

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

HAIL THOMAS L EST
%EDITH E HAIL IND EXEC
5515 SUAVE LANE
HOUSTON TX 77057

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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: 504728 458 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 70	90	Lease: 600512 Type: REAL Owner #: 504728
FM RD	C 70	90	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	C 70	90	JAMEX INC
SEALY ISD	C 70	90	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 70	90	RRC 184600
AUST CO ESD #2	C 70	90	.000555 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$90 in 2026 as compared to \$30 in 2021 is a 200.00% increase.			Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	10	80
FM RD	70	10	80
SPEC RD/BRIDGE	70	10	80
SEALY ISD	70	10	80
AUSTIN CO PREC4	70	10	80
AUST CO ESD #2	70	10	80

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	C 590	720	Lease: 600529 Type: REAL Owner #: 504728
FM RD	C 590	720	Legal: SCHAEER #1
SPEC RD/BRIDGE	C 590	720	ETOCO LP
SEALY ISD	C 590	720	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 590	720	RRC 195495
AUST CO ESD #2	C 590	720	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001781 Override Royalty
HB1984: The Appraised value of \$720 in 2026 as compared to			Category: G1
			Railroad #: 195495
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	10	710
FM RD	590	10	710
SPEC RD/BRIDGE	590	10	710
SEALY ISD	590	10	710
AUSTIN CO PREC4	590	10	710
AUST CO ESD #2	590	10	710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 370	520	Lease: 600549 Type: REAL Owner #: 504728
FM RD	C 370	520	Legal: SCHAEER #2
SPEC RD/BRIDGE	C 370	520	ETOCO LP
SEALY ISD	C 370	520	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 370	520	RRC 196881
AUST CO ESD #2	C 370	520	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001781 Override Royalty
HB1984: The Appraised value of \$520 in 2026 as compared to			Category: G1
			Railroad #: 196881
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	370	80	440
FM RD	370	80	440
SPEC RD/BRIDGE	370	80	440
SEALY ISD	370	80	440
AUSTIN CO PREC4	370	80	440
AUST CO ESD #2	370	80	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 140	270	Lease: 600589 Type: REAL Owner #: 504728
FM RD	C 140	270	Legal: SCHAEER #4
SPEC RD/BRIDGE	C 140	270	ETOCO LP
SEALY ISD	C 140	270	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 140	270	RRC 202608
AUST CO ESD #2	C 140	270	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001781 Override Royalty
HB1984: The Appraised value of \$270 in 2026 as compared to			Category: G1
			Railroad #: 202608
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	100	170
FM RD	140	100	170
SPEC RD/BRIDGE	140	100	170
SEALY ISD	140	100	170
AUSTIN CO PREC4	140	100	170
AUST CO ESD #2	140	100	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 90	220	Lease: 600590 Type: REAL Owner #: 504728
FM RD	C 90	220	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 90	220	JAMEX INC
SEALY ISD	C 90	220	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 90	220	RRC 202602
AUST CO ESD #2	C 90	220	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001203 Override Royalty
HB1984: The Appraised value of \$220 in 2026 as compared to			\$160 in 2021 is a 37.50% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	110	110
FM RD	90	110	110
SPEC RD/BRIDGE	90	110	110
SEALY ISD	90	110	110
AUSTIN CO PREC4	90	110	110
AUST CO ESD #2	90	110	110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	120	Lease: 600605 Type: REAL Owner #: 504728
FM RD	C 70	120	Legal: HILLBOLDT W#6
SEALY ISD	C 70	120	MAGNUM PRODUCING LP
AUST CO ESD #2	C 70	120	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE	C 70	120	RRC 210200
AUSTIN CO PREC3 G	C 30	60	
AUSTIN CO PREC4	C 30	60	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008334 Override Royalty
HB1984: The Appraised value of \$120 in 2026 as compared to			\$50 in 2021 is a 140.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	90	30
FM RD	20	90	30
SEALY ISD	20	90	30
AUST CO ESD #2	20	90	30
SPEC RD/BRIDGE	20	90	30
AUSTIN CO PREC3	0	60	0
AUSTIN CO PREC4	10	50	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		900	Lease: 600632 Type: REAL Owner #: 504728
SEALY ISD		900	Legal: HILLBOLDT GAS UNIT #2T
AUST CO ESD #2		900	MAGNUM PRODUCING LP
FM RD		900	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE		900	RRC 215622
AUSTIN CO PREC3 G		450	
AUSTIN CO PREC4		450	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008334 Override Royalty
HB1984: The Appraised value of \$900 in 2026 as compared to			\$270 in 2021 is a 233.33% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	900
SEALY ISD	0	0	900
AUST CO ESD #2	0	0	900
FM RD	0	0	900
SPEC RD/BRIDGE	0	0	900
AUSTIN CO PREC3	0	450	0
AUSTIN CO PREC4	0	0	450

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,280	400	2,440		
FM RD	1,280	400	2,440		
SPEC RD/BRIDGE	1,280	400	2,440		
SEALY ISD	1,280	400	2,440		
AUSTIN CO PREC4	1,270	360	1,970		
AUST CO ESD #2	1,280	400	2,440		
AUSTIN CO PREC3	0	510	0		