

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

JONES RUBY J EMERSON TRUST #1  
% RYAN LLC  
1233 WEST LOOP S SUITE 1500  
HOUSTON TX 77027



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:	718605 2384
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	560	520	Lease: 302030 Type: REAL Owner #: 718605
CITY OF HAWKINS G	240	220	Legal: HAWKINS FLD UN TR B4-50
HAWKINS ISD	560	520	MERIT ENERGY CORP
WASTE DISPOSAL	560	520	AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR-2)
			Agent: 549
			.000790 Royalty Interest
			Category: G1
			Railroad #: 5743
Deductions: (G)=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$520 in 2025		as compared to \$530 in 2020 is a 1.89% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	560	0	520
CITY OF HAWKINS	0	220	0
HAWKINS ISD	560	0	520
WASTE DISPOSAL	560	0	520

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 HAWKINS ISD WASTE DISPOSAL	30 30 30	40 40 40	Lease: 302040 Type: REAL Owner #: 718605 Legal: HAWKINS FLD UN TR B4-51 MERIT ENERGY CORP AB 400 ETAL MCKNIGHT ETAL SUR (TEXACO-GREER-COBB)  .000417 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549  HB1984: The Appraised value of \$40 in 2025 as compared to \$30 in 2020 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	30 30 30	0 0 0	40 40 40

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	590	0	560		
CITY OF HAWKINS	0	220	0		
HAWKINS ISD	590	0	560		
WASTE DISPOSAL	590	0	560		