

RECEIVER’S MOTION FOR APPROVAL OF REAL PROPERTY SALE PROCEDURES AND REQUEST FOR LEAVE TO SHORTEN TIME AND EXPEDITE CONSIDERATION

Deborah D. Williamson, in her capacity as the Court-appointed Receiver (the “Receiver”) for the Receivership Parties¹ and the receivership estates (collectively, the “Receivership Estates”) in the above-captioned case (the “Case” or the “Receivership”), hereby files this *Motion for Approval of Real Property Sale Procedures and Request for Leave to Shorten Time and Expedite Consideration* (the “Motion”), requesting entry of an order, substantially in the form of the proposed order (the “Proposed Order”) attached hereto as **Exhibit A**, approving the retention of real estate professionals and governing the procedures for the sale of real property (the “Sale Procedures”). In support of the Motion, the Receiver respectfully states as follows:

1. The Receiver has identified real property (each, a “Property” and collectively, the “Properties”) throughout the state that constitutes Receivership Assets, including, but not limited to, a Palo Pinto County ranch, a Schleicher County ranch, a San Angelo house, an office building and house in Graham, and equipment yards in Electra and Graham. The Receiver is not aware of any mortgage on any of the Properties and requests Court approval of Sale Procedures for the Properties.

I. BACKGROUND

2. On December 1, 2021, Plaintiff, the Securities and Exchange Commission (the “Commission”), filed its *Emergency Motion for a Temporary Restraining Order and Emergency Ancillary Relief* which included an application for the appointment of a receiver for the Receivership Parties [ECF No. 3].

¹ Capitalized terms used herein but not otherwise defined shall have the meaning ascribed to them in the *Order Appointing Receiver* [ECF No. 17], as applicable.

3. On December 2, 2021, this Court determined that entry of an order appointing a receiver over the Receivership Parties was both necessary and appropriate to marshal, conserve, hold, and operate all of the Receivership Parties' assets pending further order of this Court. Accordingly, the Court entered the *Order Appointing Receiver* (the "Receivership Order") on December 2, 2021 [ECF No. 17], appointing Deborah D. Williamson as the Receiver over the Receivership Estates in this Case. The Receivership Order directed the Receiver to take possession and control over all funds, property, and other assets in the possession of, or under the control of Receivership Parties. Receivership Order, ¶ 8.

4. Paragraphs 42 and 43 of the Receivership Order further authorize the Receiver as follows:

42. Subject to Paragraph 43 . . . list for sale or lease, engage a broker for sale or lease, cause the sale or lease, and take all necessary and reasonable actions to cause the sale or lease of all personal or real property in the Receivership Estates, either at public or private sale, on terms and in the manner the Receiver deems most beneficial to the Receivership Estate, and with due regard to the realization of the true and proper value of such real property.

43. Upon further Order of this Court, pursuant to such procedures as may be required by this Court and additional authority such as 28 U.S.C. §§ 2001 and 2004, the Receiver will be authorized to sell, and transfer clear title to, all real property in the Receivership Estates.

Receivership Order, p. 16.

II. RELIEF REQUESTED, ARGUMENT, AND AUTHORITIES

A. Applicable Federal Statute Provisions and Wide Court Discretion

5. Federal courts have broad powers and wide discretion to determine relief in an equity receivership, including the authority to authorize the sale of real property within a receivership estate. *SEC v. Elliot*, 953 F.2d 1560, 1566 (11th Cir. 1992) (citing *SEC v. Safety Finance Service, Inc.*, 674 F.2d 368, 372 (5th Cir. 1982)) (additional citations omitted). "[T]his

power is limited by 28 U.S.C. § 2001.” *SEC v. AmeriFirst Funding, Inc.*, No. 3:07-CV-1188-D, 2008 WL 706846, at *2 (N.D. Tex. Mar. 11, 2008) (internal citations omitted). Sections 2001 and 2002 of title 28 of the United States Code (the “Judicial Provisions Code”) provide, in relevant part:

(a) Any realty or interest therein sold under any order or decree of any court of the United States shall be sold as a whole or in separate parcels at public sale at the courthouse of the county, parish, or city in which the greater part of the property is located, or upon the premises or some parcel thereof located therein, as the court directs. Such sale shall be upon such terms and conditions as the court directs.

Property in the possession of a receiver or receivers appointed by one or more district courts shall be sold at public sale in the district wherein any such receiver was first appointed, at the courthouse of the county, parish, or city situated therein in which the greater part of the property in such district is located, or on the premises or some parcel thereof located in such county, parish, or city, as such court directs, unless the court orders the sale of the property or one or more parcels thereof in one or more ancillary districts.

(b) After a hearing, of which notice to all interested parties shall be given by publication or otherwise as the court directs, the court may order the sale of such realty or interest or any part thereof at private sale for cash or other consideration and upon such terms and conditions as the court approves, if it finds that the best interests of the estate will be conserved thereby. Before confirmation of any private sale, the court shall appoint three disinterested persons to appraise such property or different groups of three appraisers each to appraise properties of different classes or situated in different localities. No private sale shall be confirmed at a price less than two-thirds of the appraised value. Before confirmation of any private sale, the terms thereof shall be published in such newspaper or newspapers of general circulation as the court directs at least ten days before confirmation. The private sale shall not be confirmed if a bona fide offer is made, under conditions prescribed by the court, which guarantees at least a 10 per centum increase over the price offered in the private sale.

28 U.S.C. § 2001(a), (b).

A public sale of realty or interest therein under any order, judgment or decree of any court of the United States shall not be made without notice published once a week for at least four weeks prior to the sale in at least one newspaper regularly issued and of general circulation in the county, state, or judicial district of the United States wherein the realty is situated.

If such realty is situated in more than one county, state, district or circuit, such notice shall be published in one or more of the counties, states, or districts wherein it is situated, as the court directs. The notice shall be substantially in such form and contain such description of the property by reference or otherwise as the court approves. The court may direct that the publication be made in other newspapers.

28 U.S.C. § 2002.

6. Obtaining Court approval and direction regarding certain procedural matters as the Receivership progresses preserves the Receivership Assets and ensures the Receiver conducts the Receivership consistent with the Court’s instructions. Accordingly, the Receiver requests that the Court enter the Proposed Order granting this Motion and approving the Sale Procedures for the sale of real property in this Case.

B. Real Property Requests

7. As noted above, Section 2001 of the Judicial Procedures Code provides that “[b]efore confirmation of any private sale, the court shall appoint **three disinterested persons to appraise such property** or different groups of three appraisers each to appraise properties of different classes or situated in different localities.” Previously, a court in this District has waived the statutory requirement of three appraisals. *See, e.g., SEC v. AmeriFirst Funding, Inc.*, No. 3:07-CV-1188-D, 2008 U.S. Dist. LEXIS 18633 (N.D. Tex. Mar. 11, 2008). The Receiver isn’t seeking to waive such requirements, but, given the number of Properties in this Case, the Receiver seeks Court approval to use a notice of appraised tax value as one of the three required appraisals.

8. The Receiver submits, in her business judgment, that the proposed use of tax appraised values with respect to the Properties is in the best interests of the Receivership Estates and will conserve Receivership Assets. As detailed below, the proposed use would save the Receivership Estates at least \$20,000.00, further conserving Receivership Assets for the benefit of investors and creditors. The Receiver may also be unable to engage a third appraisal firm for the Properties.

i. Non-Residential Property²

9. True and correct notices of non-residential appraised values for the Properties that the Receiver proposes utilizing as a form of appraisal are attached hereto as **Exhibit B**. The Receiver seeks Court approval to obtain two additional appraisals for each non-residential property.

10. The Receiver inquired with five appraisal firms to provide non-residential appraisals in this Case. Only two appraisal firms indicated a willingness to perform the required non-residential appraisals for the Receiver: William “Bill” S. Beam, ARA, RPA and Anthony “Tony” B. Dycus of Western Appraisal, LLC (“Western Appraisal”) in Abilene, Texas, and Paul E. Bierschwale, ARA, CRE and Nathan L. Tonne, MAI³ of Bierschwale Land Co. (“BLC”) in Junction, Texas.

11. Western Appraisal and BLC provided proposed engagement letters⁴ to the Receiver, copies of which are attached hereto as **Exhibits C-1 and C-2**, respectively. The

² Two Properties have residences, but the majority of the acreage is non-residential.

³ Mr. Tonne is the future brother-in-law of Danielle N. Rushing, counsel to the Receiver. Mr. Tonne identified potential appraisal references for experts in Texas ranches and commercial properties given the complexity of this Case. While the Receiver does not believe any conflict of interest exists regarding BLC’s proposed engagement, she includes this information for full disclosure.

⁴ Western Appraisal and BLC will not perform any residential appraisals for the Receiver.

proposed engagements with Western Appraisal and BLC include appraisals for the following non-residential properties:

- (a) 972.976-acre ranch located outside Graham, Palo Pinto County, Texas (the "Palo Pinto Ranch");
- (b) 1.0-acre office and yard located in Graham, Young County, Texas (the "Graham Property");
- (c) 4.12-acre office and yard located in Electra, Wichita County, Texas (the "Electra Property"); and
- (d) 614-313-acre ranch located in Eldorado, Schleicher County, Texas (the "Eldorado Ranch").

12. Western Appraisal's proposed engagement letter includes a fee for the appraisals in the amount of \$30,000.00. BLC's proposed engagement letter includes a fee for the appraisals in the amount of \$20,000.00. Pending Court approval, both Western Appraisal and BLC anticipate completion of the appraisals no later than September 10, 2022. The Receiver submits that the proposed fees for the appraisals are fair, reasonable, and the best available.

13. Both Western Appraisal and BLC are members of the American Society of Farm Managers and Rural Appraisers, Texas Chapter. Attached hereto as Exhibits D-1 and D-2 are the biographies of Western Appraisal and BLC, respectively.

14. The Receiver also seeks authority to retain one or more brokers, in the Receiver's sole discretion, that are familiar with non-residential real property of similar character for the sale of Receivership non-residential Properties.

ii. Residential Property

15. With respect to residential Properties, the Receiver seeks authority to use one opinion issued by a broker familiar with substantially similar real property in the relevant localities in order to determine the average appraised value as a basis for the sale of each residential Property. She also seeks to use the tax appraised value as one of the required appraisals. A copy of the

residential tax appraised values is attached hereto as **Exhibit E**. She also proposes to engage one appraiser. The Receiver will then select the broker, in the Receiver's sole discretion, which appears to provide the Receivership Estates with the highest and best opportunity for realization of the highest price.

