

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K
CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of report (Date of earliest event reported): **January 31, 2018**

TEXAS PACIFIC LAND TRUST
(Exact Name of Registrant as Specified in its Charter)

Not Applicable
(State or Other Jurisdiction of
Incorporation)

1-737
(Commission File Number)

75-0279735
(IRS Employer Identification Number)

1700 Pacific Avenue, Suite 2770, Dallas, Texas 75201
(Address of Principal Executive Offices, including Zip Code)

Registrant's telephone number, including area code: **214-969-5530**

Not Applicable
(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 or Rule 12b-2 of the Securities Exchange Act of 1934.

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 2.02. Results Of Operations And Financial Condition.

Texas Pacific Land Trust (the “Trust”) hereby incorporates by reference the contents of a press release containing a Report of Operations — Unaudited, announcing certain of its consolidated financial results for the three month and twelve month periods ended December 31, 2017, which was released to the press on January 31, 2018. A copy of the press release including the report of operations is furnished as Exhibit 99.1 to this Report on Form 8-K.

Item 9.01. Financial Statements and Exhibits.

(d) Exhibits.

99.1 Press release including a Report of Operations - Unaudited of Texas Pacific Land Trust for the Three Month and Twelve Month Periods Ended December 31, 2017 and 2016.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the Trust has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

TEXAS PACIFIC LAND TRUST

Date: January 31, 2018

By: /s/ Robert J Packer
Robert J. Packer
General Agent and Chief Financial Officer

EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Description</u>
99.1	<u>Press release including a Report of Operations - Unaudited of Texas Pacific Land Trust for the Three Month and Twelve Month Periods Ended December 31, 2017 and 2016.</u>

TEXAS PACIFIC LAND TRUST

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Suite 2770
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TRUSTEES:
MAURICE MEYER III
JOHN R. NORRIS III
DAVID E. BARRY

OFFICERS:
TYLER GLOVER
ROBERT J. PACKER

Texas Pacific Land Trust Announces Fourth Quarter 2017 Financial Results

DALLAS, TX (January 31, 2018) – Texas Pacific Land Trust (NYSE: TPL) today announced financial results for the fourth quarter and year end of fiscal 2017, which ended December 31, 2017.

Results for fourth quarter 2017:

- Net income of \$18.4 million, or \$2.35 per sub-share, for fourth quarter 2017, compared with \$10.9 million, or \$1.37 per sub-share, for fourth quarter 2016
- Revenues of \$38.3 million for fourth quarter 2017, compared with \$17.6 million for fourth quarter 2016.
- Increases of 324.4% in easements and sundry income, 171.8% in water sales and royalty revenue, and 76.8% in oil and gas royalty revenue for fourth quarter 2017, compared with fourth quarter 2016.

Results for the year ended December 31, 2017:

- Net income of \$76.4 million, or \$9.72 per sub-share, for the year ended December 31, 2017, compared with \$37.2 million, or \$4.66 per sub-share, for the year ended December 31, 2016.
- Revenues of \$132.4 million for the year ended December 31, 2017, compared with \$59.9 million for the year ended December 31, 2016.
- Increases of 214.3% in water sales and royalty revenue, 144.0% in easements and sundry income, and 104.4% in oil and gas royalty revenue for the year ended December 31, 2017, compared with the year ended December 31, 2016.

Further Details for fourth quarter 2017:

Easements and sundry income was \$16.2 million for the fourth quarter of 2017, an increase of 324.4% compared with the fourth quarter of 2016 when easements and sundry income was \$3.8 million. This increase resulted primarily from increases in pipeline easement income, material sales, temporary permit income and, to a lesser extent, sundry lease rental income. Pipeline easement income increased 139.8% to \$8.3 million (before deferral of term easements) for the fourth quarter of 2017 compared to the fourth quarter of 2016. Material sales increased 928.0% to \$3.5 million for the fourth quarter of 2017 compared to the fourth quarter of 2016.

Oil and gas royalty revenue was \$16.0 million for the fourth quarter of 2017, compared with \$9.1 million for the fourth quarter of 2016, an increase of 76.8%. Crude oil and gas production subject to the Trust's royalty interests increased 55.5% and 77.3% respectively, in the fourth quarter of 2017 compared to the fourth quarter of 2016. In addition, the prices received for crude oil production increased 14.9% in the fourth quarter of 2017 compared to the same quarter of 2016 while prices received for gas production decreased 3.0% over the same time period.

