exemptions:	\$54.03

## Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$3,270

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AP2	CLOSED WOOD POLE BLDG	*		1982	600.0
AL1	LEAN-TO	*		1982	240.0
AL1	LEAN-TO	*		1982	240.0





## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F5	UNIMPROVED PASTURE	4.5600	198633.60	0.00	0.00	\$27,360	\$300

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$3,270	\$27,360	300	3,570	\$0	\$3,570
2021	\$3,340	\$32,380	260	3,600	\$0	\$3,600
2020	\$3,410	\$25,990	250	3,660	\$0	\$3,660
2019	\$3,480	\$16,700	260	3,740	\$0	\$3,740
2018	\$3,580	\$16,700	270	3,850	\$0	\$3,850
2017	\$3,650	\$16,700	380	4,030	\$0	\$4,030
2016	\$3,720	\$16,700	370	4,090	\$0	\$4,090
2015	\$3,790	\$16,700	370	4,160	\$0	\$4,160
2014	\$1,930	\$16,700	370	2,300	\$0	\$2,300
2013	\$1,930	\$16,700	400	2,330	\$0	\$2,330
2012	\$1,930	\$16,700	400	2,330	\$0	\$2,330
2011	\$1,930	\$16,700	410	2,340	\$0	\$2,340
2010	\$3,190	\$12,310	380	3,570	\$0	\$3,570
2009	\$3,190	\$12,310	360	3,550	\$0	\$3,550
2008	\$3,190	\$15,400	340	3,530	\$0	\$3,530

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.

 PS  
 Seller
  PS  
 Seller
  PS  
 Buyer
  PS  
 Buyer

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/12/1994	WDV	WARRANTY DEED W/ VENDORS LIEN	O'DELL BETTE M	DAVIS JOHN WILLIAM & NOWANNA ELIZABETH ZIMMER	* 147	381	0

## Victoria CAD

Property Search > 36804 DAVIS JOHN W & NOWANA  
ELIZABETH ZIMMER for Year 2022

Tax Year: 2022

## Property

## Account

Property ID:	36804	Legal Description:	03450 BENJAMIN WHITE JR ABST 345 TRACT 26B, ACRES 30.0, PT OF A 34.56 AC TR
Geographic ID:	03450-000-51700	Zoning:	1620
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

## Location

Address:	COOLEY RD	Mapsco:	550380A
Neighborhood:		Map ID:	641
Neighborhood CD:			

## Owner

Name:	DAVIS JOHN W & NOWANA ELIZABETH ZIMMER	Owner ID:	9806689
Mailing Address:	1769 NAGEL RD VICTORIA, TX 77905	% Ownership:	100.000000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$800	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$180,000	\$2,690
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$180,800
(-) Ag or Timber Use Value Reduction:	-	\$177,310

(=) Appraised Value:	=	\$3,490
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$3,490
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PS PS  
   
 Seller Seller Buyer Buyer

## Taxing Jurisdiction

Owner: DAVIS JOHN W & NOWANA ELIZABETH ZIMMER  
 % Ownership: 100.000000000000%  
 Total Value: \$180,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Victoria CAD	0.000000	\$3,490	\$3,490	\$0.00



GVC	Victoria County	0.332900	\$3,490	\$3,490	\$11.61
JRC	Victoria County Junior College Dist	0.207600	\$3,490	\$3,490	\$7.24
NAV	Navigation District	0.029700	\$3,490	\$3,490	\$1.04
RDB	Road & Bridge	0.063000	\$3,490	\$3,490	\$2.20
SMV	Meyersville ISD	0.872000	\$3,490	\$3,490	\$30.43
UWD	Victoria County Ground Water District	0.008000	\$3,490	\$3,490	\$0.28
Total Tax Rate:		1.513200			
				Taxes w/Current Exemptions:	\$52.80
				Taxes w/o Exemptions:	\$52.80

## Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$800

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RS1	FRAME UTILITY BUILDING *			1980	192.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F5	UNIMPROVED PASTURE	14.0000	609840.00	0.00	0.00	\$84,000	\$910
2	F4	IMPROVED PASTURE	16.0000	696960.00	0.00	0.00	\$96,000	\$1,780

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$800	\$180,000	2,690	3,490	\$0	\$3,490
2021	\$800	\$213,000	2,520	3,320	\$0	\$3,320
2020	\$800	\$171,000	2,480	3,280	\$0	\$3,280
2019	\$800	\$109,890	2,540	3,340	\$0	\$3,340
2018	\$800	\$109,890	2,550	3,350	\$0	\$3,350
2017	\$800	\$109,890	2,930	3,730	\$0	\$3,730
2016	\$800	\$109,890	2,840	3,640	\$0	\$3,640
2015	\$800	\$109,890	2,850	3,650	\$0	\$3,650
2014	\$0	\$109,890	2,880	2,880	\$0	\$2,880
2013	\$0	\$109,890	3,030	3,030	\$0	\$3,030
2012	\$0	\$109,890	3,020	3,020	\$0	\$3,020
2011	\$0	\$109,890	3,030	3,030	\$0	\$3,030
2010	\$0	\$81,000	2,490	2,490	\$0	\$2,490
2009	\$0	\$81,000	2,370	2,370	\$0	\$2,370
2008	\$0	\$81,000	2,250	2,250	\$0	\$2,250

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 Seller      Seller      Buyer      Buyer

## Deed History - (Last 3 Deed Transactions)

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## Tax Due

Property Tax Information as of 04/26/2022

[https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=13&prop\\_id=36804&year=2022](https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=13&prop_id=36804&year=2022)