C. Sale and Notice Procedures for All Real Property

16. The Receiver and/or her Retained Personnel shall file a notice of proposed sale of real property on the docket in this Case. The notice will further provide that any third party may make a subsequent bid of at least 10% higher over the proposed sale price under similar terms and conditions of sale (including the ability to close), which must be submitted in writing to counsel for the Receiver at drushing@dykema.com by no later than ten (10) business days after filing such notice.

17. The Receiver also requests Court authorization to execute any document necessary to consummate the sale of any Property and effectuate the transfer of title to any Property sold pursuant to the procedures outlined above.

**III. REQUEST FOR SHORTENING OF TIME TO OBJECT
AND FOR EXPEDITED CONSIDERATION OF THIS MOTION**

18. The Receiver respectfully requests that the Court shorten the time allowed for objections to be lodged against this Motion and further seeks expedited consideration and determination of the Motion on the afternoon of July 13 or 14, 2022, or such other time thereafter convenient to the Court. Time is of the essence given increasing interest rates and the potential fluctuation in the housing market. No party to this action will be prejudiced by a decision to shorten the time for objections to be filed or a decision to expedite consideration of this Motion.

19. Local Rule 7.1(e) states that “a response and brief to an opposed motion must be filed within 20 days from the date the motion is filed.” L.R. 7.1(e). The rule can be modified by Court order *sua sponte* or on motion of a party.

20. Thus, the Receiver respectfully requests that the Court shorten the deadline for filing objections to this Motion and shorten the deadline for the Receiver to file a reply in response to any such objection.

IV. CONCLUSION

21. The Receiver, in her reasonable business judgment, submits the retention of real estate professionals and approval of the Sale Procedures described herein, on an expedited basis, are in the best interests of the Receivership Estates.

WHEREFORE, PREMISES CONSIDERED, the Receiver requests that this Court enter the Proposed Order granting the Motion: (i) shortening the time for filing any objection and subsequent reply deadline thereto and expediting consideration of the Receiver’s Motion; (ii) authorizing the employment of real estate professionals and payment of such professionals pursuant to terms described herein; (iii) approving the proposed Sale Procedures described herein; and (iv) for such other relief, general, or special, at law or in equity, to which she may show herself justly entitled.

Dated: July 1, 2022

Respectfully submitted,

By: /s/ Danielle N. Rushing
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and

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COUNSEL TO RECEIVER

CERTIFICATE OF CONFERENCE

The Receiver, through the undersigned counsel, conferred with counsel for Plaintiff, Securities and Exchange Commission (the "Commission"), and Defendant Manjit Singh (aka Roger) Sahota ("Mr. Sahota") regarding the relief requested in the Motion. The Commission consents to the relief requested in the Motion. Mr. Sahota opposes the relief requested in the Motion.

/s/ Danielle N. Rushing
Danielle N. Rushing

CERTIFICATE OF SERVICE

I hereby certify that on July 1, 2022, the foregoing document was served via CM/ECF on all parties appearing in this Case, including counsel for Plaintiff, Securities and Exchange Commission Motion and via email on the following unrepresented parties on this Court's docket:

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IGroup Enterprises LLC
c/o James Ikey
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/s/ Danielle N. Rushing
Danielle N. Rushing

EXHIBIT A

**ORDER GRANTING RECEIVER'S MOTION FOR APPROVAL OF
REAL PROPERTY SALE PROCEDURES AND REQUEST FOR LEAVE
TO SHORTEN TIME AND EXPEDITE CONSIDERATION**

Came on to be heard the *Receiver's Motion for Approval of Real Property Sale Procedures and Request for Leave to Shorten Time and Expedite Consideration* (the "Motion").⁵ After considering the Receiver's Motion, all responses thereto, if any, all evidence submitted to the Court and the arguments of counsel, the Court is of the opinion that said motion should be GRANTED in all respects.

IT IS THEREFORE ORDERED that the Receiver may use a notice of appraised tax value for a property as one of the three statutorily-required independent appraisals under 28 U.S.C. § 2001(b) with respect to the Properties. The Receiver is authorized to pay for any appraisals upon completion.

IT IS FURTHER ORDERED that the Receiver may retain Western Appraisal and BLC as non-residential appraisal firms pursuant to the terms outlined in the proposed engagement letters attached to the Motion as Exhibits C-1 and C-2.

IT IS FURTHER ORDERED that the Receiver may retain one or more brokers, in the Receiver's sole discretion, for the sale of any non-residential Properties. The Receiver is authorized to pay such brokers from the net proceeds of any sale of non-residential Properties at the time of closing.

IT IS FURTHER ORDERED that the Receiver may engage one appraiser for residential Properties. The Receiver may use one opinion issued by a broker familiar with substantially similar real property in the relevant localities in order to determine the average appraised value as a basis for the sale of each residential Property. The Receiver may then select the broker, in the

⁵ Capitalized terms used but not otherwise described herein shall have the meaning ascribed in the Motion.

Receiver's sole discretion, which appears to provide the Receivership Estates with the highest and best opportunity for realization of the highest price. The Receiver is authorized to pay any such appraiser and broker from the net proceeds of any sale of residential Properties at the time of closing.

IT IS FURTHER ORDERED that the Receiver and/or her Retained Personnel shall file a notice of proposed sale of real property on the docket in this Case. The notice will further provide that any third party may make a subsequent bid of at least 10% higher over the proposed sale price under similar terms and conditions of sale (including the ability to close), which must be submitted in writing to counsel for the Receiver at drushing@dykema.com by no later than ten (10) business days of filing such notice.

IT IS FURTHER ORDERED that the Receiver may execute any document necessary to consummate the sale of any Property and effectuate the transfer of title to any Property sold pursuant to the procedures outlined in this Order.

Signed this ___ day of _____, 2022.

HAL R. RAY, JR.
UNITED STATES MAGISTRATE JUDGE

Prepared and submitted by:

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COUNSEL TO RECEIVER

EXHIBIT B

1/1 APRIL 20, 2022

2022 NOTICE OF APPRAISED VALUE

Date Sensitive Material Please Read Carefully

Protest Deadline: 5/20/2022

DALLAS RESOURCES INC
 112 E PECAN ST STE 1800
 SAN ANTONIO, TX 78205-1521

Dear Property Owner,
 We have appraised the property for the 2022 tax year. Based on the appraisal date of January 1 of this year, this appraisal is for the following property.
 Please refer to the account numbers below when inquiring about this property.

Account Numbers: PROPERTY ID: R9449 / GEO ID: 075470000.R91815

Street Address:

Legal Description: AB 1945 TR 1 C C WILLIAMS (PT OF 972.976 AC TR) G#11945-00-00010-000-00-0 ACRES: 395.000

Property Valuation	Last Year	Proposed This Year
LAND MARKET	987,500	987,500
TOTAL MARKET	987,500	987,500
TOTAL APPRAISED	987,500	987,500

Taxing Entities	Last Year's Exemptions	Last Year's Taxable Value	This Year's Exemptions	This Year's Taxable Value	Last Year's Rate Per \$100	Ceiling Information
182 - PALO PINTO COUNTY	0	987,500	0	987,500	0.3921450	
GOI - GORDON ISD	0	987,500	0	987,500	0.8911000	
HPD - PALO PINTO HOSPITAL	0	987,500	0	987,500	0.3535043	
ESD1 - EMERGENCY SERVICE	0	987,500	0	987,500	0.0300000	

Percent Market Change From 2017 is 72.77%

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.

If you are 65 and older or disabled and received a school tax exemption on your home last year from the school listed in the taxing entities above, your school taxes for this year will not be higher than when you first received the exemption on this home. If you improved your property (other than normal repairs and maintenance), your school tax ceiling may increase for improvements.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database where 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 currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

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 **5/20/2022**. Enclosed is a protest form to send the appraisal district office with information to help you in preparing your protest. Before you send this form to the appraisal district, please contact them to determine if your question can be answered first. After your protest has been processed, you will be notified of the date, time, and place of your scheduled ARB hearing.

You may protest by letter, if it includes your name, your property's account numbers, legal description, and the facts and evidence surrounding your protest.

Office Use:

Quick Link:



THIS IS NOT A BILL. DO NOT PAY.

1/1 APRIL 20, 2022

2022 NOTICE OF APPRAISED VALUE

Date Sensitive Material Please Read Carefully

Protest Deadline: 5/20/2022

DALLAS RESOURCES INC
 112 E PECAN ST STE 1800
 SAN ANTONIO, TX 78205-1521

Dear Property Owner,
 We have appraised the property for the 2022 tax year. Based on the appraisal date of January 1 of this year, this appraisal is for the following property.
 Please refer to the account numbers below when inquiring about this property.

Account Numbers: PROPERTY ID: R5838 / GEO ID: 046820000.R91815

Street Address:

Legal Description: AB 728 TR 1 T&P RY CO #59 (PT OF 972.976 AC TR) G#10728-00-00010-000-00-0 ACRES: 577.976

Property Valuation	Last Year	Proposed This Year
LAND MARKET	1,444,940	1,444,940
TOTAL MARKET	1,444,940	1,444,940
TOTAL APPRAISED	1,444,940	1,444,940

Taxing Entities	Last Year's Exemptions	Last Year's Taxable Value	This Year's Exemptions	This Year's Taxable Value	Last Year's Rate Per \$100	Ceiling Information
182 - PALO PINTO COUNTY	0	1,444,940	0	1,444,940	0.3921450	
GOI - GORDON ISD	0	1,444,940	0	1,444,940	0.8911000	
HPD - PALO PINTO HOSPITAL	0	1,444,940	0	1,444,940	0.3535043	
ESD1 - EMERGENCY SERVICE	0	1,444,940	0	1,444,940	0.0300000	

Percent Market Change From 2017 is 73.3%

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.

If you are 65 and older or disabled and received a school tax exemption on your home last year from the school listed in the taxing entities above, your school taxes for this year will not be higher than when you first received the exemption on this home. If you improved your property (other than normal repairs and maintenance), your school tax ceiling may increase for improvements.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database where 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 currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

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 **5/20/2022**. Enclosed is a protest form to send the appraisal district office with information to help you in preparing your protest. Before you send this form to the appraisal district, please contact them to determine if your question can be answered first. After your protest has been processed, you will be notified of the date, time, and place of your scheduled ARB hearing.

