

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

KOSSAK OIL & GAS LP
333 W 52ND ST STE 1003
NEW YORK NY 10019-6238

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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: 506684 670

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	200	260		Lease: 600512 Type: REAL Owner #: 506684			
FM RD		C	200	260		Legal: ENGLAND-VIRNAU W#1			
SPEC RD/BRIDGE		C	200	260		JAMEX INC			
SEALY ISD		C	200	260		AB 170 VITAL FLORES			
AUSTIN CO PREC4		C	200	260		RRC 184600			
AUST CO ESD #2		C	200	260					
						.001716 Override Royalty			
						Category: G1			
						Railroad #: 184600			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$260 in 2026				as compared to \$80 in 2021		is a 225.00% increase.			
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY			200	20		240			
FM RD			200	20		240			
SPEC RD/BRIDGE			200	20		240			
SEALY ISD			200	20		240			
AUSTIN CO PREC4			200	20		240			
AUST CO ESD #2			200	20		240			

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	480	1,170	Lease: 600590 Type: REAL Owner #: 506684		
FM RD		C	480	1,170	Legal: SCHNEIDER W#2		
SPEC RD/BRIDGE		C	480	1,170	JAMEX INC		
SEALY ISD		C	480	1,170	AB 238 H & TC RR CO SUR		
AUSTIN CO PREC4		C	480	1,170	RRC 202602		
AUST CO ESD #2		C	480	1,170			
					.006500 Override Royalty		
					Category: G1		
					Railroad #: 202602		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$1,170 in 2026 as compared to \$860 in 2021 is a 36.05% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		480		590	580		
FM RD		480		590	580		
SPEC RD/BRIDGE		480		590	580		
SEALY ISD		480		590	580		
AUSTIN CO PREC4		480		590	580		
AUST CO ESD #2		480		590	580		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	680	610	820		
FM RD	680	610	820		
SPEC RD/BRIDGE	680	610	820		
SEALY ISD	680	610	820		
AUSTIN CO PREC4	680	610	820		
AUST CO ESD #2	680	610	820		