

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

SCHAEFFER PATRICIA C
HMX INVESTMENTS INC
14 GREENWAY PLZ UNIT 19M
HOUSTON TX 77046-1427



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: 503353 1050

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 530	230	Lease: 600439 Type: REAL Owner #: 503353
FM RD	C 530	230	Legal: HERMAN W#1
SPEC RD/BRIDGE	C 530	230	BEAR CREEK ENERGY
BELLVILLE ISD	C 530	230	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 530	230	RRC 22668
AUSTIN CO PREC1	C 530	230	Agent: 881
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001465 Royalty Interest
HB1984: The Appraised value of \$230 in 2026 as compared to \$20 in 2021 is a 1050.00% increase.			Category: G1
			Railroad #: 22668
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	170	20	210
FM RD	170	20	210
SPEC RD/BRIDGE	170	20	210
BELLVILLE ISD	170	20	210
BELLVILLE HOSP	170	20	210
AUSTIN CO PREC1	170	20	210

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	610	280	Lease: 600754 Type: REAL Owner #: 503353
FM RD	610	280	Legal: HERMAN W#3 & W#10
SPEC RD/BRIDGE	610	280	BEAR CREEK ENERGY
BELLVILLE ISD	610	280	AB 101 W C WHITE SUR
BELLVILLE HOSP	610	280	RRC 22794
AUSTIN CO PREC1	610	280	Agent: 881
HB1984: The Appraised value of \$280 in 2026 as compared to \$130 in 2021 is a 115.38% increase.			.001465 Royalty Interest Category: G1 Railroad #: 22794
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	470	0	280
FM RD	470	0	280
SPEC RD/BRIDGE	470	0	280
BELLVILLE ISD	470	0	280
BELLVILLE HOSP	470	0	280
AUSTIN CO PREC1	470	0	280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 160	150	Lease: 600755 Type: REAL Owner #: 503353
FM RD	C 160	150	Legal: HERMAN W#5
SPEC RD/BRIDGE	C 160	150	BEAR CREEK ENERGY
BELLVILLE ISD	C 160	150	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 160	150	RRC 22890
AUSTIN CO PREC1	C 160	150	Agent: 881
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.001465 Royalty Interest Category: G1 Railroad #: 22890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	20	130
FM RD	110	20	130
SPEC RD/BRIDGE	110	20	130
BELLVILLE ISD	110	20	130
BELLVILLE HOSP	110	20	130
AUSTIN CO PREC1	110	20	130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	160	70	Lease: 600756 Type: REAL Owner #: 503353
FM RD	160	70	Legal: HERMAN W#6
SPEC RD/BRIDGE	160	70	BEAR CREEK ENERGY
BELLVILLE ISD	160	70	AB 101 W C WHITE SUR
BELLVILLE HOSP	160	70	RRC 23042
AUSTIN CO PREC1	160	70	Agent: 881
No 2021 Hist			.001465 Royalty Interest Category: G1 Railroad #: 23042
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	0	70
FM RD	120	0	70
SPEC RD/BRIDGE	120	0	70
BELLVILLE ISD	120	0	70
BELLVILLE HOSP	120	0	70
AUSTIN CO PREC1	120	0	70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	870	40	690		
FM RD	870	40	690		
SPEC RD/BRIDGE	870	40	690		
BELLVILLE ISD	870	40	690		
BELLVILLE HOSP	870	40	690		
AUSTIN CO PREC1	870	40	690		