

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

KINDER MORGAN TEXAS PIPELINE
%PROPERTY TAX DEPARTMENT
PO BOX 4372
HOUSTON TX 77210-4372



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: 505435 648

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		855,580	779,850	Seq: 9900005 Type: REAL Owner #: 505435	
FM RD		855,580	779,850	Legal: SAN FELIPE COMPRESSOR STATION	
SPEC RD/BRIDGE		855,580	779,850	848 MANAK RD SAN FELIPE	
SEALY ISD		855,580	779,850	BUILDINGS CO 1020 PLANT 4000	
AUSTIN CO PREC3		855,580	779,850	9007939	
AUST CO ESD #2		855,580	779,850		
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$779,850 in 2026 as compared to \$546,890 in 2021 is a 42.60% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	855,580	0	779,850		
FM RD	855,580	0	779,850		
SPEC RD/BRIDGE	855,580	0	779,850		
SEALY ISD	855,580	0	779,850		
AUSTIN CO PREC3	855,580	0	779,850		
AUST CO ESD #2	855,580	0	779,850		

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	T	1,066,140	1,060,120	Seq: 9900010	Type: REAL Owner #: 505435
FM RD	T	1,066,140	1,060,120	Legal: TCEQ EXEMPTION	
SPEC RD/BRIDGE	T	1,066,140	1,060,120	848 MANAK RD SAN FELIPE	
SEALY ISD	T	1,066,140	1,060,120		
AUSTIN CO PREC3	T	1,066,140	1,060,120	9007940	
AUST CO ESD #2	T	1,066,140	1,060,120		
				Category: F2	REAL - INDUSTRIAL IMPROVEMENTS
					Rendered: Yes
Deductions: (T)=POLLUTION CONTROL					
HB1984: The Appraised value of \$1,060,120 in 2026 as compared to \$970,440 in 2021 is a 9.24% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		0	1,060,120	0	
FM RD		0	1,060,120	0	
SPEC RD/BRIDGE		0	1,060,120	0	
SEALY ISD		0	1,060,120	0	
AUSTIN CO PREC3		0	1,060,120	0	
AUST CO ESD #2		0	1,060,120	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B	4,811,290	4,880,780	Seq: 9900015	Type: PERSONAL Owner #: 505435
FM RD	145B	4,811,290	4,880,780	Legal: MACHINERY & EQUIPMENT	
SPEC RD/BRIDGE	145B	4,811,290	4,880,780	848 MANAK RD SAN FELIPE	
SEALY ISD	145B	4,811,290	4,880,780		
AUSTIN CO PREC3	145B	4,811,290	4,880,780	9007941	
AUST CO ESD #2	145B	4,811,290	4,880,780		
				Category: L2G	INDUS.- MACHINERY & EQUIPMENT
					Rendered: Yes
Deductions: (145B) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		4,811,290	125,000	4,755,780	
FM RD		4,811,290	125,000	4,755,780	
SPEC RD/BRIDGE		4,811,290	125,000	4,755,780	
SEALY ISD		4,811,290	125,000	4,755,780	
AUSTIN CO PREC3		4,811,290	125,000	4,755,780	
AUST CO ESD #2		4,811,290	125,000	4,755,780	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		54,990	57,740	Seq: 9900020	Type: PERSONAL Owner #: 505435
FM RD		54,990	57,740	Legal: SUPPLIES & SPARES	
SPEC RD/BRIDGE		54,990	57,740	848 MANAK RD SAN FELIPE	
SEALY ISD		54,990	57,740		
AUSTIN CO PREC3		54,990	57,740	9007942	
AUST CO ESD #2		54,990	57,740		
				Category: L2C	INDUS.- INVENTORY
					Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		54,990	0	57,740	
FM RD		54,990	0	57,740	
SPEC RD/BRIDGE		54,990	0	57,740	
SEALY ISD		54,990	0	57,740	
AUSTIN CO PREC3		54,990	0	57,740	
AUST CO ESD #2		54,990	0	57,740	

Total of all Above Parcels					
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY		5,721,860	1,185,120	5,593,370	
FM RD		5,721,860	1,185,120	5,593,370	
SPEC RD/BRIDGE		5,721,860	1,185,120	5,593,370	
SEALY ISD		5,721,860	1,185,120	5,593,370	
AUSTIN CO PREC3		5,721,860	1,185,120	5,593,370	
AUST CO ESD #2		5,721,860	1,185,120	5,593,370	