

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

AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418

979-865-9124

austincad@gmail.com

MCIVER FAMILY PARTNERSHIP LTD
PO BOX 35
FISCHER TX 78623-0035



APPRAISAL YEAR 2026

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/23/2026 AT: 9:00 AM
AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418
QUESTIONS CONCERNING MINERAL
VALUES, CONTACT PRITCHARD &
ABBOTT AT 832-243-9600

Protest Deadline: 6-01-2026
ARB Hearing: 6-23-2026
Owner: 503267 772

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

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 7,700	47,700	Lease: 1135 Type: REAL Owner #: 503267
FM RD	C 7,700	47,700	Legal: HELLMUTH SARAH E W#23
SPEC RD/BRIDGE	C 7,700	47,700	ENHANCED ENERGY
BELLVILLE ISD	C 7,700	47,700	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	C 7,700	47,700	RRC 10017 & 27892
AUSTIN CO PREC1	C 7,700	47,700	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.009260 Royalty Interest
HB1984: The Appraised value of \$47,700 in 2026 as compared			Category: G1
			Railroad #: 10017
			to \$150 in 2021 is a 31700.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	530	47,060	640
FM RD	530	47,060	640
SPEC RD/BRIDGE	530	47,060	640
BELLVILLE ISD	530	47,060	640
BELLVILLE HOSP	530	47,060	640
AUSTIN CO PREC1	530	47,060	640

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

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

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

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

GREG COOK
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	900	60	Lease: 1136 Type: REAL Owner #: 503267
FM RD	900	60	Legal: MCCASLAND A T A/C 1
SPEC RD/BRIDGE	900	60	ENHANCED ENERGY
BELLVILLE ISD	900	60	AB 101 W C WHITE SUR
BELLVILLE HOSP	900	60	RRC 10018 10041
AUSTIN CO PREC1	900	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$140 in 2021 is a 57.14% decrease.			.002315 Royalty Interest Category: G1 Railroad #: 10018
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	900	0	60
FM RD	900	0	60
SPEC RD/BRIDGE	900	0	60
BELLVILLE ISD	900	0	60
BELLVILLE HOSP	900	0	60
AUSTIN CO PREC1	900	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 570	90	Lease: 600321 Type: REAL Owner #: 503267
FM RD	C 570	90	Legal: WATERFLOOD UNIT #2 TR 5
SPEC RD/BRIDGE	C 570	90	ENHANCED ENERGY
BELLVILLE ISD	C 570	90	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 570	90	RRC 8910
AUSTIN CO PREC1	C 570	90	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$90 in 2026 as compared to \$30 in 2021 is a 200.00% increase.			.006173 Royalty Interest Category: G1 Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	40	50
FM RD	40	40	50
SPEC RD/BRIDGE	40	40	50
BELLVILLE ISD	40	40	50
BELLVILLE HOSP	40	40	50
AUSTIN CO PREC1	40	40	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 860	140	Lease: 600322 Type: REAL Owner #: 503267
FM RD	C 860	140	Legal: WATERFLOOD UNIT #2 TR 6
SPEC RD/BRIDGE	C 860	140	ENHANCED ENERGY
BELLVILLE ISD	C 860	140	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 860	140	RRC 8910
AUSTIN CO PREC1	C 860	140	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$140 in 2026 as compared to \$50 in 2021 is a 180.00% increase.			.003704 Royalty Interest Category: G1 Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	50	90
FM RD	70	50	90
SPEC RD/BRIDGE	70	50	90
BELLVILLE ISD	70	50	90
BELLVILLE HOSP	70	50	90
AUSTIN CO PREC1	70	50	90

