

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

NEWTON CENTRAL APPR DIST  
109 E COURT STREET  
NEWTON TX 75966

409-379-3710

FERSTLER HOLDINGS LP  
12600 HL CNTRY BLVD STE R-270  
AUSTIN TX 78738-6727



APPRAISAL YEAR 2022  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/29/2022 AT: 9:00 AM  
NEWTON CO APPRAISAL DISTRICT  
109 E COURT STREET  
NEWTON TX 75966  
FOR MINERAL QUESTIONS CONTACT  
PRITCHARD & ABBOTT  
832-243-9600 OR WWW.PANDAI.COM  
Protest Deadline: 6-06-2022  
ARB Hearing: 6-29-2022  
Owner: 805402 237  
  
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 2022	PROPERTY DESCRIPTION
COUNTY	440	700	Lease: 2206 Type: REAL Owner #: 805402
LATERAL ROAD	440	700	Legal: VASTAR W#1-3,5,9
NEWTON ISD	440	700	BXP OPERATING LLC
FIRE DIST #2	440	700	AB 13 J D RAY RRC 23734
HB1984: The Appraised value of \$700 in 2022 as compared to \$480 in 2017 is a 45.83% increase.			.003250 Royalty Interest Category: G1 Railroad #: 23734
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	440	0	700
LATERAL ROAD	440	0	700
NEWTON ISD	440	0	700
FIRE DIST #2	440	0	700

