

Helpful Information for offers:

Sellers: Dewayne Torres

Property Address: \_ tbd Mulberry St, Flatonia, TX

Legal Description: A Portion of Freytag Addn. Lot Frc Of 6 Blk Viii 0.2237 Acre, No Bldgs Or M H

Leases:

Residential: \_\_\_\_\_

Fixture: \_\_\_\_\_

OGM Lease: \_\_\_\_\_

Cattle or AG leases: \_\_\_\_\_.

Earnest money is at least 1% of sales price

Survey available: NO

Preferred Title Co:

Clear Title Company

230 W. Colorado St. La Grange, Texas 78945

**Carrie Anne Harbers**

Escrow Officer [charbers@cleartitlecompany.com](mailto:charbers@cleartitlecompany.com) P: 979-968-5885

Paragraph 9 information: South Central Real Estate 9001473....PO Box 251, Schulenburg, Tx 78956 979-743-1737

Supervisor: Tanya Schindler, Broker 510632.....Listing agent: \_\_\_\_Tanya Schindler\_\_\_\_\_

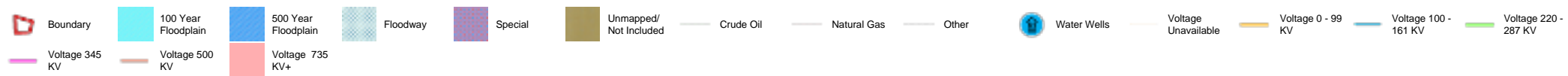
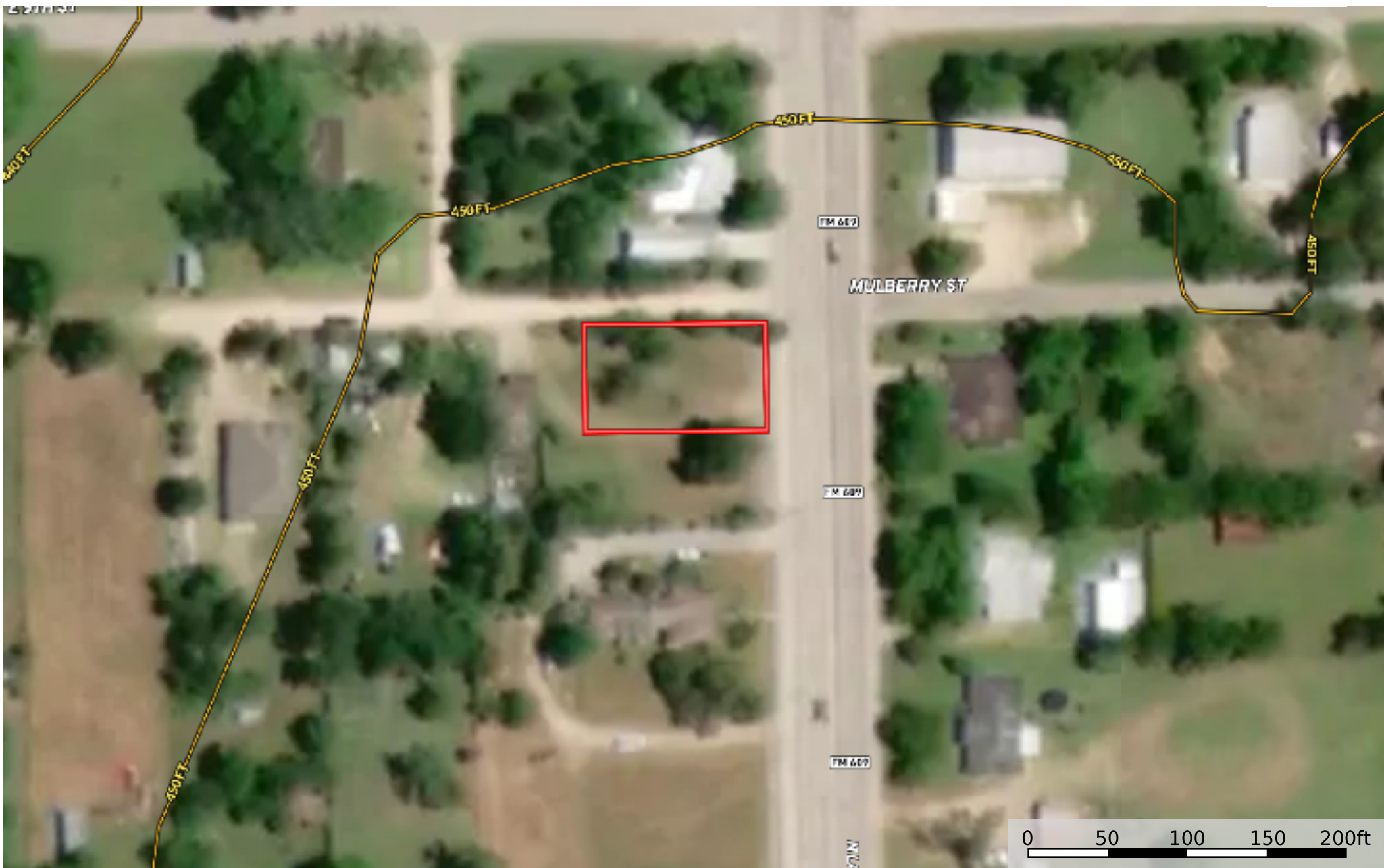
should be used.  
H. SELLER'S DISCLOSURE:  
(1) Seller  is  is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.  
(2) Seller  is  is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.  
(3) Seller  is  is not aware of any environmental hazards that materially and adversely affect the Property.  
(4) Seller  is  is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.  
(5) Seller  is  is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.  
(6) Seller  is  is not aware of any threatened or endangered species or their habitat affecting the Property.  
(7) Seller  is  is not aware that the Property is located  wholly  partly in a floodplain.  
(8) Seller  is  is not aware that a tree or trees located on the Property has oak wilt.  
If Seller is aware of any of the items above, explain (attach additional sheets if necessary):

Special Provisions:

Buyer to pay for new survey. Buyer builds 6 ft wooden fence between 404 Mulberry and this property. Dewayne Torres has the first option to buy it back if the new owner decides to sell. In case of treasure found on property, buried gold, weird items or anything of value that is to be sold and split 50/50 between seller of land, Dewayne Torres and the buyer of the land.

# Torres Lot on Mulberry & N La Grange

Fayette County, Texas, 0.18 AC +/-











**ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS**



**ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT**

Mulberry St

Flatonia

TX

78941

(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 waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate 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 current 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 brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

Buyer \_\_\_\_\_

*[Handwritten Signature]*  
 Seller Dewayne Torres

Buyer \_\_\_\_\_

Seller \_\_\_\_\_



The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. 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. 44-3. This form replaces TREC No. 44-2.

TREC NO. 44-3  
 TXR 1905