

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

PEC MINERALS LP
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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:	506645 912
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 40	390	Lease: 600588 Type: REAL Owner #: 506645
FM RD	C 40	390	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 40	390	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 40	390	AB 16 CHAS BENTON
BELLVILLE HOSP	C 40	390	RRC 203886
			Agent: 040
			.001680 Royalty Interest
			Category: G1
			Railroad #: 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$390 in 2026 as compared to \$10 in 2021 is a 3800.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	380	10
FM RD	10	380	10
SPEC RD/BRIDGE	10	380	10
BELLVILLE ISD	10	380	10
BELLVILLE HOSP	10	380	10

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 510	1,470	Lease: 600596 Type: REAL Owner #: 506645
FM RD	C 510	1,470	Legal: RAINS TRUST UNIT #2
SPEC RD/BRIDGE	C 510	1,470	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 510	1,470	AB 60 KUYKENDALL ELIZABETH
BELLVILLE HOSP	C 510	1,470	RRC 206255
AUSTIN CO PREC2	C 510	1,470	Agent: 040
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004889 Royalty Interest
HB1984: The Appraised value of \$1,470 in 2026 as compared to \$230 in 2021 is a 539.13% increase.			Category: G1
			Railroad #: 206255
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	510	860	610
FM RD	510	860	610
SPEC RD/BRIDGE	510	860	610
BELLVILLE ISD	510	860	610
BELLVILLE HOSP	510	860	610
AUSTIN CO PREC2	510	860	610

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	520	1,240	620
FM RD	520	1,240	620
SPEC RD/BRIDGE	520	1,240	620
BELLVILLE ISD	520	1,240	620
BELLVILLE HOSP	520	1,240	620
AUSTIN CO PREC2	510	860	610