

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

UNIVERSAL ROYALTY COMPANY LTD  
PO BOX 12167  
DALLAS TX 75225-0167



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:	716119 4964
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		110	90	Lease: 140600 Type: REAL Owner #: 716119
QUITMAN ISD	G	110	90	Legal: SHEPPARD-WHATLEY UNIT
HOSPITAL	G	110	90	SOUTHWEST OPER INC
WASTE DISPOSAL		110	90	AB 458 J POLK SURVEY
				WELLS #1-2 RRC# 874
				.000704 Royalty Interest
				Category: G1
				Railroad #: 874
Exemptions : G=LESS THAN \$500 MIN INT				
HB1984: The Appraised value of \$90 in 2023 as compared to \$120 in 2018 is a 25.00% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY	110	0	90	
QUITMAN ISD	0	90	0	
HOSPITAL	0	90	0	
WASTE DISPOSAL	110	0	90	

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 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 HAWKINS ISD WASTE DISPOSAL	30 30 30	30 30 30	Lease: 300280 Type: REAL Owner #: 716119 Legal: HAWKINS FLD UN TR B1-29 XTO ENERGY AB 183 M A ESPARCIA SURVEY (L A BRYAN-C)  .000190 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 HAWKINS ISD WASTE DISPOSAL	30 30 30	0 0 0	30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	2,230 2,230 2,230	2,250 2,250 2,250	Lease: 300400 Type: REAL Owner #: 716119 Legal: HAWKINS FLD UN TR B2-11 XTO ENERGY AB 300 W HERRINGTON SURVEY (J B SMITH TR#1)  .000488 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$2,250 in 2023 as compared to \$1,790 in 2018 is a 25.70% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	2,230 2,230 2,230	0 0 0	2,250 2,250 2,250		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY BIG SANDY ISD WASTE DISPOSAL	4,070 4,070 4,070	4,110 4,110 4,110	Lease: 300670 Type: REAL Owner #: 716119 Legal: HAWKINS FLD UN TR B2-38 XTO ENERGY AB 384 J P MOSELEY SURVEY (PHILLIPS-MARY SNIDER)  .000644 Royalty Interest Category: G1 Railroad #: 5743  No 2018 Hist		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY BIG SANDY ISD WASTE DISPOSAL	4,070 4,070 4,070	0 0 0	4,110 4,110 4,110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY BIG SANDY ISD WASTE DISPOSAL	2,150 2,150 2,150	2,170 2,170 2,170	Lease: 300750 Type: REAL Owner #: 716119 Legal: HAWKINS FLD UN TR B2-46 XTO ENERGY AB 384 J P MOSELEY SURVEY (LACY-F M SNIDER)  .000644 Royalty Interest Category: G1 Railroad #: 5743  No 2018 Hist		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY BIG SANDY ISD WASTE DISPOSAL	2,150 2,150 2,150	0 0 0	2,170 2,170 2,170		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	50 50 50	50 50 50	Lease: 300770 Type: REAL Owner #: 716119 Legal: HAWKINS FLD UN TR B3-01 XTO ENERGY AB 183 M A ESPARCIA SURVEY (L A BRYAN EST-B-2)  .000096 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 HAWKINS ISD WASTE DISPOSAL	1,500 1,500 1,500	1,510 1,510 1,510	Lease: 300920 Type: REAL Owner #: 716119 Legal: HAWKINS FLD UN TR B3-16 XTO ENERGY AB 451 PARKER SURVEY (L A BRYAN EST-B-1)  .000076 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$1,510 in 2023 as compared to \$1,210 in 2018 is a 24.79% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	1,500 1,500 1,500	0 0 0	1,510 1,510 1,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	1,030 1,030 1,030	1,040 1,040 1,040	Lease: 300930 Type: REAL Owner #: 716119 Legal: HAWKINS FLD UN TR B3-17 XTO ENERGY AB 451 PARKER SURVEY (L A BRYAN EST)  .000095 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$1,040 in 2023 as compared to \$830 in 2018 is a 25.30% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	1,030 1,030 1,030	0 0 0	1,040 1,040 1,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	600 600 600 600	600 600 600 600	Lease: 302200 Type: REAL Owner #: 716119 Legal: HAWKINS FLD UN TR B5-11 XTO ENERGY AB 41 BREWER SURVEY (LACY-J B SMITH)  .001302 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$600 in 2023 as compared to \$480 in 2018 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	600 600 600 600	0 0 0 0	600 600 600 600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,610	3,650	Lease: 302420 Type: REAL Owner #: 716119
CITY OF HAWKINS	3,610	3,650	Legal: HAWKINS FLD UN TR B6-08
HAWKINS ISD	3,610	3,650	XTO ENERGY
WASTE DISPOSAL	3,610	3,650	AB 41 BREWER SURVEY (PET CORP TX-L O PREDDY)
HB1984: The Appraised value of \$3,650 in 2023 as compared to \$2,910 in 2018 is a 25.43% increase.			.004395 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,610	0	3,650
CITY OF HAWKINS	3,610	0	3,650
HAWKINS ISD	3,610	0	3,650
WASTE DISPOSAL	3,610	0	3,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	50	50	Lease: 302730 Type: REAL Owner #: 716119
CITY OF HAWKINS	50	50	Legal: HAWKINS FLD UN TR B7-14
HAWKINS ISD	50	50	XTO ENERGY
WASTE DISPOSAL	50	50	AB 41 G BREWER SURVEY (L A BRYAN-E)
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.			.000190 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	50	0	50
CITY OF HAWKINS	50	0	50
HAWKINS ISD	50	0	50
WASTE DISPOSAL	50	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	730	740	Lease: 302740 Type: REAL Owner #: 716119
CITY OF HAWKINS	730	740	Legal: HAWKINS FLD UN TR B7-15
HAWKINS ISD	730	740	XTO ENERGY
WASTE DISPOSAL	730	740	AB 41 BREWER SURVEY (J B SMITH ADMIN)
HB1984: The Appraised value of \$740 in 2023 as compared to \$590 in 2018 is a 25.42% increase.			.002604 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	730	0	740
CITY OF HAWKINS	730	0	740
HAWKINS ISD	730	0	740
WASTE DISPOSAL	730	0	740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	90	90	Lease: 302770 Type: REAL Owner #: 716119
CITY OF HAWKINS	90	90	Legal: HAWKINS FLD UN TR B7-18
HAWKINS ISD	90	90	XTO ENERGY
WASTE DISPOSAL	90	90	AB 41 BREWER SURVEY (R B SMITH-A)
			.000326 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$90 in 2023 as compared to \$70 in 2018 is a 28.57% increase.			
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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	70	Lease: 500241 Type: REAL Owner #: 716119
QUITMAN ISD G	80	70	Legal: SHEPPARD -C- #1
HOSPITAL G	80	70	FAIR OIL LTD
WASTE DISPOSAL	80	70	AB 458 JOHN POLK SURVEY WELL #1 RRC# 186585
			.000527 Royalty Interest Category: G1 Railroad #: 186585
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2023 as compared to \$110 in 2018 is a 36.36% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	70
QUITMAN ISD	0	70	0
HOSPITAL	0	70	0
WASTE DISPOSAL	80	0	70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	16,330	0	16,450		
QUITMAN ISD	0	160	0		
HOSPITAL	0	160	0		
WASTE DISPOSAL	16,330	0	16,450		
HAWKINS ISD	9,920	0	10,010		
BIG SANDY ISD	6,220	0	6,280		
CITY OF HAWKINS	5,080	0	5,130		