You may protest by letter, if it includes your name, your property's account numbers, legal description, and the facts and evidence surrounding your protest.

Office Use:

Quick Link:



THIS IS NOT A BILL. DO NOT PAY.

2022 

Property

Account

Property ID:	12580	Legal Description:	BISHOP ADDN - A-0132 & A-1403 - LOT 6-17, BLK 17
Geographic ID:	00067-0017-0030	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	471 HWY 67 GRAHAM, TX	Mapsco:	
Neighborhood:	S. E. YOUNG CO.	Map ID:	Y30-
Neighborhood CD:	YS2		

Owner

Name:	1178137 BC LTD	Owner ID:	210637
Mailing Address:	15910 FRASER HWY SUITE 321 SURREY, BRITISH COLUMBIA, CANADA V4N0X9	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$286,010	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$7,500	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$293,510	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$293,510	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$293,510	

Taxing Jurisdiction

Owner: 1178137 BC LTD
 % Ownership: 100.000000000000%
 Total Value: \$293,510

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Young Central Appraisal District	0.000000	\$293,510	\$293,510	\$0.00
GH	Graham Hospital District	0.339400	\$293,510	\$293,510	\$996.17
GISD	Graham ISD	1.274000	\$293,510	\$293,510	\$3,739.32
NCTC	North Central Texas College	0.050000	\$293,510	\$293,510	\$146.76
YCO	Young County	0.693585	\$293,510	\$293,510	\$2,035.74
Total Tax Rate:		2.356985			
Taxes w/Current Exemptions:					\$6,917.99
Taxes w/o Exemptions:					\$6,917.99

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: sqft Value: \$286,010

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ OF	ORIG CODE: OF	D3		1935	1890.0
→ COM CANOPY	ORIG CODE: COM CANOPY	A		2019	945.0
→ UPSTAIRS	ORIG CODE: UPSTAIRS	D3		2019	1260.0
→ BALCONY	BALCONY	A		2019	480.0
→ COM CANOPY	ORIG CODE: COM CANOPY	A		2014	2280.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	SPC75	SPC75	1.0000	43560.00	0.00	0.00	\$7,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$286,010	\$7,500	0	293,510	\$0	\$293,510
2021	\$238,680	\$7,500	0	246,180	\$0	\$246,180
2020	\$242,170	\$7,500	0	249,670	\$0	\$249,670
2019	\$730	\$7,500	0	8,230	\$0	\$8,230
2018	\$730	\$7,500	0	8,230	\$0	\$8,230

Deed History - (Last 5 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/1/2021	OT	Ownership Transfer	ARCOOIL CORP	1178137 BC LTD			21002592
2	7/12/2018	WDVL	Warranty Deed w/ Vendor Lien	LITTLEPAGE REAL ESTATE LP	ARCOOIL CORP			18001967
3	5/26/2017	WD	Warranty Deed	HILLMER STEVE	LITTLEPAGE REAL ESTATE LP			17001428

Tax Due

Property Tax Information as of 06/30/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	Graham ISD	\$246,180	\$3136.34	\$0.00	\$3136.34	\$470.45	\$0.00	\$3606.79
2021	North Central Texas College	\$246,180	\$123.09	\$0.00	\$123.09	\$18.46	\$0.00	\$141.55
2021	Young County	\$246,180	\$1707.47	\$0.00	\$1707.47	\$256.12	\$0.00	\$1963.59
2021	Graham Hospital District	\$246,180	\$835.53	\$0.00	\$835.53	\$125.33	\$0.00	\$960.86
2021 TOTAL:			\$5802.43	\$0.00	\$5802.43	\$870.36	\$0.00	\$6672.79
1178137 BC LTD TOTAL:			\$5802.43	\$0.00	\$5802.43	\$870.36	\$0.00	\$6672.79
2018	Young County	\$8,230	\$62.43	\$62.43	\$0.00	\$0.00	\$0.00	\$0.00
2018	Graham Hospital District	\$8,230	\$32.89	\$32.89	\$0.00	\$0.00	\$0.00	\$0.00
2018	Graham ISD	\$8,230	\$110.86	\$110.86	\$0.00	\$0.00	\$0.00	\$0.00
2018	North Central Texas College	\$8,230	\$4.12	\$4.12	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$210.30	\$210.30	\$0.00	\$0.00	\$0.00	\$0.00
2017	North Central Texas College	\$4,115	\$2.06	\$2.06	\$0.00	\$0.00	\$0.00	\$0.00
2017	Graham ISD	\$4,115	\$55.43	\$55.43	\$0.00	\$0.00	\$0.00	\$0.00
2017	Graham Hospital District	\$4,115	\$15.99	\$15.99	\$0.00	\$0.00	\$0.00	\$0.00
2017	Young County	\$4,115	\$30.91	\$30.91	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$104.39	\$104.39	\$0.00	\$0.00	\$0.00	\$0.00
2016	Graham Hospital District	\$0	\$31.97	\$31.97	\$0.00	\$0.00	\$0.00	\$0.00
2016	Young County	\$0	\$61.03	\$61.03	\$0.00	\$0.00	\$0.00	\$0.00
2016	North Central Texas College	\$0	\$4.12	\$4.12	\$0.00	\$0.00	\$0.00	\$0.00
2016	Graham ISD	\$0	\$110.86	\$110.86	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$207.98	\$207.98	\$0.00	\$0.00	\$0.00	\$0.00
2015	Graham ISD	\$0	\$110.86	\$110.86	\$0.00	\$0.00	\$0.00	\$0.00
2015	Graham ISD	\$0	\$110.86	\$110.86	\$0.00	\$0.00	\$0.00	\$0.00
2015	North Central Texas College	\$0	\$4.12	\$4.12	\$0.00	\$0.00	\$0.00	\$0.00
2015	North Central Texas College	\$0	\$4.12	\$4.12	\$0.00	\$0.00	\$0.00	\$0.00
2015	Graham ISD	\$0	\$110.86	\$110.86	\$0.00	\$0.00	\$0.00	\$0.00
2015	North Central Texas College	\$0	\$4.12	\$4.12	\$0.00	\$0.00	\$0.00	\$0.00
2015	Young County	\$0	\$46.80	\$46.80	\$0.00	\$0.00	\$0.00	\$0.00
2015	Graham Hospital District	\$0	\$30.29	\$30.29	\$0.00	\$0.00	\$0.00	\$0.00
2015	Graham Hospital District	\$0	\$30.29	\$30.29	\$0.00	\$0.00	\$0.00	\$0.00
2015	Graham Hospital District	\$0	\$30.29	\$30.29	\$0.00	\$0.00	\$0.00	\$0.00
2015	Young County	\$0	\$46.80	\$46.80	\$0.00	\$0.00	\$0.00	\$0.00
2015	Young County	\$0	\$46.80	\$46.80	\$0.00	\$0.00	\$0.00	\$0.00
2015 TOTAL:			\$576.21	\$576.21	\$0.00	\$0.00	\$0.00	\$0.00
2014	Graham Hospital District	\$0	\$10.10	\$10.10	\$0.00	\$0.00	\$0.00	\$0.00
2014	Graham Hospital District	\$0	\$10.10	\$10.10	\$0.00	\$0.00	\$0.00	\$0.00
2014	Graham Hospital District	\$0	\$10.10	\$10.10	\$0.00	\$0.00	\$0.00	\$0.00
2014	Young County	\$0	\$15.87	\$15.87	\$0.00	\$0.00	\$0.00	\$0.00
2014	Young County	\$0	\$15.87	\$15.87	\$0.00	\$0.00	\$0.00	\$0.00
2014	Young County	\$0	\$15.87	\$15.87	\$0.00	\$0.00	\$0.00	\$0.00
2014	North Central Texas College	\$0	\$1.40	\$1.40	\$0.00	\$0.00	\$0.00	\$0.00
2014	Graham ISD	\$0	\$37.59	\$37.59	\$0.00	\$0.00	\$0.00	\$0.00
2014	North Central Texas College	\$0	\$1.40	\$1.40	\$0.00	\$0.00	\$0.00	\$0.00

