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For Clarity Concerning Mineral Rights

Please read *carefully* and complete the following information concerning possession/retention/release of mineral rights for:

6520 Valleyview Dr, North Richland Hills, TX 76182

Street Address and City

1) POSSESSION OF MINERAL RIGHTS

_____ Seller(s) owns ALL or PARTIAL (circle one) mineral rights.

_____ Seller(s) owns no mineral rights.

__X__ Seller(s) has no knowledge of ownership of mineral rights.

2) RETENTION/RELEASE OF MINERAL RIGHTS IF SELLER(S) OWNS MINERAL RIGHTS

__X__ If owned, Seller(s) is retaining ownership of the mineral rights and will convey exclusive surface rights to buyer(s).

_____ If owned, Seller(s) is NOT retaining ownership of the mineral rights and will convey ownership to buyer(s).

_____ Seller(s) owns no mineral rights and is unable to convey them.

The residential contract forms promulgated by the Texas Real Estate Commission (TREC) and the commercial contracts forms published by the Texas Association of REALTORS provide that the seller will convey to the buyer all of the seller's rights associated with the property, including the mineral interests and rights held by the seller (subject only to those items listed in Para. 6 or otherwise stated in the contract)

If a party wishes to reserve all or part of the mineral rights, it is necessary to attach the TREC Addendum for Reservation of Oil, Gas and Other Minerals (TREC No. 44-0) to the sales contract. If a party wishes to address minerals differently than provided in the addendum, that party should seek the assistance of legal counsel familiar with such transactions.

The acknowledgement is being signed BEFORE the sales contract is finalized.

Seller: Signed by: CC6802DAFC71404... Date: 8/23/2026 Buyer:_____ Date:_____

Seller: Signed by: 2703ADAB91224FE... Date: 8/24/2026 Buyer:_____ Date:_____

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PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 11-07-2022

ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

6520 Valley View Dr. **North Richland Hills**

(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):

[X] (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 [X] 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 currentcontact 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.

Signed by: Brian Anderson 91E6C38CD7EB491...

_____ Seller **Brian Anderson**

Buyer

Signed by: Laura Anderson 2703ADAB91224FE...

_____ Seller **Laura Anderson**

Buyer

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.