

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

MFY INC
5301 PRINCE LN
FLOWER MOUND TX 75022-8102

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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: 503969 801

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 7,450	10,190	Lease: 600468 Type: REAL Owner #: 503969
FM RD	C 7,450	10,190	Legal: KAECHLE UNIT #2
SPEC RD/BRIDGE	C 7,450	10,190	ETOCO LP
SEALY ISD	C 7,450	10,190	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 7,450	10,190	RRC 176226
AUST CO ESD #2	C 7,450	10,190	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.018861 Override Royalty
HB1984: The Appraised value of \$10,190 in 2026 as compared			Category: G1
			Railroad #: 176226
			to \$8,680 in 2021 is a 17.40% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,450	1,250	8,940
FM RD	7,450	1,250	8,940
SPEC RD/BRIDGE	7,450	1,250	8,940
SEALY ISD	7,450	1,250	8,940
AUSTIN CO PREC4	7,450	1,250	8,940
AUST CO ESD #2	7,450	1,250	8,940

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 FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 No 2021 Hist		10 10 10 10 10 10	Lease: 600536 Type: REAL Owner #: 503969 Legal: BECKENDORFF W#2 JAMEX INC AB 170 VITAL FLORES RRC 197289 .000192 Royalty Interest Category: G1 Railroad #: 197289
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	10 10 10 10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 HB1984: The Appraised value of \$290 in 2026 as compared to	560 560 560 560 560 560	290 290 290 290 290 290	Lease: 600563 Type: REAL Owner #: 503969 Legal: KAECHLE CHARLES UNIT #1 ETOCO LP AB 170 VITAL FLORES RRC 192086 .003168 Override Royalty Category: G1 Railroad #: 192086 \$570 in 2021 is a 49.12% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	560 560 560 560 560 560	0 0 0 0 0 0	290 290 290 290 290 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 HB1984: The Appraised value of \$740 in 2026 as compared to	820 820 820 820 820 820	740 740 740 740 740 740	Lease: 600601 Type: REAL Owner #: 503969 Legal: KAECHLE CHARLES UNIT #3 ETOCO LP AB 170 VITAL FLORES RRC 206561 .003168 Override Royalty Category: G1 Railroad #: 206561 \$320 in 2021 is a 131.25% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	820 820 820 820 820 820	0 0 0 0 0 0	740 740 740 740 740 740

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	1,800	2,540	Lease: 600611	Type: REAL Owner #: 503969
FM RD	C	1,800	2,540	Legal: KAECELE UNIT #5	
SPEC RD/BRIDGE	C	1,800	2,540	ETOCO LP	
SEALY ISD	C	1,800	2,540	AB 170 VITAL FLORES	
AUST CO ESD #2	C	1,800	2,540	RRC 212003	
AUSTIN CO PREC4	C	1,800	2,540		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.018861 Override Royalty	
HB1984: The Appraised value of \$2,540 in 2026 as compared to \$730 in 2021 is a 247.95% increase.				Category: G1	
				Railroad #: 212003	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,440	810	1,730		
FM RD	1,440	810	1,730		
SPEC RD/BRIDGE	1,440	810	1,730		
SEALY ISD	1,440	810	1,730		
AUST CO ESD #2	1,440	810	1,730		
AUSTIN CO PREC4	1,440	810	1,730		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		240	160	Lease: 600640	Type: REAL Owner #: 503969
FM RD		240	160	Legal: KAECELE CHARLES UNIT #2	
SPEC RD/BRIDGE		240	160	ETOCO LP	
SEALY ISD		240	160	AB 170 VITAL FLORES	
AUST CO ESD #2		240	160	RRC 219084	
AUSTIN CO PREC4		240	160		
HB1984: The Appraised value of \$160 in 2026 as compared to \$150 in 2021 is a 6.67% increase.				.003168 Override Royalty	
				Category: G1	
				Railroad #: 219084	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	240	0	160		
FM RD	240	0	160		
SPEC RD/BRIDGE	240	0	160		
SEALY ISD	240	0	160		
AUST CO ESD #2	240	0	160		
AUSTIN CO PREC4	240	0	160		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	550	1,620	Lease: 600644	Type: REAL Owner #: 503969
FM RD	C	550	1,620	Legal: KAECELE UNIT #1	
SPEC RD/BRIDGE	C	550	1,620	ETOCO LP	
SEALY ISD	C	550	1,620	AB 170 VITAL FLORES	
AUST CO ESD #2	C	550	1,620	RRC 218912	
AUSTIN CO PREC4	C	550	1,620		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.018861 Override Royalty	
HB1984: The Appraised value of \$1,620 in 2026 as compared to \$280 in 2021 is a 478.57% increase.				Category: G1	
				Railroad #: 218912	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	550	960	660		
FM RD	550	960	660		
SPEC RD/BRIDGE	550	960	660		
SEALY ISD	550	960	660		
AUST CO ESD #2	550	960	660		
AUSTIN CO PREC4	550	960	660		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 6,790	3,660	Lease: 600667	Type: REAL	Owner #: 503969
FM RD	C 6,790	3,660	Legal: KAECHELE UNIT #3		
SPEC RD/BRIDGE	C 6,790	3,660	ETOCO LP		
SEALY ISD	C 6,790	3,660	AB 170 VITAL FLORES		
AUST CO ESD #2	C 6,790	3,660	RRC 180528		
AUSTIN CO PREC4	C 6,790	3,660			
			.018861 Override Royalty		
			Category: G1		
			Railroad #: 180528		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,660 in 2026 as compared to \$4,680 in 2021 is a 21.79% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,030	2,420	1,240		
FM RD	1,030	2,420	1,240		
SPEC RD/BRIDGE	1,030	2,420	1,240		
SEALY ISD	1,030	2,420	1,240		
AUST CO ESD #2	1,030	2,420	1,240		
AUSTIN CO PREC4	1,030	2,420	1,240		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	12,090	5,440	13,770		
FM RD	12,090	5,440	13,770		
SPEC RD/BRIDGE	12,090	5,440	13,770		
SEALY ISD	12,090	5,440	13,770		
AUSTIN CO PREC4	12,090	5,440	13,770		
AUST CO ESD #2	12,090	5,440	13,770		