2014	North Central Texas College	\$0	\$1.40	\$1.40	\$0.00	\$0.00	\$0.00	\$0.00
2014	Graham ISD	\$0	\$37.59	\$37.59	\$0.00	\$0.00	\$0.00	\$0.00
2014	Graham ISD	\$0	\$37.59	\$37.59	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$194.88	\$194.88	\$0.00	\$0.00	\$0.00	\$0.00
2013	Graham ISD	\$0	\$57.38	\$57.38	\$0.00	\$0.00	\$0.00	\$0.00
2013	North Central Texas College	\$0	\$2.13	\$2.13	\$0.00	\$0.00	\$0.00	\$0.00
2013	North Central Texas College	\$0	\$2.13	\$2.13	\$0.00	\$0.00	\$0.00	\$0.00
2013	Young County	\$0	\$25.11	\$25.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	Graham Hospital District	\$0	\$15.55	\$15.55	\$0.00	\$0.00	\$0.00	\$0.00
2013	Graham Hospital District	\$0	\$15.55	\$15.55	\$0.00	\$0.00	\$0.00	\$0.00
2013	Graham ISD	\$0	\$57.38	\$57.38	\$0.00	\$0.00	\$0.00	\$0.00
2013	Young County	\$0	\$25.11	\$25.11	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$200.34	\$200.34	\$0.00	\$0.00	\$0.00	\$0.00
2012	Young County	\$0	\$51.16	\$51.16	\$0.00	\$0.00	\$0.00	\$0.00
2012	Graham ISD	\$0	\$116.79	\$116.79	\$0.00	\$0.00	\$0.00	\$0.00
2012	North Central Texas College	\$0	\$4.34	\$4.34	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$172.29	\$172.29	\$0.00	\$0.00	\$0.00	\$0.00
2011	North Central Texas College	\$0	\$4.86	\$4.86	\$0.00	\$0.00	\$0.00	\$0.00
2011	Graham ISD	\$0	\$131.47	\$131.47	\$0.00	\$0.00	\$0.00	\$0.00
2011	Young County	\$0	\$63.62	\$63.62	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$199.95	\$199.95	\$0.00	\$0.00	\$0.00	\$0.00
2010	Graham ISD	\$0	\$131.47	\$131.47	\$0.00	\$0.00	\$0.00	\$0.00
2010	Young County	\$0	\$60.78	\$60.78	\$0.00	\$0.00	\$0.00	\$0.00
2010	North Central Texas College	\$0	\$4.86	\$4.86	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$197.11	\$197.11	\$0.00	\$0.00	\$0.00	\$0.00
2009	Graham ISD	\$0	\$131.13	\$131.13	\$0.00	\$0.00	\$0.00	\$0.00
2009	Young County	\$0	\$63.16	\$63.16	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$194.29	\$194.29	\$0.00	\$0.00	\$0.00	\$0.00
2008	Young County	\$0	\$58.58	\$58.58	\$0.00	\$0.00	\$0.00	\$0.00
2008	Graham ISD	\$0	\$131.13	\$131.13	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$189.71	\$189.71	\$0.00	\$0.00	\$0.00	\$0.00
2007	Graham ISD	\$0	\$131.42	\$131.42	\$0.00	\$0.00	\$0.00	\$0.00
2007	Young County	\$0	\$58.76	\$58.76	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$190.18	\$190.18	\$0.00	\$0.00	\$0.00	\$0.00
2006	Young County	\$0	\$0.27	\$0.27	\$0.00	\$0.00	\$0.00	\$0.00
2006	Young County	\$0	\$0.19	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
2006	Young County	\$0	\$44.35	\$44.35	\$0.00	\$0.00	\$0.00	\$0.00
2006	Young County	\$0	\$9.53	\$9.53	\$0.00	\$0.00	\$0.00	\$0.00
2006	Young County	\$0	\$1.19	\$1.19	\$0.00	\$0.00	\$0.00	\$0.00
2006	Graham ISD	\$0	\$123.34	\$123.34	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$178.87	\$178.87	\$0.00	\$0.00	\$0.00	\$0.00
2005	Graham ISD	\$0	\$135.45	\$135.45	\$0.00	\$0.00	\$0.00	\$0.00
2005	Young County	\$0	\$38.53	\$38.53	\$0.00	\$0.00	\$0.00	\$0.00
2005	Young County	\$0	\$0.29	\$0.29	\$0.00	\$0.00	\$0.00	\$0.00
2005	Young County	\$0	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00	\$0.00
2005	Young County	\$0	\$10.26	\$10.26	\$0.00	\$0.00	\$0.00	\$0.00
2005	Young County	\$0	\$1.33	\$1.33	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$186.00	\$186.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	Young County	\$0	\$39.82	\$39.82	\$0.00	\$0.00	\$0.00	\$0.00

2004	Young County	\$0	\$1.41	\$1.41	\$0.00	\$0.00	\$0.00	\$0.00
2004	Young County	\$0	\$0.31	\$0.31	\$0.00	\$0.00	\$0.00	\$0.00
2004	Young County	\$0	\$0.15	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00
2004	Young County	\$0	\$9.26	\$9.26	\$0.00	\$0.00	\$0.00	\$0.00
2004	Graham ISD	\$0	\$132.75	\$132.75	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$183.70	\$183.70	\$0.00	\$0.00	\$0.00	\$0.00
2003	Graham ISD	\$0	\$138.02	\$138.02	\$0.00	\$0.00	\$0.00	\$0.00
2003	Young County	\$0	\$10.67	\$10.67	\$0.00	\$0.00	\$0.00	\$0.00
2003	Young County	\$0	\$0.34	\$0.34	\$0.00	\$0.00	\$0.00	\$0.00
2003	Young County	\$0	\$1.86	\$1.86	\$0.00	\$0.00	\$0.00	\$0.00
2003	Young County	\$0	\$42.08	\$42.08	\$0.00	\$0.00	\$0.00	\$0.00
2003	Young County	\$0	\$0.15	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$193.12	\$193.12	\$0.00	\$0.00	\$0.00	\$0.00
2002	Young County	\$0	\$1.85	\$1.85	\$0.00	\$0.00	\$0.00	\$0.00
2002	Young County	\$0	\$38.20	\$38.20	\$0.00	\$0.00	\$0.00	\$0.00
2002	Young County	\$0	\$0.35	\$0.35	\$0.00	\$0.00	\$0.00	\$0.00
2002	Young County	\$0	\$11.38	\$11.38	\$0.00	\$0.00	\$0.00	\$0.00
2002	Young County	\$0	\$0.23	\$0.23	\$0.00	\$0.00	\$0.00	\$0.00
2002	Graham ISD	\$0	\$138.79	\$138.79	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$190.80	\$190.80	\$0.00	\$0.00	\$0.00	\$0.00
2001	Graham ISD	\$0	\$133.00	\$133.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	Young County	\$0	\$0.37	\$0.37	\$0.00	\$0.00	\$0.00	\$0.00
2001	Young County	\$0	\$1.93	\$1.93	\$0.00	\$0.00	\$0.00	\$0.00
2001	Young County	\$0	\$34.71	\$34.71	\$0.00	\$0.00	\$0.00	\$0.00
2001	Young County	\$0	\$0.24	\$0.24	\$0.00	\$0.00	\$0.00	\$0.00
2001	Young County	\$0	\$11.89	\$11.89	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$182.14	\$182.14	\$0.00	\$0.00	\$0.00	\$0.00
2000	Young County	\$0	\$0.19	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
2000	Young County	\$0	\$0.99	\$0.99	\$0.00	\$0.00	\$0.00	\$0.00
2000	Young County	\$0	\$13.23	\$13.23	\$0.00	\$0.00	\$0.00	\$0.00
2000	Young County	\$0	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
2000	Young County	\$0	\$5.31	\$5.31	\$0.00	\$0.00	\$0.00	\$0.00
2000	Graham ISD	\$0	\$57.29	\$57.29	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$77.13	\$77.13	\$0.00	\$0.00	\$0.00	\$0.00
2020	North Central Texas College	\$249,670	\$118.68	\$118.68	\$0.00	\$0.00	\$0.00	\$0.00
2020	Graham ISD	\$249,670	\$3188.29	\$3188.29	\$0.00	\$0.00	\$0.00	\$0.00
2020	Graham Hospital District	\$249,670	\$872.36	\$872.36	\$0.00	\$0.00	\$0.00	\$0.00
2020	Young County	\$249,670	\$1541.16	\$1541.16	\$0.00	\$0.00	\$0.00	\$0.00
2020 TOTAL:			\$5720.49	\$5720.49	\$0.00	\$0.00	\$0.00	\$0.00
2019	Graham Hospital District	\$8,230	\$32.53	\$32.53	\$0.00	\$0.00	\$0.00	\$0.00
2019	Young County	\$8,230	\$59.32	\$59.32	\$0.00	\$0.00	\$0.00	\$0.00
2019	Graham ISD	\$8,230	\$105.10	\$105.10	\$0.00	\$0.00	\$0.00	\$0.00
2019	North Central Texas College	\$8,230	\$4.12	\$4.12	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$201.07	\$201.07	\$0.00	\$0.00	\$0.00	\$0.00
ARCOOIL CORP TOTAL:			\$5921.56	\$5921.56	\$0.00	\$0.00	\$0.00	\$0.00
HILLMER STEVE TOTAL:			\$3514.70	\$3514.70	\$0.00	\$0.00	\$0.00	\$0.00
LITTLEPAGE REAL ESTATE LP TOTAL:			\$314.69	\$314.69	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$15553.38	\$9750.95	\$5802.43	\$870.36	\$0.00	\$6672.79

Map



Property Details

Account	
Property ID:	24056
Legal Description:	ABS A1245 BLK 2, SUR 2, GC&SF,614.313 ACRES
Geographic ID:	
Agent:	
Type:	Real
Location	
Address:	2330 CR 119 TX
Map ID:	A-4
Neighborhood CD:	
Owner	
Owner ID:	36869
Name:	DALLAS RESOURCES INC
Mailing Address:	471 ST HWY 67 GRAHAM, TX 76450
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$705,360
Market Value:	\$705,360
Ag Use Value:	\$22,730
Appraised Value:	\$22,730
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$22,730

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$705,360	\$22,730	\$0.00	
FSL	SCHLEICHER F/M RD	0.105000	\$705,360	\$22,730	\$23.87	
GSL	SCHLEICHER CO GEN	0.590900	\$705,360	\$22,730	\$134.31	
HSL	HOSPITAL DISTRICT	0.690000	\$705,360	\$22,730	\$156.84	
SSL	SCHLEICHER ISD	0.960400	\$705,360	\$22,730	\$218.30	
WPD	PLATEAU WATER DIST	0.033000	\$705,360	\$22,730	\$7.50	

Total Tax Rate: 2.379300

Estimated Taxes With Exemptions: \$540.81

Estimated Taxes Without Exemptions: \$16,782.63

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP-1	NATIVE PASTURE 1	614.313	26,759,474.28	0.00	0.00	\$705,360	\$22,730

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$705,360	\$22,730	\$22,730	\$0	\$22,730
2020	\$0	\$705,360	\$21,810	\$21,810	\$0	\$21,810
2019	\$0	\$625,830	\$22,550	\$22,550	\$0	\$22,550
2018	\$0	\$625,830	\$21,560	\$21,560	\$0	\$21,560
2017	\$0	\$625,830	\$21,560	\$21,560	\$0	\$21,560
2016	\$0	\$625,830	\$21,560	\$21,560	\$0	\$21,560
2015	\$0	\$625,830	\$26,970	\$26,970	\$0	\$26,970
2014	\$0	\$550,680	\$27,150	\$27,150	\$0	\$27,150
2013	\$0	\$550,680	\$27,460	\$27,460	\$0	\$27,460
2012	\$0	\$550,680	\$27,210	\$27,210	\$0	\$27,210
2011	\$0	\$550,680	\$25,060	\$25,060	\$0	\$25,060

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/5/2019	WD/VL	WARRANTY DEED/VENDORS LIEN	CIRCLE HF RANCH, LLC	DALLAS RESOURCES INC			20190000769
3/28/2012	WD/VL	WARRANTY DEED/VENDORS LIEN	HARDY, FRANKIE B	CIRCLE HF RANCH, LLC	483	811	
1/10/1991	WD	WARRANTY DEED	BLAYLOCK, STEVE ET AL	HARDY, FRANKIE B	351	426	0
	OT		BLAYLOCK, BILLY FRANK	BLAYLOCK, STEVE ET AL			0

