

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

JOHNSTON EULA MAY TRUST
% RYAN LLC
1233 W LOOP S #1500
HOUSTON TX 77027

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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: 504930 598 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 430	560	Lease: 600512 Type: REAL Owner #: 504930
FM RD	C 430	560	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	C 430	560	JAMEX INC
SEALY ISD	C 430	560	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 430	560	RRC 184600
AUST CO ESD #2	C 430	560	Agent: 549
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003649 Royalty Interest
HB1984: The Appraised value of \$560 in 2026 as compared to \$160 in 2021 is a 250.00% increase.			Category: G1
			Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	430	40	520
FM RD	430	40	520
SPEC RD/BRIDGE	430	40	520
SEALY ISD	430	40	520
AUSTIN CO PREC4	430	40	520
AUST CO ESD #2	430	40	520

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	190	220	Lease: 600521 Type: REAL Owner #: 504930
FM RD	190	220	Legal: REASER W#1
SPEC RD/BRIDGE	190	220	JAMEX INC
SEALY ISD	190	220	AB 170 VITAL FLORES
AUSTIN CO PREC4	190	220	RRC 187889 190573
AUST CO ESD #2	190	220	Agent: 549
HB1984: The Appraised value of \$220 in 2026 as compared to \$240 in 2021 is a 8.33% decrease.			.000351 Royalty Interest Category: G1 Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	0	220
FM RD	190	0	220
SPEC RD/BRIDGE	190	0	220
SEALY ISD	190	0	220
AUSTIN CO PREC4	190	0	220
AUST CO ESD #2	190	0	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	160	140	Lease: 600531 Type: REAL Owner #: 504930
FM RD	160	140	Legal: REASER W#5
SPEC RD/BRIDGE	160	140	JAMEX INC
SEALY ISD	160	140	AB 170 VITAL FLORES
AUSTIN CO PREC4	160	140	RRC 1995677
AUST CO ESD #2	160	140	Agent: 549
HB1984: The Appraised value of \$140 in 2026 as compared to \$150 in 2021 is a 6.67% decrease.			.000351 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	0	140
FM RD	160	0	140
SPEC RD/BRIDGE	160	0	140
SEALY ISD	160	0	140
AUSTIN CO PREC4	160	0	140
AUST CO ESD #2	160	0	140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 100	150	Lease: 600532 Type: REAL Owner #: 504930
FM RD	C 100	150	Legal: REASER W#4
SPEC RD/BRIDGE	C 100	150	JAMEX INC
SEALY ISD	C 100	150	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 100	150	RRC 194941
AUST CO ESD #2	C 100	150	Agent: 549
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$150 in 2026 as compared to \$120 in 2021 is a 25.00% increase.			.000351 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	30	120
FM RD	100	30	120
SPEC RD/BRIDGE	100	30	120
SEALY ISD	100	30	120
AUSTIN CO PREC4	100	30	120
AUST CO ESD #2	100	30	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	50	Lease: 600535 Type: REAL Owner #: 504930
FM RD	40	50	Legal: REASER W#6
SPEC RD/BRIDGE	40	50	JAMEX INC
SEALY ISD	40	50	AB 170 VITAL FLORES
AUSTIN CO PREC4	40	50	RRC 196877
AUST CO ESD #2	40	50	Agent: 549
.000351 Royalty Interest Category: G1 Railroad #: 196877			
HB1984: The Appraised value of \$50 in 2026 as compared to \$40 in 2021 is a 25.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	50
FM RD	40	0	50
SPEC RD/BRIDGE	40	0	50
SEALY ISD	40	0	50
AUSTIN CO PREC4	40	0	50
AUST CO ESD #2	40	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	120	90	Lease: 600547 Type: REAL Owner #: 504930
FM RD	120	90	Legal: REASER W#3
SPEC RD/BRIDGE	120	90	JAMEX INC
SEALY ISD	120	90	AB 170 VITAL FLORES
AUSTIN CO PREC4	120	90	RRC 192679
AUST CO ESD #2	120	90	Agent: 549
.000351 Royalty Interest Category: G1 Railroad #: 192679			
HB1984: The Appraised value of \$90 in 2026 as compared to \$160 in 2021 is a 43.75% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	0	90
FM RD	120	0	90
SPEC RD/BRIDGE	120	0	90
SEALY ISD	120	0	90
AUSTIN CO PREC4	120	0	90
AUST CO ESD #2	120	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	120	70	Lease: 600576 Type: REAL Owner #: 504930
FM RD	120	70	Legal: REASER W#7
SPEC RD/BRIDGE	120	70	JAMEX INC
SEALY ISD	120	70	AB 170 VITAL FLORES
AUSTIN CO PREC4	120	70	RRC 202603
AUST CO ESD #2	120	70	Agent: 549
.000351 Royalty Interest Category: G1 Railroad #: 202603			
HB1984: The Appraised value of \$70 in 2026 as compared to \$160 in 2021 is a 56.25% decrease.			
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
SEALY ISD	120	0	70
AUSTIN CO PREC4	120	0	70
AUST CO ESD #2	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	1,160	70	1,210		
FM RD	1,160	70	1,210		
SPEC RD/BRIDGE	1,160	70	1,210		
SEALY ISD	1,160	70	1,210		
AUSTIN CO PREC4	1,160	70	1,210		
AUST CO ESD #2	1,160	70	1,210		

