

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

RIVER CITY LLC  
PO BOX 58  
SEGUIN TX 78156-0058



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: 720109 4086  
  
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		240	30	Lease: 71550 Type: REAL Owner #: 720109
QUITMAN ISD	G	240	30	Legal: MANZIEL G/U 2 #1
HOSPITAL	G	240	30	FAIR OIL LTD
WASTE DISPOSAL		240	30	AB 458 J POLK SURVEY WELL #1 RRC# 70733
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist				.001356 Royalty Interest Category: G1 Railroad #: 70733
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY	240	0	30	
QUITMAN ISD	0	30	0	
HOSPITAL	0	30	0	
WASTE DISPOSAL	240	0	30	

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  No 2018 Hist	740 740 740	750 750 750	Lease: 300400 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-11 XTO ENERGY AB 300 W HERRINGTON SURVEY (J B SMITH TR#1)  .000163 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	740 740 740	0 0 0	750 750 750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	190 190 190	200 200 200	Lease: 300540 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-25 XTO ENERGY AB 291 HAMPTON SURVEY (M A KAY EST-D)  .000046 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	190 190 190	0 0 0	200 200 200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	250 250 250	250 250 250	Lease: 300550 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-26 XTO ENERGY AB 48 B N HAMPTON SURVEY (M A KAY EST-B)  .000047 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	250 250 250	0 0 0	250 250 250		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	160 160 160	160 160 160	Lease: 300610 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-32 XTO ENERGY AB 48 B N HAMPTON SURVEY (M A KAY EST-C)  .000035 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	160 160 160	0 0 0	160 160 160		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	50 50 50	50 50 50	Lease: 300630 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-34 XTO ENERGY AB 291 HAMPTON SURVEY (FLOY K WILLIAMS-B)  .000008 Royalty Interest Category: G1 Railroad #: 5743		
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  No 2018 Hist	1,310 1,310 1,310	1,330 1,330 1,330	Lease: 300640 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-35 XTO ENERGY AB 291 HAMPTON SURVEY (M A KAY EST-2)  .000046 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,310 1,310 1,310	0 0 0	1,330 1,330 1,330		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	130 130 130	130 130 130	Lease: 300650 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-36 XTO ENERGY AB 384 J P MOSELEY SURVEY (L O PREDDY-B)  .000017 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	130 130 130	0 0 0	130 130 130		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	10 10 10	10 10 10	Lease: 301320 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B3-56 XTO ENERGY AB 604 E WIDEMAN SURVEY (B F ALLEN EST-C)  .000378 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,000	4,040	Lease: 301420 Type: REAL Owner #: 720109
CITY OF HAWKINS	1,620	1,640	Legal: HAWKINS FLD UN TR B3-66
HAWKINS ISD	4,000	4,040	XTO ENERGY
WASTE DISPOSAL	4,000	4,040	AB 41 BREWER SURVEY (B F ALLEN EST-D)
No 2018 Hist			.000378 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,000	0	4,040
CITY OF HAWKINS	1,620	0	1,640
HAWKINS ISD	4,000	0	4,040
WASTE DISPOSAL	4,000	0	4,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	10	Lease: 301430 Type: REAL Owner #: 720109
CITY OF HAWKINS	10	10	Legal: HAWKINS FLD UN TR B3-67
HAWKINS ISD	10	10	XTO ENERGY
WASTE DISPOSAL	10	10	AB 41 BREWER SURVEY (B F ALLEN EST-B)
No 2018 Hist			.000378 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	10
CITY OF HAWKINS	10	0	10
HAWKINS ISD	10	0	10
WASTE DISPOSAL	10	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	31,020	31,330	Lease: 301740 Type: REAL Owner #: 720109
HAWKINS ISD	31,020	31,330	Legal: HAWKINS FLD UN TR B4-20
WASTE DISPOSAL	31,020	31,330	XTO ENERGY
No 2018 Hist			AB 384 J P MOSELEY SURVEY (TEXACO-R F GREEN TR-1)
			.002604 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	31,020	0	31,330
HAWKINS ISD	31,020	0	31,330
WASTE DISPOSAL	31,020	0	31,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	16,310	16,470	Lease: 301900 Type: REAL Owner #: 720109		
CITY OF HAWKINS	3,850	3,890	Legal: HAWKINS FLD UN TR B4-37		
HAWKINS ISD	16,310	16,470	XTO ENERGY		
WASTE DISPOSAL	16,310	16,470	AB 299 H G HEARD SURVEY (TEXACO-RA-R M COBB)		
No 2018 Hist			.000645 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	16,310	0	16,470		
CITY OF HAWKINS	3,850	0	3,890		
HAWKINS ISD	16,310	0	16,470		
WASTE DISPOSAL	16,310	0	16,470		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	3,990	4,030	Lease: 302430 Type: REAL Owner #: 720109		
CITY OF HAWKINS	3,990	4,030	Legal: HAWKINS FLD UN TR B6-09		
HAWKINS ISD	3,990	4,030	XTO ENERGY		
WASTE DISPOSAL	3,990	4,030	AB 41 BREWER SURVEY (AMOCO-H H YATES)		
No 2018 Hist			.005208 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	3,990	0	4,030		
CITY OF HAWKINS	3,990	0	4,030		
HAWKINS ISD	3,990	0	4,030		
WASTE DISPOSAL	3,990	0	4,030		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	670	680	Lease: 303400 Type: REAL Owner #: 720109		
CITY OF HAWKINS	670	680	Legal: HAWKINS FLD UN TR B9-06		
HAWKINS ISD	670	680	XTO ENERGY		
WASTE DISPOSAL	670	680	AB 41 BREWER SURVEY (AM-BETHLEHEM COL METH CH)		
No 2018 Hist			.002279 Override Royalty Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	670	0	680		
CITY OF HAWKINS	670	0	680		
HAWKINS ISD	670	0	680		
WASTE DISPOSAL	670	0	680		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	59,080	0	59,470		
QUITMAN ISD	0	30	0		
HOSPITAL	0	30	0		
WASTE DISPOSAL	59,080	0	59,470		
HAWKINS ISD	58,840	0	59,440		
CITY OF HAWKINS	10,140	0	10,250		