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	1,870	310	Lease: 600323 Type: REAL Owner #: 503267
FM RD	C	1,870	310	Legal: WATERFLOOD UNIT #2 TR 7
SPEC RD/BRIDGE	C	1,870	310	ENHANCED ENERGY
BELLVILLE ISD	C	1,870	310	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	1,870	310	RRC 8910
AUSTIN CO PREC1	C	1,870	310	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002315 Royalty Interest
HB1984: The Appraised value of \$310 in 2026 as compared to \$110 in 2021 is a 181.82% increase.				Category: G1
				Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	140	140	170	
FM RD	140	140	170	
SPEC RD/BRIDGE	140	140	170	
BELLVILLE ISD	140	140	170	
BELLVILLE HOSP	140	140	170	
AUSTIN CO PREC1	140	140	170	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	520	90	Lease: 600324 Type: REAL Owner #: 503267
FM RD	C	520	90	Legal: WATERFLOOD UNIT #2 TR 8
SPEC RD/BRIDGE	C	520	90	ENHANCED ENERGY
BELLVILLE ISD	C	520	90	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	520	90	RRC 8910
AUSTIN CO PREC1	C	520	90	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002315 Royalty Interest
HB1984: The Appraised value of \$90 in 2026 as compared to \$30 in 2021 is a 200.00% increase.				Category: G1
				Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	40	40	50	
FM RD	40	40	50	
SPEC RD/BRIDGE	40	40	50	
BELLVILLE ISD	40	40	50	
BELLVILLE HOSP	40	40	50	
AUSTIN CO PREC1	40	40	50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		60	10	Lease: 600325 Type: REAL Owner #: 503267
FM RD		60	10	Legal: WATERFLOOD UNIT #2 TR 9
SPEC RD/BRIDGE		60	10	ENHANCED ENERGY
BELLVILLE ISD		60	10	AB 101 W C WHITE SUR
BELLVILLE HOSP		60	10	RRC 8910
AUSTIN CO PREC1		60	10	
No 2021 Hist				.002315 Royalty Interest
				Category: G1
				Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	40	0	10	
FM RD	40	0	10	
SPEC RD/BRIDGE	40	0	10	
BELLVILLE ISD	40	0	10	
BELLVILLE HOSP	40	0	10	
AUSTIN CO PREC1	40	0	10	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,110	1,030	Lease: 600348 Type: REAL Owner #: 503267
FM RD	C 1,110	1,030	Legal: WATERFLOOD UNIT #1 TR 18
SPEC RD/BRIDGE	C 1,110	1,030	ENHANCED ENERGY
BELLVILLE ISD	C 1,110	1,030	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,110	1,030	RRC 8909
AUSTIN CO PREC1	C 1,110	1,030	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.006945 Royalty Interest
HB1984: The Appraised value of \$1,030 in 2026 as compared to \$140 in 2021 is a 635.71% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	500	430	600
FM RD	500	430	600
SPEC RD/BRIDGE	500	430	600
BELLVILLE ISD	500	430	600
BELLVILLE HOSP	500	430	600
AUSTIN CO PREC1	500	430	600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 710	660	Lease: 600349 Type: REAL Owner #: 503267
FM RD	C 710	660	Legal: WATERFLOOD UNIT #1 TR 19
SPEC RD/BRIDGE	C 710	660	ENHANCED ENERGY
BELLVILLE ISD	C 710	660	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 710	660	RRC 8909
AUSTIN CO PREC1	C 710	660	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.006945 Royalty Interest
HB1984: The Appraised value of \$660 in 2026 as compared to \$90 in 2021 is a 633.33% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	260	400
FM RD	330	260	400
SPEC RD/BRIDGE	330	260	400
BELLVILLE ISD	330	260	400
BELLVILLE HOSP	330	260	400
AUSTIN CO PREC1	330	260	400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,290	2,730	Lease: 600679 Type: REAL Owner #: 503267
FM RD	5,290	2,730	Legal: STEVENS NO.1 OIL UNIT W25
SPEC RD/BRIDGE	5,290	2,730	ENHANCED ENERGY
BELLVILLE ISD	5,290	2,730	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	5,290	2,730	RRC 25320
AUSTIN CO PREC1	5,290	2,730	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004630 Royalty Interest
HB1984: The Appraised value of \$2,730 in 2026 as compared to \$2,000 in 2021 is a 36.50% increase.			Category: G1
			Railroad #: 25320
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,610	0	2,730
FM RD	3,610	0	2,730
SPEC RD/BRIDGE	3,610	0	2,730
BELLVILLE ISD	3,610	0	2,730
BELLVILLE HOSP	3,610	0	2,730
AUSTIN CO PREC1	3,610	0	2,730

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,200	48,020	4,800		
FM RD	6,200	48,020	4,800		
SPEC RD/BRIDGE	6,200	48,020	4,800		
BELLVILLE ISD	6,200	48,020	4,800		
BELLVILLE HOSP	6,200	48,020	4,800		
AUSTIN CO PREC1	6,200	48,020	4,800		