Water sales and royalty revenue was \$6.0 million for the fourth quarter of 2017, an increase of 171.8% compared with the fourth quarter of 2016 when water sales and royalty revenue was \$2.2 million.

Further Details for year ended December 31, 2017:

Easements and sundry income was \$44.8 million for the year ended December 31, 2017, an increase of 144.0% compared with the year ended December 31, 2016 when easements and sundry income was \$18.3 million. This increase resulted primarily from increases in pipeline easement income, temporary permit income, material sales and, to a lesser extent, sundry lease rental income. Pipeline easement income increased 141.7% to \$41.7 million (before deferral of term easements) for the year ended December 31, 2017 compared to the year ended December 31, 2016. Material sales increased 481.1% to \$7.1 million for the year ended December 31, 2017 compared to the year ended December 31, 2016.

Oil and gas royalty revenue was \$61.3 million for the year ended December 31, 2017, compared with \$30.0 million for the year ended December 31, 2016, an increase of 104.4% (78.7% excluding the Chevron settlement). Crude oil and gas production subject to the Trust's royalty interests increased 43.8% and 59.8% respectively, in the year ended December 31, 2017 compared with the year ended December 31, 2016. In addition, the prices received for crude oil and gas production increased 22.6% and 16.0%, respectively, in the year ended December 31, 2017 compared to the year ended December 31, 2016. The changes in production and price for the year ended December 31, 2017 compared to the year ended December 31, 2016 exclude the effect of the Chevron settlement.

Water sales and royalty revenue was \$25.5 million for the year ended December 31, 2017, an increase of 214.3% compared with the year ended December 31, 2016 when water sales and royalty revenue was \$8.1 million.

Texas Pacific Land Trust is not a REIT.

This news release may contain forward-looking statements as defined in the Private Securities Litigation Reform Act of 1995. Forward-looking statements include statements regarding the Trust's future operations and prospects, the markets for real estate in the areas in which the Trust owns real estate, applicable zoning regulations, the markets for oil and gas, production limits on prorated oil and gas wells authorized by the Railroad Commission of Texas, expected competitions, management's intent, beliefs or current expectations with respect to the Trust's future financial performance and other matters. We assume no responsibility to update any such forward-looking statements.

TEXAS PACIFIC LAND TRUST
REPORT OF OPERATIONS – UNAUDITED

(dollars in thousands, except share and per share amounts)

	Three Months Ended December 31,	
	2017	2016
Oil and gas royalties	\$ 16,026	\$ 9,065
Easements and sundry income ⁽¹⁾	16,172	3,810
Water sales and royalties	5,953	2,190
Land sales	—	2,374
Other income	170	134
Total income	\$ 38,321	\$ 17,573
Provision for income tax ⁽²⁾	\$ 15,554	\$ 5,174
Net income	\$ 18,359	\$ 10,907
Net income per sub-share	\$ 2.35	\$ 1.37
Average sub-shares outstanding during period	7,828,261	7,936,789

	Year Ended December 31,	
	2017	2016
Oil and gas royalties	\$ 61,315	\$ 29,997
Easements and sundry income ⁽¹⁾	44,760	18,346
Water sales and royalties	25,536	8,125
Land sales	220	2,945
Other income	582	527
Total income	\$ 132,413	\$ 59,940
Provision for income tax ⁽²⁾	\$ 43,499	\$ 17,847
Net income	\$ 76,361	\$ 37,240
Net income per sub-share	\$ 9.72	\$ 4.66
Average sub-shares outstanding during period	7,854,705	7,989,030

(1) The Trust deferred \$2.9 million and \$2.1 million of easement income for the fourth quarter of 2017 and 2016, respectively. For the years ending December 31, 2017 and 2016, the Trust deferred easement income of \$26.0 million and \$7.8 million, respectively.

(2) Provision for income tax for the fourth quarter and the year ended December 31, 2017 includes additional income tax expense of \$4.5 million related to the change in the deferred tax asset as of December 31, 2017 resulting from the reduction in the federal income tax rate from 35% to 21% (effective January 1, 2018). Without the additional income tax expense, net income per sub-share would have been \$2.92 and \$10.30 for the fourth quarter of 2017 and the year ended December 31, 2017, respectively.