

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 ROY & MIN FUND I LP  
PO BOX 12822  
DALLAS TX 75225



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:	719375 4963
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	8,120	8,200	Lease: 300670 Type: REAL Owner #: 719375
BIG SANDY ISD	8,120	8,200	Legal: HAWKINS FLD UN TR B2-38
WASTE DISPOSAL	8,120	8,200	XTO ENERGY
			AB 384 J P MOSELEY SURVEY
			(PHILLIPS-MARY SNIDER)
			.001287 Royalty Interest
			Category: G1
			Railroad #: 5743
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	8,120	0	8,200
BIG SANDY ISD	8,120	0	8,200
WASTE DISPOSAL	8,120	0	8,200

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 BIG SANDY ISD WASTE DISPOSAL  No 2018 Hist	4,290 4,290 4,290	4,330 4,330 4,330	Lease: 300750 Type: REAL Owner #: 719375 Legal: HAWKINS FLD UN TR B2-46 XTO ENERGY AB 384 J P MOSELEY SURVEY (LACY-F M SNIDER)  .001287 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY BIG SANDY ISD WASTE DISPOSAL	4,290 4,290 4,290	0 0 0	4,330 4,330 4,330		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	3,460 3,460 3,460	3,490 3,490 3,490	Lease: 301040 Type: REAL Owner #: 719375 Legal: HAWKINS FLD UN TR B3-28 XTO ENERGY AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE)  .001058 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	3,460 3,460 3,460	0 0 0	3,490 3,490 3,490		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	310 310 310	310 310 310	Lease: 301250 Type: REAL Owner #: 719375 Legal: HAWKINS FLD UN TR B3-49 XTO ENERGY CORP AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE-B)  .001058 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	310 310 310	0 0 0	310 310 310		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY BIG SANDY ISD WASTE DISPOSAL HAWKINS ISD	16,180 12,410 16,180 3,770	0 0 0 0	16,330 12,530 16,330 3,800		