

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 RALPH A FOUNDATION
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330



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: 504934 599

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	380	450	Lease: 600521 Type: REAL Owner #: 504934
FM RD	380	450	Legal: REASER W#1
SPEC RD/BRIDGE	380	450	JAMEX INC
SEALY ISD	380	450	AB 170 VITAL FLORES
AUSTIN CO PREC4	380	450	RRC 187889 190573
AUST CO ESD #2	380	450	Agent: 574
HB1984: The Appraised value of \$450 in 2026 as compared to \$470 in 2021 is a 4.26% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	380	0	450
FM RD	380	0	450
SPEC RD/BRIDGE	380	0	450
SEALY ISD	380	0	450
AUSTIN CO PREC4	380	0	450
AUST CO ESD #2	380	0	450

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	310	280	Lease: 600531 Type: REAL Owner #: 504934
FM RD	310	280	Legal: REASER W#5
SPEC RD/BRIDGE	310	280	JAMEX INC
SEALY ISD	310	280	AB 170 VITAL FLORES
AUSTIN CO PREC4	310	280	RRC 1995677
AUST CO ESD #2	310	280	Agent: 574
.000702 Royalty Interest Category: G1 Railroad #: 195677			
HB1984: The Appraised value of \$280 in 2026 as compared to \$310 in 2021 is a 9.68% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	310	0	280
FM RD	310	0	280
SPEC RD/BRIDGE	310	0	280
SEALY ISD	310	0	280
AUSTIN CO PREC4	310	0	280
AUST CO ESD #2	310	0	280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 200	310	Lease: 600532 Type: REAL Owner #: 504934
FM RD	C 200	310	Legal: REASER W#4
SPEC RD/BRIDGE	C 200	310	JAMEX INC
SEALY ISD	C 200	310	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 200	310	RRC 194941
AUST CO ESD #2	C 200	310	Agent: 574
.000702 Royalty Interest Category: G1 Railroad #: 194941			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$310 in 2026 as compared to \$240 in 2021 is a 29.17% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	80	230
FM RD	190	80	230
SPEC RD/BRIDGE	190	80	230
SEALY ISD	190	80	230
AUSTIN CO PREC4	190	80	230
AUST CO ESD #2	190	80	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	90	90	Lease: 600535 Type: REAL Owner #: 504934
FM RD	90	90	Legal: REASER W#6
SPEC RD/BRIDGE	90	90	JAMEX INC
SEALY ISD	90	90	AB 170 VITAL FLORES
AUSTIN CO PREC4	90	90	RRC 196877
AUST CO ESD #2	90	90	Agent: 574
.000702 Royalty Interest Category: G1 Railroad #: 196877			
HB1984: The Appraised value of \$90 in 2026 as compared to \$70 in 2021 is a 28.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	0	90
FM RD	90	0	90
SPEC RD/BRIDGE	90	0	90
SEALY ISD	90	0	90
AUSTIN CO PREC4	90	0	90
AUST CO ESD #2	90	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	230	180	Lease: 600547 Type: REAL Owner #: 504934
FM RD	230	180	Legal: REASER W#3
SPEC RD/BRIDGE	230	180	JAMEX INC
SEALY ISD	230	180	AB 170 VITAL FLORES
AUSTIN CO PREC4	230	180	RRC 192679
AUST CO ESD #2	230	180	Agent: 574
HB1984: The Appraised value of \$180 in 2026 as compared to \$320 in 2021 is a 43.75% decrease.			.000702 Royalty Interest Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	230	0	180
FM RD	230	0	180
SPEC RD/BRIDGE	230	0	180
SEALY ISD	230	0	180
AUSTIN CO PREC4	230	0	180
AUST CO ESD #2	230	0	180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	230	130	Lease: 600576 Type: REAL Owner #: 504934
FM RD	230	130	Legal: REASER W#7
SPEC RD/BRIDGE	230	130	JAMEX INC
SEALY ISD	230	130	AB 170 VITAL FLORES
AUSTIN CO PREC4	230	130	RRC 202603
AUST CO ESD #2	230	130	Agent: 574
HB1984: The Appraised value of \$130 in 2026 as compared to \$310 in 2021 is a 58.06% decrease.			.000702 Royalty Interest Category: G1 Railroad #: 202603
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	230	0	130
FM RD	230	0	130
SPEC RD/BRIDGE	230	0	130
SEALY ISD	230	0	130
AUSTIN CO PREC4	230	0	130
AUST CO ESD #2	230	0	130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,430	80	1,360		
FM RD	1,430	80	1,360		
SPEC RD/BRIDGE	1,430	80	1,360		
SEALY ISD	1,430	80	1,360		
AUSTIN CO PREC4	1,430	80	1,360		
AUST CO ESD #2	1,430	80	1,360		

