

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

woodhelp@woodcad.org

OAK TREE MINERALS LLC  
2601 NETWORK BLVD STE 404  
FRISCO TX 75034



APPRAISAL YEAR 2025	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON 7/07/2025	AT: 9:00 AM
APPRAISAL DISTRICT OFFICE	
210 CLARK STREET	
QUITMAN, TEXAS 75783	
903-657-2555 EXT 12 MINERALS	
903 657 2555 EXT 24 ROYALTIES	
903 657 2555 EXT 14 PERSONAL	
Protest Deadline:	6-13-2025
ARB Hearing:	7-07-2025
Owner:	718194 3426
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 2025	PROPERTY DESCRIPTION		
COUNTY		280	220	Lease: 22640	Type: REAL	Owner #: 718194
WINNSBORO ISD	G	280	220	Legal: COKE SC UNIT TR 04		
WASTE DISPOSAL		280	220	GTG OPERATING LLC		
				AB 534 B SMITH SURVEY		
				(J D KENNEMER) .1100101		
				.003906 Royalty Interest		
				Category: G1		
				Railroad #: 5678		
Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		280	0	220		
WINNSBORO ISD		0	220	0		
WASTE DISPOSAL		280	0	220		

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

*The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

TRACY NICHOLS  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL  No 2020 Hist	30 30 30 30	20 20 20 20	Lease: 22670 Type: REAL Owner #: 718194 Legal: COKE SC UNIT TR 07 GTG OPERATING LLC AB 657 M Y'BARBO SURVEY (C B KENNEMER 'C') .0196331  .001953 Royalty Interest Category: G1 Railroad #: 5678		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	30 30 30 30	0 0 0 0	20 20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY WINNSBORO ISD G WASTE DISPOSAL  Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist	280 280 280	210 210 210	Lease: 22700 Type: REAL Owner #: 718194 Legal: COKE SC UNIT TR 10 GTG OPERATING LLC AB 534 B SMITH SURVEY (DELTA-J M CLARK) .1090884  .003906 Royalty Interest Category: G1 Railroad #: 5678		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY WINNSBORO ISD WASTE DISPOSAL	280 0 280	0 210 0	210 0 210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL  No 2020 Hist	70 70 70 70	50 50 50 50	Lease: 22730 Type: REAL Owner #: 718194 Legal: COKE SC UNIT TR 13 GTG OPERATING LLC AB 657 M Y'BARBO SURVEY (GEN AMER-RADNEY) .0256706  .003906 Royalty Interest Category: G1 Railroad #: 5678		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	70 70 70 70	0 0 0 0	50 50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	110	80	Lease: 22750 Type: REAL Owner #: 718194		
QUITMAN ISD	110	80	Legal: COKE SC UNIT TR 15		
HOSPITAL	110	80	GTG OPERATING LLC		
WASTE DISPOSAL	110	80	AB 347 J KNIGHT SURVEY (C B KENNEMER 'B') .0822195		
No 2020 Hist			.001953 Royalty Interest Category: G1 Railroad #: 5678		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	110	0	80		
QUITMAN ISD	110	0	80		
HOSPITAL	110	0	80		
WASTE DISPOSAL	110	0	80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	40	30	Lease: 22755 Type: REAL Owner #: 718194		
QUITMAN ISD	40	30	Legal: COKE SC UNIT TR 15A		
HOSPITAL	40	30	GTG OPERATING LLC		
WASTE DISPOSAL	40	30	AB 347 J KNIGHT SURVEY (C B KENNEMER 'A') .0292654		
No 2020 Hist			.001953 Royalty Interest Category: G1 Railroad #: 5678		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	30		
QUITMAN ISD	40	0	30		
HOSPITAL	40	0	30		
WASTE DISPOSAL	40	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	260	200	Lease: 22760 Type: REAL Owner #: 718194		
QUITMAN ISD	260	200	Legal: COKE SC UNIT TR 16		
HOSPITAL	260	200	GTG OPERATING LLC		
WASTE DISPOSAL	260	200	AB 347 J KNIGHT SURVEY (E L FAULK) .0999631		
No 2020 Hist			.003906 Royalty Interest Category: G1 Railroad #: 5678		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	260	0	200		
QUITMAN ISD	260	0	200		
HOSPITAL	260	0	200		
WASTE DISPOSAL	260	0	200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	80	60	Lease: 22780 Type: REAL Owner #: 718194		
QUITMAN ISD	80	60	Legal: COKE SC UNIT TR 18		
HOSPITAL	80	60	GTG OPERATING LLC		
WASTE DISPOSAL	80	60	AB 347 J KNIGHT SURVEY (T D YATES) .0195871		
No 2020 Hist			.005859 Royalty Interest Category: G1 Railroad #: 5678		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	80	0	60		
QUITMAN ISD	80	0	60		
HOSPITAL	80	0	60		
WASTE DISPOSAL	80	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	7,210	14,200	Lease: 500429 Type: REAL Owner #: 718194		
QUITMAN ISD	7,210	14,200	Legal: COKE PALUXY UNIT		
HOSPITAL	7,210	14,200	GTG OPERATING LLC		
WASTE DISPOSAL	7,210	14,200	AB 347 J KNIGHT RRC 15483		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist			.001395 Royalty Interest Category: G1 Railroad #: 15483		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	7,210	5,550	8,650		
QUITMAN ISD	7,210	5,550	8,650		
HOSPITAL	7,210	5,550	8,650		
WASTE DISPOSAL	7,210	5,550	8,650		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	8,360	5,550	9,520		
WINNSBORO ISD	0	430	0		
WASTE DISPOSAL	8,360	5,550	9,520		
QUITMAN ISD	7,800	5,550	9,090		
HOSPITAL	7,800	5,550	9,090		