Estimated Tax Due

ATTENTION

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE

WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW

If Paid:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2021	SCHLEICHER F/M RD	\$22,730	\$23.87	\$23.87	\$0.00	\$0.00	\$0.00	\$0.00
2021	SCHLEICHER CO GEN	\$22,730	\$134.31	\$134.31	\$0.00	\$0.00	\$0.00	\$0.00
2021	HOSPITAL DISTRICT	\$22,730	\$156.84	\$156.84	\$0.00	\$0.00	\$0.00	\$0.00
2021	SCHLEICHER ISD	\$22,730	\$218.30	\$218.30	\$0.00	\$0.00	\$0.00	\$0.00
2021	PLATEAU WATER DIST	\$22,730	\$7.50	\$7.50	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$540.82	\$540.82	\$0.00	\$0.00	\$0.00	\$0.00
2020	SCHLEICHER F/M RD	\$21,810	\$22.90	\$22.90	\$0.00	\$0.00	\$0.00	\$0.00
2020	SCHLEICHER CO GEN	\$21,810	\$128.88	\$128.88	\$0.00	\$0.00	\$0.00	\$0.00
2020	HOSPITAL DISTRICT	\$21,810	\$157.03	\$157.03	\$0.00	\$0.00	\$0.00	\$0.00
2020	SCHLEICHER ISD	\$21,810	\$230.05	\$230.05	\$0.00	\$0.00	\$0.00	\$0.00

2020	PLATEAU WATER DIST	\$21,810	\$7.04	\$7.04	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$545.90	\$545.90	\$0.00	\$0.00	\$0.00	\$0.00
2019	SCHLEICHER F/M RD	\$22,550	\$23.68	\$23.68	\$0.00	\$0.00	\$0.00	\$0.00
2019	SCHLEICHER CO GEN	\$22,550	\$133.25	\$133.25	\$0.00	\$0.00	\$0.00	\$0.00
2019	HOSPITAL DISTRICT	\$22,550	\$150.41	\$150.41	\$0.00	\$0.00	\$0.00	\$0.00
2019	SCHLEICHER ISD	\$22,550	\$240.92	\$240.92	\$0.00	\$0.00	\$0.00	\$0.00
2019	PLATEAU WATER DIST	\$22,550	\$6.77	\$6.77	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$555.03	\$555.03	\$0.00	\$0.00	\$0.00	\$0.00
2018	SCHLEICHER F/M RD	\$21,560	\$30.72	\$30.72	\$0.00	\$0.00	\$0.00	\$0.00
2018	SCHLEICHER CO GEN	\$21,560	\$162.56	\$162.56	\$0.00	\$0.00	\$0.00	\$0.00
2018	HOSPITAL DISTRICT	\$21,560	\$161.70	\$161.70	\$0.00	\$0.00	\$0.00	\$0.00
2018	SCHLEICHER ISD	\$21,560	\$252.25	\$252.25	\$0.00	\$0.00	\$0.00	\$0.00
2018	PLATEAU WATER DIST	\$21,560	\$9.92	\$9.92	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$617.15	\$617.15	\$0.00	\$0.00	\$0.00	\$0.00
2017	SCHLEICHER F/M RD	\$21,560	\$30.72	\$30.72	\$0.00	\$0.00	\$0.00	\$0.00
2017	SCHLEICHER CO GEN	\$21,560	\$162.56	\$162.56	\$0.00	\$0.00	\$0.00	\$0.00
2017	HOSPITAL DISTRICT	\$21,560	\$161.70	\$161.70	\$0.00	\$0.00	\$0.00	\$0.00
2017	SCHLEICHER ISD	\$21,560	\$252.25	\$252.25	\$0.00	\$0.00	\$0.00	\$0.00

2017	PLATEAU WATER DIST	\$21,560	\$9.92	\$9.92	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$617.15	\$617.15	\$0.00	\$0.00	\$0.00	\$0.00
2016	SCHLEICHER F/M RD	\$21,560	\$30.72	\$30.72	\$0.00	\$0.00	\$0.00	\$0.00
2016	SCHLEICHER CO GEN	\$21,560	\$168.11	\$168.11	\$0.00	\$0.00	\$0.00	\$0.00
2016	HOSPITAL DISTRICT	\$21,560	\$161.70	\$161.70	\$0.00	\$0.00	\$0.00	\$0.00
2016	SCHLEICHER ISD	\$21,560	\$252.25	\$252.25	\$0.00	\$0.00	\$0.00	\$0.00
2016	PLATEAU WATER DIST	\$21,560	\$9.92	\$9.92	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$622.70	\$622.70	\$0.00	\$0.00	\$0.00	\$0.00
2015	SCHLEICHER F/M RD	\$26,970	\$38.43	\$38.43	\$0.00	\$0.00	\$0.00	\$0.00
2015	SCHLEICHER CO GEN	\$26,970	\$210.29	\$210.29	\$0.00	\$0.00	\$0.00	\$0.00
2015	HOSPITAL DISTRICT	\$26,970	\$183.40	\$183.40	\$0.00	\$0.00	\$0.00	\$0.00
2015	SCHLEICHER ISD	\$26,970	\$315.55	\$315.55	\$0.00	\$0.00	\$0.00	\$0.00
2015	PLATEAU WATER DIST	\$26,970	\$10.79	\$10.79	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$758.46	\$758.46	\$0.00	\$0.00	\$0.00	\$0.00
2014	SCHLEICHER F/M RD	\$27,150	\$33.26	\$33.26	\$0.00	\$0.00	\$0.00	\$0.00
2014	SCHLEICHER CO GEN	\$27,150	\$182.10	\$182.10	\$0.00	\$0.00	\$0.00	\$0.00
2014	HOSPITAL DISTRICT	\$27,150	\$175.83	\$175.83	\$0.00	\$0.00	\$0.00	\$0.00
2014	SCHLEICHER ISD	\$27,150	\$317.66	\$317.66	\$0.00	\$0.00	\$0.00	\$0.00

2014	PLATEAU WATER DIST	\$27,150	\$9.23	\$9.23	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$718.08	\$718.08	\$0.00	\$0.00	\$0.00	\$0.00
2013	SCHLEICHER F/M RD	\$27,460	\$31.00	\$31.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	SCHLEICHER CO GEN	\$27,460	\$179.78	\$179.78	\$0.00	\$0.00	\$0.00	\$0.00
2013	HOSPITAL DISTRICT	\$27,460	\$171.00	\$171.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	SCHLEICHER ISD	\$27,460	\$321.28	\$321.28	\$0.00	\$0.00	\$0.00	\$0.00
2013	PLATEAU WATER DIST	\$27,460	\$9.03	\$9.03	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$712.09	\$712.09	\$0.00	\$0.00	\$0.00	\$0.00
2012	SCHLEICHER F/M RD	\$27,210	\$27.89	\$27.89	\$0.00	\$0.00	\$0.00	\$0.00
2012	SCHLEICHER CO GEN	\$27,210	\$154.99	\$154.99	\$0.00	\$0.00	\$0.00	\$0.00
2012	HOSPITAL DISTRICT	\$27,210	\$159.17	\$159.17	\$0.00	\$0.00	\$0.00	\$0.00
2012	SCHLEICHER ISD	\$27,210	\$297.51	\$297.51	\$0.00	\$0.00	\$0.00	\$0.00
2012	PLATEAU WATER DIST	\$27,210	\$8.16	\$8.16	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$647.72	\$647.72	\$0.00	\$0.00	\$0.00	\$0.00
2011	SCHLEICHER F/M RD	\$25,060	\$27.29	\$27.29	\$0.00	\$0.00	\$0.00	\$0.00
2011	SCHLEICHER CO GEN	\$25,060	\$170.91	\$170.91	\$0.00	\$0.00	\$0.00	\$0.00
2011	HOSPITAL DISTRICT	\$25,060	\$162.29	\$162.29	\$0.00	\$0.00	\$0.00	\$0.00
2011	SCHLEICHER ISD	\$25,060	\$293.20	\$293.20	\$0.00	\$0.00	\$0.00	\$0.00

2011	PLATEAU WATER DIST	\$25,060	\$8.40	\$8.40	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$662.09	\$662.09	\$0.00	\$0.00	\$0.00	\$0.00

Wichita Appraisal District
 600 Scott Suite 300
 P.O. Box 5172
 Wichita Falls, TX 76307
 Phone: 940-322-2435 Fax: 940-322-8190
 Date of Notice: April 15, 2022
 109945 - 7Q204470000

Property ID: 109945
 Ownership %: 100.00
 Geo ID: 7Q204470000
 DBA: 10/08/21
 Legal: 4.12 AC ABST 784

Legal Acres: 4.12
 Situs: 0 FM 1811

DALLAS RESOURCES INC
 112 E PECAN ST STE 1800
 SAN ANTONIO, TX 78205-1521



Appraiser: BP
 Owner ID: 261852
 E-File PIN: 5ibhzG2X

INFORMATION ON TAX RATES, PUBLIC HEARINGS, &
 PROPERTY TAXES WILL BE AVAILABLE IN AUGUST
 HERE www.texas.gov/propertytaxes

Dear Property Owner,

We have appraised the property listed above for the tax year 2022. As of January 1, our appraisal is outlined below:

Appraisal Information			Last Year - 2021	Proposed - 2022
Structure / Improvement Market Value			32,547	33,032
Market Value of Non Ag/Timber Land			8,973	8,973
Market Value of Ag/Timber Land			0	0
Market Value of Personal Property/Minerals			0	0
Total Market Value			41,520	42,005
Productivity Value of Ag/Timber Land			0	0
Appraised Value			41,520	42,005
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0	0
Exemptions				

2021 Exemption Amount	2021 Taxable Value	Taxing Unit	2022 Proposed Appraised Value	2022 Exemption Amount	2022 Taxable Value
0	41,520	ELECTRA CITY	42,005	0	42,005
0	41,520	ELECTRA ISD	42,005	0	42,005
0	41,520	ELECTRA HOSPITAL	42,005	0	42,005
0	41,520	WICHITA COUNTY	42,005	0	42,005

The difference between the 2017 appraised value and the 2022 appraised value is 67.58%.

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.

An (*) indicates a tax ceiling exists for the taxing unit.

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

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 currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the property's value.

