

This is NOT a Tax Statement **Notice Of Appraised Value**  
Do NOT Pay From This Notice

WOOD CO APPRAISAL DISTRICT  
P O BOX 1706  
QUITMAN TEXAS 75783-1706

903-657-2555

COWAN PROPERTIES LLC  
PO BOX 21655  
OKLAHOMA CITY OK 73156-1655



APPRAISAL YEAR 2023	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/27/2023 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE	
210 CLARK STREET	
QUITMAN, TEXAS 75783	
903-657-2555 EXT 12 MINERALS	
EXT 25 OWNERSHIP	
EXT. 27 BPP, EXT 11 UTILITIES	
Protest Deadline:	6-09-2023
ARB Hearing:	6-27-2023
Owner:	712246 1089
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR	
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE	
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	

Dear Property Owner,  
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	10	Lease: 300020 Type: REAL Owner #: 712246
HAWKINS ISD	10	10	Legal: HAWKINS FLD UN TR B1-03
WASTE DISPOSAL	10	10	XTO ENERGY
			AB 416 J MCANULTY SURVEY
			(W S SHAMBURGER-B)
			.000007 Royalty Interest
			Category: G1
			Railroad #: 5743
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	10
HAWKINS ISD	10	0	10
WASTE DISPOSAL	10	0	10

