

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

FRANKLIN CO APPRAISAL DISTRICT  
PO BOX 720  
MT VERNON TEXAS 75457  
ADDRESS CORRECTION REQUESTED  
903-657-2557

SULPHUR RIVER GATHERING LLC  
% KE ANDREWS & COMPANY  
2424 RIDGE ROAD  
ROCKWALL TX 75087



APPRAISAL YEAR    2026	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON    6/23/2026	AT:    9:00    AM
FRANKLIN CO APPR DIST OFFICE	
310 WEST MAIN	
MT VERNON, TEXAS 75457	
IF A PROTEST IS FILED YOU WILL	
BE NOTIFIED OF DATE, TIME AND	
PLACE OF YOUR HEARING.	
Protest Deadline:	5-29-2026
ARB Hearing:	6-23-2026
Owner:	705940                      186
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 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145B	97,180	97,180	SEQ: 9900010	Type: PERSONAL    Owner #: 705940
FRAN CO WAT DIS	145B	97,180	97,180	Legal: PROCESS	
SPECIAL BRIDGE	145B	97,180	97,180	IND #2004645	
LATERAL ROAD	145B	97,180	97,180	SITUS: 284 CR4360 SCROGGINS TX	
MT VERNON ISD	145B	97,180	97,180	GOOGLE EARTH SHOWS TEMP CLOSED	
				Agent: 040	
				Category: L2G    INDUS.- MACHINERY & EQUIPMENT	
				Rendered: Yes	
Deductions: (145B) = HB9		EXEMPTION			
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		97,180	97,180	0	
FRAN CO WAT DIS		97,180	97,180	0	
SPECIAL BRIDGE		97,180	97,180	0	
LATERAL ROAD		97,180	97,180	0	
MT VERNON ISD		97,180	97,180	0	

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,  
  
RUSSELL MCCURDY, RPA, CTA  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	30,000 30,000 30,000 30,000 30,000	30,000 30,000 30,000 30,000 30,000	Seq: 9900015 Type: REAL Owner #: 705940 Legal: BUILDINGS  SITUS: 284 CR4360 SCROGGINS TX  Agent: 040  Category: F2 REAL - INDUSTRIAL IMPROVEMENTS  HB1984: The Appraised value of \$30,000 in 2026 as compared to \$44,400 in 2021 is a 32.43% decrease. Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	30,000 30,000 30,000 30,000 30,000	0 0 0 0 0	30,000 30,000 30,000 30,000 30,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO 145B FRAN CO WAT DIS 145B SPECIAL BRIDGE 145B LATERAL ROAD 145B MT VERNON ISD 145B	20,000 20,000 20,000 20,000 20,000	20,000 20,000 20,000 20,000 20,000	SEQ: 9900020 Type: PERSONAL Owner #: 705940 Legal: REC, SHIPPING, STORAGE  SITUS: 284 CR4360 SCROGGINS TX  Agent: 040  Category: L2G INDUS.- MACHINERY & EQUIPMENT  Rendered: Yes
Deductions: (145B) = HB9 EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	20,000 20,000 20,000 20,000 20,000	20,000 20,000 20,000 20,000 20,000	0 0 0 0 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO 145B FRAN CO WAT DIS 145B SPECIAL BRIDGE 145B LATERAL ROAD 145B MT VERNON ISD 145B	15,000 15,000 15,000 15,000 15,000	15,000 15,000 15,000 15,000 15,000	SEQ: 9900030 Type: PERSONAL Owner #: 705940 Legal: OFF-SITE FACILITIES  SITUS: 284 CR4360 SCROGGINS TX  Agent: 040  Category: L2G INDUS.- MACHINERY & EQUIPMENT  Rendered: Yes
Deductions: (145B) = HB9 EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	15,000 15,000 15,000 15,000 15,000	15,000 15,000 15,000 15,000 15,000	0 0 0 0 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO	145B	162,500	162,500	SEQ: 9900040    Type: PERSONAL    Owner #: 705940 Legal: MACH & EQUIP  SITUS: 284 CR4360 SCROGGINS TX  Agent: 040  Category: L2G    INDUS.- MACHINERY & EQUIPMENT  Rendered: Yes
FRAN CO WAT DIS	145B	162,500	162,500	
SPECIAL BRIDGE	145B	162,500	162,500	
LATERAL ROAD	145B	162,500	162,500	
MT VERNON ISD	145B	162,500	162,500	
Deductions: (145B) = HB9 EXEMPTION				

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	162,500	125,000	37,500		
FRAN CO WAT DIS	162,500	125,000	37,500		
SPECIAL BRIDGE	162,500	125,000	37,500		
LATERAL ROAD	162,500	125,000	37,500		
MT VERNON ISD	162,500	125,000	37,500		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	324,680	257,180	67,500		
FRAN CO WAT DIS	324,680	257,180	67,500		
SPECIAL BRIDGE	324,680	257,180	67,500		
LATERAL ROAD	324,680	257,180	67,500		
MT VERNON ISD	324,680	257,180	67,500		