To file a protest, complete the Notice of Protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: WICHITA APPRAISAL DISTRICT - 600 SCOTT STE 300

- Deadline for filing a protest: May 16, 2022
- Location of hearings: WICHITA APPRAISAL DISTRICT 600 SCOTT STE 300
- ARB will begin hearings: June 1, 2022

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts (1) Property Tax Remedies; and (2) Notice of Protest.

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 populations of 1 million or more, property owners may request an ARB special panel for certain property protests. For further information, please contact the appraisal district at 940-322-2435.

Sincerely,
 Lisa Stephens-Musick, R.P.A.
 Chief Appraiser

EXHIBIT C-1



May 25, 2022

TXND Case No. 4-21cv-1310-O-BP
Ms. Deborah Williamson, Receiver
Dykema Gossett PLLC
112 East Pecan Street, Suite 1800
San Antonio, Texas 78205

VIA ELECTRONIC MAIL: Danielle Rushing Drushing@dykema.com

RE: Real Estate Appraisal Engagement on TXND Case No. 4-21cv-1310-O-BP, being Multiple Properties, identified as Gordon Ranch, 972.976 Acres in Palo Pinto County; Graham Office & Yard, 1.0 Acre in Graham, Young County; Electra Office & Yard, 4.12 Acres in Electra, Wichita County; and Eldorado Ranch, 614.313 Acres in Schleicher County, all in the West Central Region of the State of Texas. Currently known as **Dallas Resources, Inc. & 1178317 BC LTD.**

Ms. Williamson;

In response to our phone conversations and preceding emails, with Danielle Rushing, we propose to complete separate appraisal reports for each of the above referenced properties based on the following appraisal reports in accordance with Uniform Standards of Professional Appraisal Practice, and Internal Revenue requirements.

Report Type	Single Appraisal Report, Surface Only, Fee Simple Estate for Each Commercial or Ranch Tract, including all Land & Improvements with notable value contribution.
Time Frame	Final Reports Complete by September 10, 2022.
Maximum Fee	\$30,000 Total Fee, with 50% of agreed total fee due prior to property inspections, with remaining balance due at the date of final report delivery. (See attached cost estimate by property)

I understand that we will be provided the following prior to or at the time of the property inspections, if available.

- Map/Survey of Properties, Aerial maps, Deeds or Surveys for Legal Descriptions, Effective Date, if other than Inspection Date, any Environmental inspection conclusions, etc..
- Local property contacts or access details for property inspections.
- Any delinquent Property Taxes, Past Due or Payable, as of the effective date for each property appraised, if applicable.

WESTERN APPRAISAL, LLC

325-437-7600

855-737-7600

1250 Petroleum Drive, Suite A-100

Abilene, Texas 79602

Printed Copies will be available upon client's request with all reports submitted in Electronic PDF Copy and any requested copy prints delivered to your office. We appreciate the opportunity to be of service to you. Please sign below if the above terms are acceptable. Thank you for your time and consideration.

Sincerely,



Bill S. Beam, ARA
WESTERN APPRAISAL, LLC

Accepted by _____
Ms. Deborah D. Williamson, Solely in her capacity as Receiver in TXND No. 4-21cv-1310-O-BP
Dykema Gossett, PLLC

Date _____, 2022

Property / Acres	County / State	Estimated Cost
Gordon Ranch / 972.976 Acres	Palo Pinto Co., TX	\$10,000
Graham Office & Yard / 1.0 Acre	Young County, TX	\$8,000
Electra Office & Yard / 4.12 Acres	Wichita County, TX	\$6,000
Eldorado Ranch / 614.313 Acres	Schleicher County, TX	\$6,000
Total Estimated Fee		\$30,000

EXHIBIT C-2



BIERSCHWALE LAND CO. LLC
P.O. BOX 154
517 COLLEGE STREET
JUNCTION TX 76849
325-446-3052

PAUL BIERSCHWALE, ARA, CRE, BROKER
AARON BIERSCHWALE, ARA
JUSTIN BIERSCHWALE, ARA, MAI
SCOTT PHILLIPS, BROKER
NATHAN TONNE, ARA, MAI

May 25, 2022

Deborah D. Williamson
112 E. Pecan Street, Suite 1800
San Antonio, Texas 78205

RE: Appraisal proposal for Real Property for Deborah D. Williamson, solely in her capacity as Court-Appointed Receiver in TXND Case No. 4-21cv-1310-O-BP

Dear Mrs. Williamson,

At your request, I am setting out our proposal for an appraisal of real property in the above-noted case of properties in Wichita, Young, Palo Pinto and Schleicher Counties, Texas. The properties will be appraised in separate reports specific to each of the four properties noted below. The purpose of these appraisals is to estimate current market value and the function of the reports are to aid in dissolution and sale of the properties by the receivership.

The appraisals will include real property only and will not include personal property, mineral interests, nor any intangible property associated with any of the properties.

Our fee for completion of the appraisals and delivery of the reports is \$20,000, with any additional work beyond the delivery of the appraisal report done on a time plus actual expense basis. Completion of the appraisal will be on, or before, August 31, 2022, and we understand that time is of the essence and will make every attempt to complete work before that time. It is imperative that we be granted access to the property at all necessary times, at our convenience in order to complete the project in a timely manner.

Properties to be appraised:

- 1.0 Acres, known as Lot Nos. 6-17, Block 17 of the Bishop Addition out of the T.J. Cockrell Survey, Abstract No. 1403, Young County, Texas
- 972.976 acres, out of Abstracts 728 and 1945, located in Palo Pinto County, Texas
- 4.12 acres, out of Abstract 784, in Wichita County, Texas
- 614.313 acres, out of Survey No. 2, Block 2, Abstract No. 1245, in Schleicher County, Texas

Thank you for the request and I look forward to working with you on this project. If additional information is needed, please do not hesitate to contact me.

Sincerely,

Nathan L. Tonne, ARA, MAI

Accepted:

Deborah D. Williamson

Date: _____

EXHIBIT D-1

**QUALIFICATIONS
OF
BILL S. BEAM, ARA**

Educational

Bachelor of Science, Abilene Christian University, Abilene, Texas, May 1984.

Completed Course Work and Continuing Education:

- Standards of Professional Practice - Appraisal Institute
- Fundamentals of Rural Appraisal - Society of Farm Managers and Rural Appraisers
- Highest and Best Use Analysis - Society of Farm Managers and Rural Appraisers
- Principles of Rural Appraisal - Society of Farm Managers and Rural Appraisers
- Advanced Rural Appraisal - Society of Farm Managers and Rural Appraisers
- Easement Evaluation - Appraisal Institute, Texas Plains Chapter
- Introduction to Appraisal - Board of Tax Professional Examiners
- Cost Approach to Value - Board of Tax Professional Examiners
- Income Approach to Value - Board of Tax Professional Examiners
- Market Approach to Value - Board of Tax Professional Examiners
- Property Tax Law - Board of Tax Professional Examiners
- Texas Property Tax System - Board of Tax Professional Examiners
- Report Writing and Valuation Analysis - Appraisal Institute
- Eminent Domain - Society of Farm Managers & Rural Appraisers
- Income Capitalization - Society of Farm Managers & Rural Appraisers

Professional

2013 President of the Texas Chapter of the ASFMRA

Texas Certified General Real Estate Appraiser, No. TX-1325506-G

New Mexico Certified General Real Estate Appraiser, No. NM-001691-G

Kansas Certified General Real Estate Appraiser, No. G-2105

Oklahoma Certified General Real Estate Appraiser, No. 13145-CGA

Accredited Member of the American Society of Farm Managers and Rural Appraisers

Registered Professional Appraiser, Texas Department of Licensing and Regulation

Experience

Owner, Western Appraisal, LLC, 2007-Present

Partner, Western Valuation & Consulting, LLC, 2012-Present

Principal, West Texas Appraisal Associates, 1994-2007

Owner, West Texas Valuations, 1995-2007

Contract Appraisal Associate for Wayne Austin & Associates, 1991-

Employed as Staff Appraiser for State Property Tax Board, 1989 - 1991

Employed as Staff Appraiser for Taylor County Appraisal District,
1984 -1989

Western Appraisal, LLC

**QUALIFICATIONS OF BILL S. BEAM, ARA
(CONTINUED)**

***Scope of
Appraisal
Assignments***

- Vacant land
- Industrial properties
- Retail Centers
- Farms, Irrigated/Dryland and Ranches (5 acres to 128,000 acres)
- Multi-purpose agricultural facilities
- Commercial Feedlots and Dairies
- Condemnation
- Special purpose properties including grain warehouses, grain elevators, farm implement dealerships and funeral homes. Specializing in rural property appraisals.
- Annual Property Value Study - State Comptroller, Property Tax Division

Personal

Third Generation, Owner-Operator of Family Stock Farm, 6B Ranch - Abilene, Texas.
Active in local Church
Married with four children

Recent Farm and Ranch Appraisals

Larsen Irrig. Farms - TX	52,000+ Acres	Uphill Dairy-TX	820 Milking Head
Clowdus Dairy - TX	2,000 Milking Head	Ochiltree Farms-TX	6,600+ Acres
Cross L Ranch - NM	28,000+ Acres	Newell Ranch Trust-TX	475+ Acres
Allen Feedyard/Farms-TX	15,500 Head	2 Friona Ind. Feedyards	158,000 Head
Carrizo Ranch - NM	38,475+ Acres	Wrangler Feedyard	55,000 Head
5 Wilder Farms - TX, NE	69,797+ Acres	4 Hancock Inv. Farms - TX	18,400+ Acres
Multiple Farms and Ranches between	500 and 55,000 Acres		

Recent Special Purpose Appraisals

Funeral Homes - multiple	Texas, Oklahoma, New Mexico, Louisiana, Tennessee, Alabama, Florida, Mississippi
Feed Yards - multiple	Texas, Oklahoma, Kansas & Nebraska
Dairy - multiple	Texas & New Mexico
Pecan Orchards	Texas & New Mexico
Industrial Manufacturing	Texas

Western Appraisal, LLC



Certified General Real Estate Appraiser

Appraiser: **WILLIAM SAMUEL BEAM**

License #: **TX 1325506 G**

License Expires: **09/30/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

Chelsea Buchholtz
Commissioner

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Western Appraisal, LLC

QUALIFICATIONS OF THE APPRAISER TONY DYCUS

Educational

Bachelor of Science Degree, Agricultural Economics, Texas Tech University, Lubbock, Texas, August 1973.

