

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

RIVER CITY LLC
PO BOX 58
SEGUIN TX 78156-0058



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: 720109 3898 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	C		140	70	Lease: 71550 Type: REAL Owner #: 720109
QUITMAN ISD	G C		140	70	Legal: MANZIEL G/U 2 #1
HOSPITAL	G C		140	70	FAIR OIL LTD
WASTE DISPOSAL	C		140	70	AB 458 J POLK SURVEY WELL #1 RRC# 70733
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					.001356 Royalty Interest Category: G1 Railroad #: 70733
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	36	30	40		
QUITMAN ISD	0	100	0		
HOSPITAL	0	100	0		
WASTE DISPOSAL	36	30	40		

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 No 2020 Hist	620 620 620	570 570 570	Lease: 300400 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-11 MERIT ENERGY CORP AB 300 W HERRINGTON SURVEY (J B SMITH TR#1) .000163 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	620 620 620	0 0 0	570 570 570		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist		710 710 710	Lease: 300490 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-20 MERIT ENERGY CORP AB 137 J B CRAIN SURVEY (TEXACO-R F GREEN TR-2-3) .001020 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	0 0 0	0 0 0	710 710 710		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	160 160 160	150 150 150	Lease: 300540 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-25 MERIT ENERGY CORP AB 291 HAMPTON SURVEY (M A KAY EST-D) .000046 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	160 160 160	0 0 0	150 150 150		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	200 200 200	190 190 190	Lease: 300550 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-26 MERIT ENERGY CORP 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 Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	200 200 200	0 0 0	190 190 190		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	130 130 130	120 120 120	Lease: 300610 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-32 MERIT ENERGY CORP 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 Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	130 130 130	0 0 0	120 120 120		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	40 40 40	40 40 40	Lease: 300630 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-34 MERIT ENERGY CORP AB 291 HAMPTON SURVEY (FLOY K WILLIAMS-B) .000008 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	40 40 40	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	1,090 1,090 1,090	1,010 1,010 1,010	Lease: 300640 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-35 MERIT ENERGY CORP AB 291 HAMPTON SURVEY (M A KAY EST-2) .000046 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,090 1,090 1,090	0 0 0	1,010 1,010 1,010		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	110 110 110	100 100 100	Lease: 300650 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B2-36 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (L O PREDDY-B) .000017 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	110 110 110	0 0 0	100 100 100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	10 10 10	10 10 10	Lease: 301320 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B3-56 MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (B F ALLEN EST-C) .000378 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL No 2020 Hist	3,320 1,340 3,320 3,320	3,090 1,250 3,090 3,090	Lease: 301420 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B3-66 MERIT ENERGY CORP AB 41 BREWER SURVEY (B F ALLEN EST-D) .000378 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	3,320 1,340 3,320 3,320	0 0 0 0	3,090 1,250 3,090 3,090		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	10 10 10	10 10 10	Lease: 301430 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B3-67 MERIT ENERGY CORP AB 41 BREWER SURVEY (B F ALLEN EST-B) .000378 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY BIG SANDY ISD WASTE DISPOSAL No 2020 Hist		4,920 4,920 4,920	Lease: 301640 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B4-10 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-A D SNIDER) .001020 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY BIG SANDY ISD WASTE DISPOSAL	0 0 0	0 0 0	4,920 4,920 4,920		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	25,700 25,700 25,700	9,370 9,370 9,370	Lease: 301740 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B4-20 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-R F GREEN TR-1) .001020 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	25,700 25,700 25,700	0 0 0	9,370 9,370 9,370		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL No 2020 Hist	13,510 3,190 13,510 13,510	19,910 4,700 19,910 19,910	Lease: 301900 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B4-37 MERIT ENERGY CORP AB 299 H G HEARD SURVEY (TEXACO-RA-R M COBB) .001020 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	13,510 3,190 13,510 13,510	0 0 0 0	19,910 4,700 19,910 19,910		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL No 2020 Hist		840 340 840 840	Lease: 301940 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B4-41 MERIT ENERGY CORP AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR #1) .001020 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	0 0 0 0	0 0 0 0	840 340 840 840		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL No 2020 Hist		680 280 680 680	Lease: 302030 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B4-50 MERIT ENERGY CORP AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR-2) .001020 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	680
CITY OF HAWKINS	0	0	280
HAWKINS ISD	0	0	680
WASTE DISPOSAL	0	0	680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist		90 90 90	Lease: 302040 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B4-51 MERIT ENERGY CORP AB 400 ETAL MCKNIGHT ETAL SUR (TEXACO-GREER-COBB) .001020 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	90
HAWKINS ISD	0	0	90
WASTE DISPOSAL	0	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL No 2020 Hist	3,310 3,310 3,310 3,310	3,080 3,080 3,080 3,080	Lease: 302430 Type: REAL Owner #: 720109 Legal: HAWKINS FLD UN TR B6-09 MERIT ENERGY CORP AB 41 BREWER SURVEY (AMOCO-H H YATES) .005208 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,310	0	3,080
CITY OF HAWKINS	3,310	0	3,080
HAWKINS ISD	3,310	0	3,080
WASTE DISPOSAL	3,310	0	3,080

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		560	520	Lease: 303400 Type: REAL Owner #: 720109		
CITY OF HAWKINS		560	520	Legal: HAWKINS FLD UN TR B9-06		
HAWKINS ISD		560	520	MERIT ENERGY CORP		
WASTE DISPOSAL		560	520	AB 41 BREWER SURVEY		
				(AM-BETHLEHEM COL METH CH)		
				.002279 Override Royalty		
				Category: G1		
				Railroad #: 5743		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		560	0	520		
CITY OF HAWKINS		560	0	520		
HAWKINS ISD		560	0	520		
WASTE DISPOSAL		560	0	520		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	48,806	30	45,450		
QUITMAN ISD	0	100	0		
HOSPITAL	0	100	0		
WASTE DISPOSAL	48,806	30	45,450		
HAWKINS ISD	48,770	0	40,490		
CITY OF HAWKINS	8,400	0	10,170		
BIG SANDY ISD	0	0	4,920		

