

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

GASTON FAMILY PARTNERSHIP  
52 LOVEGRASS LN  
SUNSET VALLEY TX 78745



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:	79200 1764
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	310	320	Lease: 300500 Type: REAL Owner #: 79200																
HAWKINS ISD	310	320	Legal: HAWKINS FLD UN TR B2-21																
WASTE DISPOSAL	310	320	XTO ENERGY AB 137 J B CRAIN SURVEY (W T MINSHEW EST-1)																
HB1984: The Appraised value of \$320 in 2023 as compared to \$250 in 2018 is a 28.00% increase.																			
<table border="1"> <tr> <th>Taxing Units</th><th>Last Year's Taxable</th><th>Proposed Exemptions</th><th>Proposed Taxable (Less Exemptions)</th></tr> <tr> <td>COUNTY</td><td>310</td><td>0</td><td>320</td></tr> <tr> <td>HAWKINS ISD</td><td>310</td><td>0</td><td>320</td></tr> <tr> <td>WASTE DISPOSAL</td><td>310</td><td>0</td><td>320</td></tr> </table>	Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	COUNTY	310	0	320	HAWKINS ISD	310	0	320	WASTE DISPOSAL	310	0	320			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)																
COUNTY	310	0	320																
HAWKINS ISD	310	0	320																
WASTE DISPOSAL	310	0	320																

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 HAWKINS ISD WASTE DISPOSAL	260 260 260	270 270 270	Lease: 300510 Type: REAL Owner #: 79200 Legal: HAWKINS FLD UN TR B2-22 XTO ENERGY AB 300 W HERRINGTON SURVEY (W T MINSHEW EST-B)  .000126 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$270 in 2023 as compared to \$210 in 2018 is a 28.57% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	260 260 260	0 0 0	270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	25,550 25,550 25,550 25,550	25,800 25,800 25,800 25,800	Lease: 301370 Type: REAL Owner #: 79200 Legal: HAWKINS FLD UN TR B3-61 XTO ENERGY AB 41 BREWER SURVEY (SAMUEL JEFFREY)  .004232 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$25,800 in 2023 as compared to \$20,580 in 2018 is a 25.36% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	25,550 25,550 25,550 25,550	0 0 0 0	25,800 25,800 25,800 25,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	1,600 1,000 1,600 1,600	1,610 1,010 1,610 1,610	Lease: 302020 Type: REAL Owner #: 79200 Legal: HAWKINS FLD UN TR B4-49 XTO ENERGY AB 499 ROBINSON SURVEY (AMOCO-SAM JEFFREY)  .002106 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$1,610 in 2023 as compared to \$1,290 in 2018 is a 24.81% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	1,600 1,000 1,600 1,600	0 0 0 0	1,610 1,010 1,610 1,610

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY HAWKINS ISD WASTE DISPOSAL CITY OF HAWKINS	27,720 27,720 27,720 26,550	0 0 0 0	28,000 28,000 28,000 26,810		