-Completed Course Work and Continuing Education:

-Real Estate Appraisal Principles - American Institute Of Real Estate Appraisers

-Residential Valuation - American Institute Of Real Estate Appraisers

-Basic Valuation Procedures - American Institute Of Real Estate Appraisers

-Standards of Professional Practice - American Institute Of Real Estate Appraisers

-Capitalization Theory & Tech. Part A - American Institute Of Real Estate Appraisers

-Capitalization Theory & Tech. Part B - American Institute Of Real Estate Appraisers

-Case Studies in Real Estate Valuation - American Institute Of Real Estate Appraisers

-Report Writing and Valuation Analysis - American Institute Of Real Estate Appraisers

-Attended numerous seminars conducted by American Institute of Real Estate Appraisers, Society of Real Estate Appraisers and the Appraisal Institute.

Professional

Texas State Certified General Real Estate Appraiser Number: TX-1320217-G

Licensed Texas Real Estate Agent No. 0278545

Experience

Owner, Tony Dycus Appraisal Company, May 2008 to present

Appraiser for West Texas Appraisal Associates, April 1998 to May 2008

Appraiser for Nelson and Scoggins Real Estate, April 1993 to April 1998

Appraiser for Regional Real Estate Consultants, April 1986 to April 1993

Testified as expert witness in Commissioner's Court, State Court and Federal Court

Business Manager, Abilene Marine, September 1985 to April 1986

Installment Loan Officer, City Savings and Loan, December 1984 to June 1985

Computer Software Representative, Lawless Business Systems, September 1983 to September 1984

Installment Loan Officer, Abilene National Bank, March 1974 to June 1983

Employed part time through college in Bookkeeping, Proof, and Teller Departments with Lubbock National Bank, October 1970 to February 1974 and Plains National Bank, Lubbock, Texas, September 1969 to September 1970

Successfully completed courses of study and passed examination provided by American Institute of Banking in subjects required for Basic Certificate.

Western Appraisal, LLC

QUALIFICATIONS OF THE APPRAISER TONY DYCUS (Continued)

Scope of Appraisal Assignments

- Multi family properties
- Residential subdivisions
- Vacant land
- Office and Industrial properties
- Shopping and Retail Centers
- Farms and Ranches
- Special purpose properties including mini-warehouses, restaurants, convenience stores, car dealerships, churches, car washes, lumberyards, funeral homes
- Condemnation
- Long term care facilities
- Provided real estate consulting and appraisal services in Texas, Arkansas, Oklahoma, Colorado and New Mexico

Personal

Active in local church

Married with one child

Board Member, Fellowship of Christian Athletes (FCA)

Western Appraisal, LLC



**Certified General
Real Estate Appraiser**

Appraiser: **Anthony Brent Dycus**
License #: **TX 1320217 G** License Expires: **03/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.



Chelsea Buchholtz
Commissioner

Western Appraisal, LLC

EXHIBIT D-2

QUALIFICATIONS OF PAUL BIERSCHWALE, ARA, CRE

I hold the Accredited Rural Appraiser (ARA) designation which is awarded by the American Society of Farm Managers and Rural Appraisers to those members who have had years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.

Professional Affiliations:

American Society of Farm Managers and Rural Appraisers
ARA - Accredited Rural Appraiser, Certificate #619
President, October 2005 to February 2007

The Counselors of Real Estate
CRE Designation

Texas State Certified Real Estate Appraiser, No. TX-1320175-G

Texas Chapter American Society of Farm Managers and Rural Appraisers
President, 1987

Association of Texas Real Estate Economists
President, 1979 - 1980

Foundation Appraisers Coalition of Texas
President, 1993 - 1994

The Appraisal Foundation
Board of Trustees, 2008 to 2013, Board Chairman 2012

Texas Real Estate Broker, License No. 205652-09

Gillespie County Board of Realtors
Greater McAllen Board of Realtors
Texas Association of Realtors
National Association of Realtors

Educational Background:

Junction High School (1971), Junction Texas
Texas A&M University, College Station, Texas
Bachelor of Science, Agricultural Economics (1975)
Master of Agriculture, Agricultural Economics (1976)

Technical Training:

American Institute of Real Estate Appraisers Courses:
Course 1-A, Basic Appraisal Principals
Course 1-B, Capitalization Theories and Techniques
Course VIII, Single Family Residential Appraisal
Course II-1, Case Studies in Real Estate Valuation
Course II-2, Valuation Analysis and Report Writing
Course II-3, Standards of Professional Practice

American Society of Farm Managers and Rural Appraisers' Advanced Rural Appraisal Course
Texas Association of Assessing Officers Course 110, Basic Tax Office Administration
Appraisal, Economics and Finance Courses at Texas A&M University

Educational Courses Taken through the American Society of Farm Managers & Rural Appraisers:

Course A-12(II), National Uniform Standard of Professional Appraisal Practice
Course A-12 (I), ASFMRA Code of Ethics
Course A-12 (III), 7 Hour National USPAP Course
Course A-12 (III), 7 Hour National USPAP Course
Course A-114, 7 Hour National USPAP Update Course
Instructor Workshop
Windows UAAR Seminar
GIS Mapping Seminar
Requirements of UASFLA – The ‘Yellow Book’
Expert Witness Preparation and Testimony
Financial Reporting Affecting Valuation in US and Global Markets
Appraising Natural Resources

Specialized Teaching:

Extensive teaching experience at all levels beginning with a rural appraisal course designed and taught to PCA field personnel in 1980. Subsequent teaching includes numerous presentations of technical aspects of appraisal at professional organizations' annual meetings. Specific course teaching assignments include Eminent Domain, 1986 to present, Fundamentals of Appraisal, 1988 to present, Principles of Rural Appraisal, 1988 to present, Advanced Rural Appraisal, 1989 to present, Standards and Ethics, 1990 to present, Administrative Appraisal Review, 1992 to present and Technical Appraisal Review, 1996 to present. Specific Assignments include the following:

Course A-10 Fundamentals of Rural Appraisal (ASFMRA)

San Antonio, Texas, 1988	Portland, Oregon, 1992
Columbia, South Carolina, 1989	Lexington, Kentucky, January 1995
Jackson, Mississippi, 1990	Springfield, Illinois, October 1995
Denver, Colorado, 1991	Rapid City, South Dakota, November, 2003

Course A-12 Standards and Ethics (ASFMRA)

Bozeman, Montana, October 1990	Breckenridge, Colorado, June 1996
St. Louis, Missouri, December 1990	College Station, Texas, March 2000
St. Louis, Missouri, December 1991	East Lansing, Michigan, January 2001
Spokane, Washington, July 1994	Fredericksburg, Texas, March 2002
Amarillo, Texas, August 1994	Abilene, Texas, March 2003
Little Rock, Arkansas, March 1996	

Course A-20 Principles of Rural Appraisal (ASFMRA)

Denver, Colorado, 1988	Portland, Oregon, April 1995
San Diego, California, 1994	St. Louis Missouri, May 2001
Lafayette, Indiana, 1994	Austin, Texas, July 2004

Course A-25 Eminent Domain (ASFMRA)

Fresno, California, June 1986
Austin, Texas, September 2004

Course A-27/28 Income Capitalization (Part I & II) (ASFMRA)

Denver, Colorado, January 1994	Denver, Colorado, March 2003
Dayton, Ohio, April 1996	

Course A-30 Advanced Rural Appraisal (ASFMRA)

Memphis, Tennessee, 1989	Denver, Colorado, June 2000
Omaha, Nebraska, August 1990	Austin, Texas, October 2002
Phoenix, Arizona, September 1991	Denver, Colorado, August 2003
Jackson, Mississippi, June 1992	San Antonio, Texas, 2004
Des Moines, Iowa, September 1992	St. Cloud, Minnesota, 2004
Billings, Montana, April 1993	Wilsonville, Oregon, 2004
Portland, Oregon, March 1994	Denver, Colorado, May 2005
Traverse City, Michigan, June 1999	Jefferson City, Missouri, 2007
Denver, Colorado, August 1999	

Course A-35 Advanced Appraisal Review (ASFMRA)

Boise, Idaho, September 1996	Denver, Colorado, August 2001
Denver, Colorado, April 1997	Denver, Colorado, July 2003
Denver, Colorado, August 1999	St. Cloud, Minnesota, March 2004
St. Peters, Missouri, August 2000	Denver, Colorado, May 2005

Course A-200 Intermediate Approaches to Value for Rural Appraisal (ASFMRA)

Lansing, Michigan, January 2008

Administrative Review of Appraisal (ASFRMA)

Spokane, Washington, July 1992	Plummer, Idaho, May 2004
Des Moines, Iowa, September 1992	Tacoma, Washington, November 2004

Appraising Agricultural Chattels (ASFMRA)

St. Paul, Minnesota, July 1995

Appraising Ag Land in Transition (ASFMRA)

Wilsonville, Oregon, January 2004	Manhattan, Kansas, February 2005
Dundee, Michigan, May 2004	Tunica, Mississippi, June 2007

Appraising Rural Residential Properties (ASFMRA)

Williamsburg, Virginia, May 1999	Salina, Kansas, February 2010
Chicago, Illinois, October 2005	Louisville, Kentucky, August 2010
Dundee, Michigan, February 2006	

Real Estate Statistics

Midland, Texas, June 2002

Requirements of USAFLA – The “Yellow Book” (ASFMRA)

Denver, Colorado, September 2012, Denver, Colorado, September 2014

Sales Comparison Approach (ASFMRA)

Kearney, Nebraska, February 2012

Valuation of Conservation Easements (ASFMRA)

Austin, Texas, August 2008

Sacramento, CA, January 2012

Deadwood, SD, October 2009

Miscellaneous - Numerous presentations at professional meetings including:

- Texas Chapter ASFMRA
- Association of Texas Real Estate Economists
- Texas Surveyors Association
- Texas Association of Assessing Officers
- American Society of Appraisers
- San Antonio International Farm and Ranch Show

Publications:

Co-author of The Appraisal of Rural Property, 2000, ASFMRA and AI. Specific section written was chapter on Leasehold and Leased Fee Estates

Professional Experience:

- Presently part owner, Real Estate Appraiser and Real Estate Broker for Bierschwale Land Company, LLC located in Junction, Texas.
- Owner, Real Estate Appraiser and Real Estate Broker for Bierschwale Appraisals located in Junction, Texas from 1982 through 2009.
- Chief Appraiser – Kimble County, Texas from September 1980 to March 1997.
- Worked for James K. Norwood, Inc. in Fort Worth, Texas from January 1977 through December 1981.
- Worked for the Texas Real Estate Research Center at Texas A&M University in College Station, Texas from 1975 through 1977.