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

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.  
Sincerely,

MARGIE HERRIN  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	8,020	36,180	Lease: 2230 Type: REAL Owner #: 805402
LATERAL ROAD	8,020	36,180	Legal: BURNS W#1-2,4-6
NEWTON ISD	8,020	36,180	BXP OPERATING LLC
FIRE DIST #2	8,020	36,180	AB 680 D CALL & M T JONES RRC 23505
.080750 Royalty Interest Category: G1 Railroad #: 23505			
HB1984: The Appraised value of \$36,180 in 2022 as compared to \$71,250 in 2017 is a 49.22% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	8,020	0	36,180
LATERAL ROAD	8,020	0	36,180
NEWTON ISD	8,020	0	36,180
FIRE DIST #2	8,020	0	36,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	830	1,870	Lease: 2250 Type: REAL Owner #: 805402
LATERAL ROAD	830	1,870	Legal: CHAMPION RAY
NEWTON ISD	830	1,870	BXP OPERATING LLC
FIRE DIST #2	830	1,870	AB 13 J D RAY RRC 24298
.004511 Royalty Interest Category: G1 Railroad #: 24298			
HB1984: The Appraised value of \$1,870 in 2022 as compared to \$1,480 in 2017 is a 26.35% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	830	0	1,870
LATERAL ROAD	830	0	1,870
NEWTON ISD	830	0	1,870
FIRE DIST #2	830	0	1,870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	2,140	4,830	Lease: 2250 Type: REAL Owner #: 805402
LATERAL ROAD	2,140	4,830	Legal: CHAMPION RAY
NEWTON ISD	2,140	4,830	BXP OPERATING LLC
FIRE DIST #2	2,140	4,830	AB 13 J D RAY RRC 24298
.011628 Override Royalty Category: G1 Railroad #: 24298			
HB1984: The Appraised value of \$4,830 in 2022 as compared to \$3,800 in 2017 is a 27.11% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,140	0	4,830
LATERAL ROAD	2,140	0	4,830
NEWTON ISD	2,140	0	4,830
FIRE DIST #2	2,140	0	4,830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	290	2,070	Lease: 2252 Type: REAL Owner #: 805402
LATERAL ROAD	290	2,070	Legal: NEWTON #1 & #2
NEWTON ISD	290	2,070	BXP OPERATING LLC
FIRE DIST #2	290	2,070	AB 680 DB C&G RR D CALL & M T RRC 24266
HB1984: The Appraised value of \$2,070 in 2022 as compared to \$660 in 2017 is a 213.64% increase.			.002875 Royalty Interest Category: G1 Railroad #: 24266
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	290	0	2,070
LATERAL ROAD	290	0	2,070
NEWTON ISD	290	0	2,070
FIRE DIST #2	290	0	2,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	2,070	14,820	Lease: 2252 Type: REAL Owner #: 805402
LATERAL ROAD	2,070	14,820	Legal: NEWTON #1 & #2
NEWTON ISD	2,070	14,820	BXP OPERATING LLC
FIRE DIST #2	2,070	14,820	AB 680 DB C&G RR D CALL & M T RRC 24266
HB1984: The Appraised value of \$14,820 in 2022 as compared to \$4,700 in 2017 is a 215.32% increase.			.020625 Override Royalty Category: G1 Railroad #: 24266
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,070	0	14,820
LATERAL ROAD	2,070	0	14,820
NEWTON ISD	2,070	0	14,820
FIRE DIST #2	2,070	0	14,820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	370	1,850	Lease: 2255 Type: REAL Owner #: 805402
LATERAL ROAD	370	1,850	Legal: CHAMPION W#3-4
NEWTON ISD	370	1,850	BXP OPERATING LLC
FIRE DIST #2	370	1,850	AB 13 J D RAY RRC 24470
HB1984: The Appraised value of \$1,850 in 2022 as compared to \$2,830 in 2017 is a 34.63% decrease.			.005118 Royalty Interest Category: G1 Railroad #: 24470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	370	0	1,850
LATERAL ROAD	370	0	1,850
NEWTON ISD	370	0	1,850
FIRE DIST #2	370	0	1,850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION		
COUNTY	1,290	6,450	Lease: 2255 Type: REAL Owner #: 805402		
LATERAL ROAD	1,290	6,450	Legal: CHAMPION W#3-4		
NEWTON ISD	1,290	6,450	BXP OPERATING LLC		
FIRE DIST #2	1,290	6,450	AB 13 J D RAY		
			RRC 24470		
			.017885 Override Royalty		
			Category: G1		
			Railroad #: 24470		
HB1984: The Appraised value of \$6,450 in 2022 as compared to \$9,890 in 2017 is a 34.78% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,290	0	6,450		
LATERAL ROAD	1,290	0	6,450		
NEWTON ISD	1,290	0	6,450		
FIRE DIST #2	1,290	0	6,450		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION		
COUNTY	1,550	5,930	Lease: 2257 Type: REAL Owner #: 805402		
LATERAL ROAD	1,550	5,930	Legal: WHITTEN UNIT		
NEWTON ISD	1,550	5,930	BXP OPERATING LLC		
FIRE DIST #2	1,550	5,930	AB 13 J D RAY		
			RRC 24490		
			.078525 Override Royalty		
			Category: G1		
			Railroad #: 24490		
HB1984: The Appraised value of \$5,930 in 2022 as compared to \$7,040 in 2017 is a 15.77% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,550	0	5,930		
LATERAL ROAD	1,550	0	5,930		
NEWTON ISD	1,550	0	5,930		
FIRE DIST #2	1,550	0	5,930		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION		
COUNTY	210	90	Lease: 2268 Type: REAL Owner #: 805402		
LATERAL ROAD	210	90	Legal: NEWTON "C"		
NEWTON ISD	210	90	BXP OPERATING LLC		
FIRE DIST #2	210	90	AB 13 J D RAY		
			RRC 24701		
			.010000 Override Royalty		
			Category: G1		
			Railroad #: 24701		
HB1984: The Appraised value of \$90 in 2022 as compared to \$470 in 2017 is a 80.85% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	210	0	90		
LATERAL ROAD	210	0	90		
NEWTON ISD	210	0	90		
FIRE DIST #2	210	0	90		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	6,290	15,650	Lease: 2269 Type: REAL Owner #: 805402
LATERAL ROAD	6,290	15,650	Legal: PURE RESOURCES "A"
NEWTON ISD	6,290	15,650	BXP OPERATING LLC
FIRE DIST #2	6,290	15,650	AB 13 J D RAY RRC 24731
HB1984: The Appraised value of \$15,650 in 2022 as compared to \$8,290 in 2017 is a 88.78% increase.			.010000 Royalty Interest Category: G1 Railroad #: 24731
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	6,290	0	15,650
LATERAL ROAD	6,290	0	15,650
NEWTON ISD	6,290	0	15,650
FIRE DIST #2	6,290	0	15,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	5,230	8,340	Lease: 2275 Type: REAL Owner #: 805402
LATERAL ROAD	5,230	8,340	Legal: ARCO CALL & JONES W#5-6
NEWTON ISD	5,230	8,340	BXP OPERATING LLC
FIRE DIST #2	5,230	8,340	AB 680 GB&CNG RR CO/ CALL D/ RRC 9780
HB1984: The Appraised value of \$8,340 in 2022 as compared to \$17,850 in 2017 is a 53.28% decrease.			.026250 Override Royalty Category: G1 Railroad #: 9780
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,230	0	8,340
LATERAL ROAD	5,230	0	8,340
NEWTON ISD	5,230	0	8,340
FIRE DIST #2	5,230	0	8,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	270	370	Lease: 2307 Type: REAL Owner #: 805402
LATERAL ROAD	270	370	Legal: CHAMPION INT'L
KIRBYVILLE CISD	270	370	BXP OPERATING LLC
FIRE DIST #2	270	370	AB 586 T&NO RR CO SUR RRC 25065
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$370 in 2022 as compared to \$2,820 in 2017 is a 86.88% decrease.			.025000 Royalty Interest Category: G1 Railroad #: 25065
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	270	0	370
LATERAL ROAD	270	0	370
KIRBYVILLE CISD	0	370	0
FIRE DIST #2	270	0	370

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	29,000	0	99,150		
LATERAL ROAD	29,000	0	99,150		
NEWTON ISD	28,730	0	98,780		
FIRE DIST #2	29,000	0	99,150		
KIRBYVILLE CISD	0	370	0		