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.  
Sincerely,

TRACY NICHOLS  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	50	50	Lease: 300030 Type: REAL Owner #: 712246		
HAWKINS ISD	50	50	Legal: HAWKINS FLD UN TR B1-04		
WASTE DISPOSAL	50	50	XTO ENERGY AB 449 J POLLOCK SURVEY (W S SHAMBURGER-C)		
.000069 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	50	0	50		
HAWKINS ISD	50	0	50		
WASTE DISPOSAL	50	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	30	30	Lease: 300040 Type: REAL Owner #: 712246		
HAWKINS ISD	30	30	Legal: HAWKINS FLD UN TR B1-05		
WASTE DISPOSAL	30	30	XTO ENERGY AB 449 J POLLOCK SURVEY (W J SHAMBURGER EST)		
.000018 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	30	0	30		
HAWKINS ISD	30	0	30		
WASTE DISPOSAL	30	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	70	70	Lease: 300090 Type: REAL Owner #: 712246		
HAWKINS ISD	70	70	Legal: HAWKINS FLD UN TR B1-10		
WASTE DISPOSAL	70	70	XTO ENERGY AB 449 J POLLOCK SURVEY (MRS N M SHAMBURGER-B)		
.000026 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$70 in 2023 as compared to \$60 in 2018 is a 16.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	70	0	70		
HAWKINS ISD	70	0	70		
WASTE DISPOSAL	70	0	70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	750	760	Lease: 300110 Type: REAL Owner #: 712246		
HAWKINS ISD	750	760	Legal: HAWKINS FLD UN TR B1-12		
WASTE DISPOSAL	750	760	XTO ENERGY AB 449 J POLLOCK SURVEY (ELLA M FAULK)		
.000056 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$760 in 2023 as compared to \$610 in 2018 is a 24.59% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	750	0	760		
HAWKINS ISD	750	0	760		
WASTE DISPOSAL	750	0	760		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	560 560 560	560 560 560	Lease: 300390 Type: REAL Owner #: 712246 Legal: HAWKINS FLD UN TR B2-10 XTO ENERGY AB 300 HERRINGTON SURVEY (B C WYATT)  .000123 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$560 in 2023 as compared to \$450 in 2018 is a 24.44% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	560 560 560	0 0 0	560 560 560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	700 700 700	710 710 710	Lease: 300530 Type: REAL Owner #: 712246 Legal: HAWKINS FLD UN TR B2-24 XTO ENERGY AB 300 W HERRINGTON SURVEY (T C SNOW)  .000075 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$710 in 2023 as compared to \$560 in 2018 is a 26.79% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	700 700 700	0 0 0	710 710 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	50 50 50	50 50 50	Lease: 300630 Type: REAL Owner #: 712246 Legal: HAWKINS FLD UN TR B2-34 XTO ENERGY AB 291 HAMPTON SURVEY (FLOY K WILLIAMS-B)  .000008 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	50 50 50	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	30 30 30 30	30 30 30 30	Lease: 300960 Type: REAL Owner #: 712246 Legal: HAWKINS FLD UN TR B3-19 XTO ENERGY AB 451 PARKER SURVEY (H C LAFORCE EAST TR) (E/2)  .000150 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	30 30 30 30	0 0 0 0	30 30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	110	110	Lease: 300965 Type: REAL Owner #: 712246
CITY OF HAWKINS	110	110	Legal: HAWKINS FLD UN TR B3-20
HAWKINS ISD	110	110	XTO ENERGY
WASTE DISPOSAL	110	110	AB 451 PARKER SURVEY (H C LAFORCE EAST TR E/2)
HB1984: The Appraised value of \$110 in 2023 as compared to \$90 in 2018 is a 22.22% increase.			.000150 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	110	0	110
CITY OF HAWKINS	110	0	110
HAWKINS ISD	110	0	110
WASTE DISPOSAL	110	0	110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	80	Lease: 301350 Type: REAL Owner #: 712246
CITY OF HAWKINS	50	50	Legal: HAWKINS FLD UN TR B3-59
HAWKINS ISD	80	80	XTO ENERGY
WASTE DISPOSAL	80	80	AB 41 BREWER SURVEY (R B SMITH-C)
HB1984: The Appraised value of \$80 in 2023 as compared to \$60 in 2018 is a 33.33% increase.			.000018 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	80
CITY OF HAWKINS	50	0	50
HAWKINS ISD	80	0	80
WASTE DISPOSAL	80	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	170	170	Lease: 301380 Type: REAL Owner #: 712246
CITY OF HAWKINS	170	170	Legal: HAWKINS FLD UN TR B3-62
HAWKINS ISD	170	170	XTO ENERGY
WASTE DISPOSAL	170	170	AB 41 BREWER SURVEY (E M SLAUGHTER-A)
HB1984: The Appraised value of \$170 in 2023 as compared to \$140 in 2018 is a 21.43% increase.			.000060 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	170	0	170
CITY OF HAWKINS	170	0	170
HAWKINS ISD	170	0	170
WASTE DISPOSAL	170	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY BIG SANDY ISD WASTE DISPOSAL	20 20 20	20 20 20	Lease: 301610 Type: REAL Owner #: 712246 Legal: HAWKINS FLD UN TR B4-07 XTO ENERGY AB 384 J P MOSELEY SURVEY (LACY-WM POUNCY)  .000003 Royalty Interest Category: G1 Railroad #: 5743  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY BIG SANDY ISD WASTE DISPOSAL	20 0 20	0 20 0	20 0 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	40 40 40	40 40 40	Lease: 301650 Type: REAL Owner #: 712246 Legal: HAWKINS FLD UN TR B4-11 XTO ENERGY AB 384 J P MOSELEY SURVEY (J M MCLAIN - B)  .000005 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	40 40 40	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	10 10 10 10	10 10 10 10	Lease: 302170 Type: REAL Owner #: 712246 Legal: HAWKINS FLD UN TR B5-08 XTO ENERGY AB 41 BREWER SURVEY (L H REESE EST)  .000043 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	10 10 10 10	0 0 0 0	10 10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	80	80	Lease: 303050 Type: REAL Owner #: 712246		
CITY OF HAWKINS	80	80	Legal: HAWKINS FLD UN TR B8-13		
HAWKINS ISD	80	80	XTO ENERGY		
WASTE DISPOSAL	80	80	AB 41 BREWER SURVEY (WARDELL PRICE)		
HB1984: The Appraised value of \$80 in 2023 as compared to \$70 in 2018 is a 14.29% increase.			.000301 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	80	0	80		
CITY OF HAWKINS	80	0	80		
HAWKINS ISD	80	0	80		
WASTE DISPOSAL	80	0	80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	110	110	Lease: 303250 Type: REAL Owner #: 712246		
CITY OF HAWKINS	110	110	Legal: HAWKINS FLD UN TR B8-33		
HAWKINS ISD	110	110	XTO ENERGY		
WASTE DISPOSAL	110	110	AB 41 BREWER SURVEY (AM-COL-BETHLEHEM BAPT CH)		
HB1984: The Appraised value of \$110 in 2023 as compared to \$90 in 2018 is a 22.22% increase.			.000369 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	110	0	110		
CITY OF HAWKINS	110	0	110		
HAWKINS ISD	110	0	110		
WASTE DISPOSAL	110	0	110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	90	90	Lease: 303250 Type: REAL Owner #: 712246		
CITY OF HAWKINS	90	90	Legal: HAWKINS FLD UN TR B8-33		
HAWKINS ISD	90	90	XTO ENERGY		
WASTE DISPOSAL	90	90	AB 41 BREWER SURVEY (AM-COL-BETHLEHEM BAPT CH)		
HB1984: The Appraised value of \$90 in 2023 as compared to \$80 in 2018 is a 12.50% increase.			.000323 Override Royalty Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	90	0	90		
CITY OF HAWKINS	90	0	90		
HAWKINS ISD	90	0	90		
WASTE DISPOSAL	90	0	90		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	2,960	0	2,980		
HAWKINS ISD	2,940	0	2,960		
WASTE DISPOSAL	2,960	0	2,980		
CITY OF HAWKINS	650	0	650		
BIG SANDY ISD	0	20	0		