Mr. Bierschwale is currently a part owner, Real Estate Appraiser and Real Estate Broker with Bierschwale Land Company, LLC in Junction, Texas, where he works alongside his two sons, Aaron Bierschwale, ARA and Justin Bierschwale, ARA, MRICS. Mr. Bierschwale has been an active field appraiser for all types of real property since January 1977. He is qualified in Federal and Texas State courts as an expert on Real Estate values. His appraisal experience includes residential, commercial, industrial and rural properties for loans, sale, partition, estate settlement, ad valorem taxation, condemnation, and bankruptcy in Texas, Louisiana, Missouri, Oklahoma, Kansas, Arizona, Nevada, Colorado, Utah, Wyoming, Montana, New York, Pennsylvania and New Mexico.

Mr. Bierschwale was employed by James K. Norwood, Inc. of Fort Worth, Texas from January 1977 through December 1981. He then opened Bierschwale Appraisals located in Junction, Texas in January 1982. He owned and operated Bierschwale Appraisals from January 1982 until the formation of Bierschwale Land Company, LLC with his sons in 2010. From September 1980 through March 1997, Mr. Bierschwale served as Chief Appraiser of the Kimble County Appraisal District, where he oversaw all valuations for ad valorem taxation in the district. He was appointed to the Texas Real Estate Appraiser Certification Committee in 1989, and served through August 1991. This committee set up the original State Certification criteria for real estate appraisers in Texas. Mr. Bierschwale was elected President of ASFMRA in 2005 and served in that capacity until February of 2007. He was appointed to the Board of Trustees of The Appraisal Foundation in 2008 and was elected Chairman of the Board of Trustees in 2011, serving through 2012.

Prior to 1977, Mr. Bierschwale’s experience consisted of research on the rural land market of Texas at the Texas Real Estate Research Center at Texas A & M University for two years. During this time, he served a four month internship with the Governor's Office of Education Resources as a special consultant on agricultural values of land across the State.



Certified General Real Estate Appraiser

Appraiser: **PAUL EDGAR BIERSCHWALE**

License #: **TX 1320175 G**

License Expires: **03/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

A handwritten signature in blue ink, appearing to read 'Chelsea Buchholtz', is located to the right of the main text.

Chelsea Buchholtz
Commissioner

QUALIFICATIONS OF NATHAN L. TONNE, ARA, MAI

Professional Affiliations:

Texas State Certified General Real Estate Appraiser TX-1380500-G
American Society of Farm Managers and Rural Appraisers
-Accredited ARA
-National Education and Accreditation Committee (Member 2018-2022)
-Nominating Committee (District V Representative 2020-Current)
Appraisal Institute
-Accredited MAI
Member of Society of Texas A&M Real Estate Professionals (STAMREP)
Texas Real Estate Sales Agent (License #737580)

Educational Background:

Breckenridge High School (2007), Breckenridge, Texas.
Texas A&M University, College Station, Texas
Bachelor of Science, Agribusiness (2010)
Master of Real Estate, Land Economics and Real Estate (2012)

Educational Courses Taken through Texas A&M:

AGEC 105 Intro to Ag Economics
AGEC 317 Economic Analysis for Agribusiness Management
AGEC 340 Agribusiness Management
AGEC 414 Agribusiness & Food Market Analysis
AGEC 429 Agricultural Policy
AGEC 430 Macroeconomics of Agriculture
AGEC 431 Cases in Agribusiness Finance
AGEC 440 Agribusiness Strategic Analysis
AGEC 481 Ethics in Agribusiness
AGEC 603 Land Economics
ECON 203 Principles of Economics
ECON 323 Microeconomic Theory
FINC 341 Business Finance
FINC 460 Money & Capital Markets
FINC 670 Real Property Analysis
FINC 672 Real Property Finance
FINC 673 Real Property Valuation I
FINC 674 Real Property Valuation II
FINC 675 Analysis of Real Estate Decisions
FINC 676 Commercial Real Estate Law
FINC 677 Real Estate Development Analysis
GEOG 662 GIS in Land & Property Management
INFO 303 Statistical Methods
MGMT 211 Legal & Social Environment of Business
MGMT 639 Negotiations in Competitive Environments

Educational Courses Taken through American Society of Farm Managers & Rural Appraisers:

Course A301 Cost Approach for General Appraisers
Course A302 Sales Comparison Approach for General Appraisers
Course A303 Income Approach for General Appraisers, Part 1
Course A304 Integrated Approaches to Value
Course A315 Valuation of Conservation Easements and Other Partial Interests in Real Estate

Course A114 7 Hour National USPAP
Introduction to Vineyard and Winery Valuation
Introduction to Cannabis Operation and Valuation
ASFMRA Best in Business Ethics
Advanced AgWare Techniques
Uniform Appraisal Standards for Federal Land Acquisitions

Educational Courses Taken through The Appraisal Institute:

Advanced Market Analysis and Highest & Best Use
Business Practices and Ethics
General Demonstration Report Writing

Specialized Teaching:

ASFMRA Course A302 – Sales Comparison Approach for General Appraisers
ASFMRA Course A303 – Income Approach for General Appraisers, Part I
ASFMRA Course A304 – Integrated Approaches to Value

Professional Experience

- Presently employed at Bierschwale Land Company, LLC from June 2012 til present.

Mr. Tonne is currently an appraiser and real estate sales agent with Bierschwale Land Company, LLC, in Junction, Texas, where he works alongside Paul Bierschwale, ARA, CRE, Aaron Bierschwale, ARA and Justin Bierschwale, ARA, MAI.

Mr. Tonne has experience in appraisal work in various areas. During his involvement with Bierschwale Land Company, LLC, notable clients have included the Lower Colorado River Authority, Sharyland Utilities, Kinder Morgan Pipeline and West Texas Gas, as well as numerous privately held companies and individual land owners.

Mr. Tonne's previous job was as a Farm Program Technician with the Brazos County Farm Service Agency office. There he was responsible for assisting local farmers and ranchers with drought assistance programs and other programs offered through the Farm Service Agency.

Mr. Tonne graduated from Texas A&M University in December of 2010. He then obtained a Master's Degree in Land Economics and Real Estate from the Mays Business School at Texas A&M University in May 2012. He served as President of the Texas A&M Real Estate Association while pursuing his Master's Degree.

Mr. Tonne is an active member of the local community of Junction. He is currently serving as a board member for the Hill Country Fair Association, and is a past member of the Junction Tourism Board and Kimble County Chamber of Commerce. He has been married to Ashley Tonne since February of 2015, and they have one son, Woerner and two daughters, Minna and Margaret.



Certified General Real Estate Appraiser

Appraiser: **Nathan Lee Tonne**

License #: **TX 1380500 G**

License Expires: **12/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner



Appraisal Institute®

Professionals Providing Real Estate Solutions

This Certifies That

Nathan L. Tonne

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has
authorized this certificate to be signed in its behalf by the President, and the
Corporate Seal to be hereunto affixed on this 12th day of May 2016

President

This certificate is the property of the Appraisal Institute and
must be returned to the Chief Executive Officer upon termination of membership.



American Society of Farm Managers and Rural Appraisers

Nathan L. Tonne, ARA

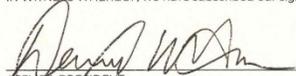
Has met all of the requirements stipulated by the
American Society of Farm Managers and Rural Appraisers for an

Accredited Rural Appraiser®

The above named has shown by examination and required evidence of experience that this individual is qualified and is therefore authorized to use the above title in practicing the profession of rural appraiser.

June 26, 2018

IN WITNESS WHEREOF, we have subscribed our signatures and affixed the seal of the Society.


ASFMRA PRESIDENT

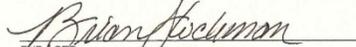

EVP / CEO



EXHIBIT E

1/1 MAY 02, 2022

2022 NOTICE OF APPRAISED VALUE

Date Sensitive Material Please Read Carefully
Protest Deadline: 6/3/2022

DALLAS RESOURCES INC
 112 E PECAN ST STE 1800
 SAN ANTONIO, TX 78205-1521

Dear Property Owner,
 We have appraised the property for the 2022 tax year. Based on the appraisal date of January 1 of this year, this appraisal is for the following property.
 Please refer to the account numbers below when inquiring about this property.

Account Numbers: PROPERTY ID: R103065 / GEO ID: 65-73030-0000-008-00

Street Address: 12642 RASBERRY LANE

Legal Description: SUBD: STONEWALL FIELDS SUB, LOT: 8, SEC 1 ACRES: 3.991

Property Valuation	Last Year	Proposed This Year
LAND MARKET	67,850	67,850
STRUCTURE MARKET	367,120	439,440
TOTAL MARKET	434,970	507,290
TOTAL APPRAISED	434,970	507,290

Taxing Entities	Last Year's Exemptions	Last Year's Taxable Value	This Year's Exemptions	This Year's Taxable Value	Last Year's Rate Per \$100	Ceiling Information
CR - TOM GREEN COUNTY	0	434,970	0	507,290	0.5488000	
WL - WALL ISD	0	434,970	0	507,290	1.1850000	
LK - LIPAN KICKAPOO WATER	0	434,970	0	507,290	0.0071830	

Percent Market Change From 2017 is 1561.61%

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.

If you are 65 and older or disabled and received a school tax exemption on your home last year from the school listed in the taxing entities above, your school taxes for this year will not be higher than when you first received the exemption on this home. If you improved your property (other than normal repairs and maintenance), your school tax ceiling may increase for improvements.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database where 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 currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

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 **6/3/2022**. Enclosed is a protest form to send the appraisal district office with information to help you in preparing your protest. Before you send this form to the appraisal district, please contact them to determine if your question can be answered first. After your protest has been processed, you will be notified of the date, time, and place of your scheduled ARB hearing.

You may protest online at WWW.TOMGREENCAD.COM or by letter, if it includes your name, your property's account numbers, legal description, and the facts and evidence surrounding your protest.