

76.71+/- ACRES OUT OF A5102 COLEMAN, YOUNG 92.05

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT(S)

The real property, described below, that you are about to purchase, is located in one or more special taxing or assessment districts listed in the chart below and may be subject to district taxes or assessments. The districts may, subject to voter approval, impose taxes and bonds. The districts may impose an unlimited rate of tax in payment of such bonds.

The current rate of each district property tax on each \$100 of assessed valuation is shown in the chart. If a district has not yet imposed taxes, the projected rate of the district property tax on each \$100 of assessed valuation is shown in the chart.

Taxing Unit	Taxing Unit Type	Adopted Rate
Jackson County/Countywide Drainage	Drainage and flood control	0.047800
Texana Groundwater Conservation District	Water District (WD)	0.007200
Emergency Service District #2	Emergency Services District (ESD)	0.028000
Jackson County Water Control & Improvement District #2	Water Control and Improvement District (WCID)	0.371700
Emergency Service District #1	Emergency Services District (ESD)	0.064200
Emergency Service District #3	Emergency Services District (ESD)	0.100000
Jackson County Hospital District	Hospital District (HD)	0.196100
Jackson County Water Control & Improvement District #1	Water Control and Improvement District (WCID)	0.152200

A district may impose assessments and issue bonds and impose an assessment in payment of such bonds. The districts have not yet imposed an assessment. The total amounts of bonds payable wholly or partly from property taxes, approved by the voters, are: (i) \$0.00 for water, sewer, and for drainage or flood control facilities; (ii) \$0.00 for road facilities; (iii) \$0.00 for parks and recreational facilities; (iv) \$0.00 for medical facilities and services; (v) \$0.00 for groundwater conservation; and (vi) \$0.00 for emergency services. The aggregate initial principal amounts of all such bonds issued are: (i) \$0.00 for water, sewer, and for drainage or flood control facilities; (ii) \$0.00 for road facilities; (iii) \$0.00 for parks and recreational facilities; (iv) \$0.00 for medical facilities and services; (v) \$0.00 for groundwater conservation; and (vi) \$0.00 for emergency services.

A district may seek and obtain approval of the Texas Commission on Environmental Quality to adopt and impose a standby fee. The amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The _____ (district) is located in whole or in part in the extraterritorial jurisdiction of the City/Town of _____. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of the districts is to provide water, sewer, drainage or flood control facilities; road facilities; parks and recreational facilities; medical facilities and services; groundwater conservation; or emergency services. The cost of a district's facilities is not included in the purchase of your property.

The legal description of the property which you are acquiring is as follows:

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

Seller:

Authentisign
Cheryl Johnson 12/30/25

Purchaser:



ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS



ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

76.76 +/- ACRES CO RD 443 & CO RD 446

Ganado

(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

Authentisign
Cheryl Johnson

12/30/2025

Seller

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.