This is NOT a Tax Statement

Notice Of Appraised Value

Do NOT Pay From This Notice

EDWARDS COUNTY APPRAISAL DIST
P O BOX 858
ROCKSPRINGS TX 78880-0858

830-683-4189

ecad@swtexas.net

APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/21/2024 AT: 9:00 AM
EDWARDS COUNTY APPRAISAL DIST
BOARD RM-101 E MAIN ST - ANNEX
ROCKSPRINGS, TEXAS 78880
MINERAL VALUE QUESTIONS CALL (325)482-9188,PP/UTILITY VALUE QUESTIONS CALL (325)482-9188

Protest Deadline: 6-06-2024
ARB Hearing: 6-21-2024
Owner: 10627 19

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

CATHEXIS ROYALTIES & MINERALS
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330

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 2024	PROPERTY DESCRIPTION
EDWARDS CO I&S	10,930	2,400	Lease: 149395 Type: REAL Owner #: 10627
EDWARDS CO M&O	10,930	2,400	Legal: CANYON RANCH WL #2202EH
LATERAL ROAD	10,930	2,400	ENERVEST OPR
RCKSPGS ISD I&S	10,930	2,400	AB 3067 CCSD&RGNGRR/ALEXANDER
RCKSPGS ISD M&O	10,930	2,400	SEC 220
REAL-ED WATER D	10,930	2,400	Agent: 574
			.025000 Override Royalty
			Category: G1
			Railroad #: 149395

HB1984: The Appraised value of $2,400 in 2024 as compared to $3,460 in 2019 is a 30.64% decrease.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	10,930	0	2,400		
EDWARDS CO M&O	10,930	0	2,400		
LATERAL ROAD	10,930	0	2,400		
RCKSPGS ISD I&S	10,930	0	2,400		
RCKSPGS ISD M&O	10,930	0	2,400		
REAL-ED WATER D	10,930	0	2,400		

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 folowing 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, beginnng 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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
EDWARDS CO I&S	3,080	380	Lease: 150857 Type: REAL Owner #: 10627
EDWARDS CO M&O	3,080	380	Legal: CANYON RANCH WL #2203E
LATERAL ROAD	3,080	380	ENERVEST OPR
RCKSPGS ISD I&S	3,080	380	AB 3067 CCSD & RGNG RR #220 SU
RCKSPGS ISD M&O	3,080	380	
REAL-ED WATER D	3,080	380	Agent: 574
			.025000 Override Royalty
			Category: G1
			Railroad #: 150857

HB1984: The Appraised value of $380 in 2024 as compared to $1,280 in 2019 is a 70.31% decrease.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	3,080	0	380		
EDWARDS CO M&O	3,080	0	380		
LATERAL ROAD	3,080	0	380		
RCKSPGS ISD I&S	3,080	0	380		
RCKSPGS ISD M&O	3,080	0	380		
REAL-ED WATER D	3,080	0	380		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
EDWARDS CO I&S	18,250	3,460	Lease: 155035 Type: REAL Owner #: 10627
EDWARDS CO M&O	18,250	3,460	Legal: CANYON RANCH WL #52EH
LATERAL ROAD	18,250	3,460	ENERVEST OPR
RCKSPGS ISD I&S	18,250	3,460	AB 705 ALEXANDER R G SUR SEC 5
RCKSPGS ISD M&O	18,250	3,460	
REAL-ED WATER D	18,250	3,460	Agent: 574
			.025000 Override Royalty
			Category: G1
			Railroad #: 155035

HB1984: The Appraised value of $3,460 in 2024 as compared to $5,440 in 2019 is a 36.40% decrease.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	18,250	0	3,460		
EDWARDS CO M&O	18,250	0	3,460		
LATERAL ROAD	18,250	0	3,460		
RCKSPGS ISD I&S	18,250	0	3,460		
RCKSPGS ISD M&O	18,250	0	3,460		
REAL-ED WATER D	18,250	0	3,460		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
EDWARDS CO I&S	18,670	4,510	Lease: 157234 Type: REAL Owner #: 10627
EDWARDS CO M&O	18,670	4,510	Legal: CANYON RANCH WL #501EH
LATERAL ROAD	18,670	4,510	ENERVEST OPR
RCKSPGS ISD I&S	18,670	4,510	AB 847& 779 GCSF RR #5/CCSD &
RCKSPGS ISD M&O	18,670	4,510	RGNG #
REAL-ED WATER D	18,670	4,510	Agent: 574
			.025000 Override Royalty
			Category: G1
			Railroad #: 157234

HB1984: The Appraised value of $4,510 in 2024 as compared to $5,570 in 2019 is a 19.03% decrease.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	18,670	0	4,510		
EDWARDS CO M&O	18,670	0	4,510		
LATERAL ROAD	18,670	0	4,510		
RCKSPGS ISD I&S	18,670	0	4,510		
RCKSPGS ISD M&O	18,670	0	4,510		
REAL-ED WATER D	18,670	0	4,510		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
EDWARDS CO I&S	6,540	1,010	Lease: 160937 Type: REAL Owner #: 10627
EDWARDS CO M&O	6,540	1,010	Legal: CANYON RANCH WL #2204 EH
LATERAL ROAD	6,540	1,010	ENERVEST OPR
RCKSPGS ISD I&S	6,540	1,010	AB 3067 CCSD & RGNG RR SEC 220
RCKSPGS ISD M&O	6,540	1,010	/KOON T
REAL-ED WATER D	6,540	1,010	Agent: 574
			.025000 Override Royalty
			Category: G1
			Railroad #: 160937

HB1984: The Appraised value of $1,010 in 2024 as compared to $2,660 in 2019 is a 62.03% decrease.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	6,540	0	1,010		
EDWARDS CO M&O	6,540	0	1,010		
LATERAL ROAD	6,540	0	1,010		
RCKSPGS ISD I&S	6,540	0	1,010		
RCKSPGS ISD M&O	6,540	0	1,010		
REAL-ED WATER D	6,540	0	1,010		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
EDWARDS CO I&S	57,470	0	11,760		
EDWARDS CO M&O	57,470	0	11,760		
LATERAL ROAD	57,470	0	11,760		
RCKSPGS ISD I&S	57,470	0	11,760		
RCKSPGS ISD M&O	57,470	0	11,760		
REAL-ED WATER D	57,470	0	11,760		