

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

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



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: 719375 4745

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	6,730	6,270	Lease: 300670 Type: REAL Owner #: 719375
BIG SANDY ISD	6,730	6,270	Legal: HAWKINS FLD UN TR B2-38
WASTE DISPOSAL	6,730	6,270	MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (PHILLIPS-MARY SNIDER)
HB1984: The Appraised value of \$6,270 in 2025 as compared to \$6,280 in 2020 is a .16% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	6,730	0	6,270
BIG SANDY ISD	6,730	0	6,270
WASTE DISPOSAL	6,730	0	6,270

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	3,550	3,310	Lease: 300750 Type: REAL Owner #: 719375		
BIG SANDY ISD	3,550	3,310	Legal: HAWKINS FLD UN TR B2-46		
WASTE DISPOSAL	3,550	3,310	MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (LACY-F M SNIDER)		
.001287 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$3,310 in 2025 as compared to \$3,320 in 2020 is a .30% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,550	0	3,310		
BIG SANDY ISD	3,550	0	3,310		
WASTE DISPOSAL	3,550	0	3,310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	2,860	5,330	Lease: 301040 Type: REAL Owner #: 719375		
HAWKINS ISD	2,860	5,330	Legal: HAWKINS FLD UN TR B3-28		
WASTE DISPOSAL	2,860	5,330	MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE)		
.002116 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$5,330 in 2025 as compared to \$2,680 in 2020 is a 98.88% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,860	0	5,330		
HAWKINS ISD	2,860	0	5,330		
WASTE DISPOSAL	2,860	0	5,330		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	250	470	Lease: 301250 Type: REAL Owner #: 719375		
HAWKINS ISD	250	470	Legal: HAWKINS FLD UN TR B3-49		
WASTE DISPOSAL	250	470	MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE-B)		
.002116 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$470 in 2025 as compared to \$240 in 2020 is a 95.83% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	250	0	470		
HAWKINS ISD	250	0	470		
WASTE DISPOSAL	250	0	470		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	13,390	0	15,380		
BIG SANDY ISD	10,280	0	9,580		
WASTE DISPOSAL	13,390	0	15,380		
HAWKINS ISD	3,110	0	5,800		