

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

FENDER JAMES E II IRREV TRUST
% LERETA LLC
901 CORPORATE CENTER DRIVE
POMONA CA 91768



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:	506812 331
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	270	90	Lease: 1097 Type: REAL Owner #: 506812
FM RD	270	90	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	270	90	ENHANCED ENERGY
BELLVILLE ISD	270	90	AB 101 W C WHITE SUR
BELLVILLE HOSP	270	90	RRC 27891
AUSTIN CO PREC1	270	90	Agent: 291
.000289 Royalty Interest			
Category: G1			
Railroad #: 27891			
HB1984: The Appraised value of \$90 in 2026 as compared to \$60 in 2021 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	90
FM RD	80	0	90
SPEC RD/BRIDGE	80	0	90
BELLVILLE ISD	80	0	90
BELLVILLE HOSP	80	0	90
AUSTIN CO PREC1	80	0	90

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	30	30	Lease: 600334 Type: REAL Owner #: 506812
FM RD	30	30	Legal: RB MIOCENE UNIT #3 TR 3
SPEC RD/BRIDGE	30	30	ENHANCED ENERGY
BELLVILLE ISD	30	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	30	30	RRC 27902
AUSTIN CO PREC1	30	30	Agent: 291
.000290 Royalty Interest			
Category: G1			
Railroad #: 27902			
HB1984: The Appraised value of \$30 in 2026 as compared to \$10 in 2021 is a 200.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	30
FM RD	20	0	30
SPEC RD/BRIDGE	20	0	30
BELLVILLE ISD	20	0	30
BELLVILLE HOSP	20	0	30
AUSTIN CO PREC1	20	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 100	80	Lease: 600335 Type: REAL Owner #: 506812
FM RD	C 100	80	Legal: RB MIOCENE UNIT #3 TR 4
SPEC RD/BRIDGE	C 100	80	ENHANCED ENERGY
BELLVILLE ISD	C 100	80	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 100	80	RRC 27902
AUSTIN CO PREC1	C 100	80	Agent: 291
.000289 Royalty Interest			
Category: G1			
Railroad #: 27902			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$80 in 2026 as compared to \$20 in 2021 is a 300.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	60	20
FM RD	10	60	20
SPEC RD/BRIDGE	10	60	20
BELLVILLE ISD	10	60	20
BELLVILLE HOSP	10	60	20
AUSTIN CO PREC1	10	60	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 180	170	Lease: 600359 Type: REAL Owner #: 506812
FM RD	C 180	170	Legal: WATERFLOOD UNIT #1 TR 29
SPEC RD/BRIDGE	C 180	170	ENHANCED ENERGY
BELLVILLE ISD	C 180	170	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 180	170	RRC 8909
AUSTIN CO PREC1	C 180	170	Agent: 291
.000290 Royalty Interest			
Category: G1			
Railroad #: 8909			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$170 in 2026 as compared to \$20 in 2021 is a 750.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	70	100
FM RD	90	70	100
SPEC RD/BRIDGE	90	70	100
BELLVILLE ISD	90	70	100
BELLVILLE HOSP	90	70	100
AUSTIN CO PREC1	90	70	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 600430 Type: REAL Owner #: 506812
FM RD	20	20	Legal: WILSON OLLIE W#12
SPEC RD/BRIDGE	20	20	BEAR CREEK ENERGY
BELLVILLE ISD	20	20	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	20	20	RRC 22132
AUSTIN CO PREC1	20	20	Agent: 291
HB1984: The Appraised value of \$20 in 2026 as compared to \$20 in 2021 is a .00% increase.			.000145 Royalty Interest Category: G1 Railroad #: 22132
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	0	20
FM RD	10	0	20
SPEC RD/BRIDGE	10	0	20
BELLVILLE ISD	10	0	20
BELLVILLE HOSP	10	0	20
AUSTIN CO PREC1	10	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 600447 Type: REAL Owner #: 506812
FM RD	20	20	Legal: WILSON W#19
SPEC RD/BRIDGE	20	20	BEAR CREEK ENERGY
BELLVILLE ISD	20	20	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	20	20	RRC 22895
AUSTIN CO PREC1	20	20	Agent: 291
HB1984: The Appraised value of \$20 in 2026 as compared to \$10 in 2021 is a 100.00% increase.			.000145 Royalty Interest Category: G1 Railroad #: 22895
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	20
FM RD	20	0	20
SPEC RD/BRIDGE	20	0	20
BELLVILLE ISD	20	0	20
BELLVILLE HOSP	20	0	20
AUSTIN CO PREC1	20	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	30	20	Lease: 600456 Type: REAL Owner #: 506812
BELLVILLE ISD	30	20	Legal: WILSON OLLIE W#1
FM RD	30	20	BEAR CREEK ENERGY
SPEC RD/BRIDGE	30	20	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	30	20	RRC 19750
AUSTIN CO PREC1	30	20	Agent: 291
No 2021 Hist			.000145 Royalty Interest Category: G1 Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	0	20
BELLVILLE ISD	10	0	20
FM RD	10	0	20
SPEC RD/BRIDGE	10	0	20
BELLVILLE HOSP	10	0	20
AUSTIN CO PREC1	10	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	50	30	Lease: 600457 Type: REAL Owner #: 506812
BELLVILLE ISD	50	30	Legal: WILSON OLLIE W#7 & 15
FM RD	50	30	BEAR CREEK ENERGY
SPEC RD/BRIDGE	50	30	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	50	30	RRC 19750
AUSTIN CO PREC1	50	30	Agent: 291
No 2021 Hist			.000145 Royalty Interest
			Category: G1
			Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	30
BELLVILLE ISD	30	0	30
FM RD	30	0	30
SPEC RD/BRIDGE	30	0	30
BELLVILLE HOSP	30	0	30
AUSTIN CO PREC1	30	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 200	290	Lease: 600701 Type: REAL Owner #: 506812
FM RD	C 200	290	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 200	290	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 200	290	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 200	290	RRC 25625
AUSTIN CO PREC1	C 200	290	Agent: 291
			.000086 Royalty Interest
			Category: G1
			Railroad #: 25625
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
HB1984: The Appraised value of \$290 in 2026	as compared to \$70 in 2021 is a 314.29% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	50	240
FM RD	200	50	240
SPEC RD/BRIDGE	200	50	240
BELLVILLE ISD	200	50	240
BELLVILLE HOSP	200	50	240
AUSTIN CO PREC1	200	50	240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	30	30	Lease: 600717 Type: REAL Owner #: 506812
FM RD	30	30	Legal: A A SANDERS
SPEC RD/BRIDGE	30	30	ENHANCED ENERGY
BELLVILLE ISD	30	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	30	30	RRC 25793
AUSTIN CO PREC1	30	30	Agent: 291
			.000289 Royalty Interest
			Category: G1
			Railroad #: 25793
HB1984: The Appraised value of \$30 in 2026	as compared to \$20 in 2021 is a 50.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	30
FM RD	30	0	30
SPEC RD/BRIDGE	30	0	30
BELLVILLE ISD	30	0	30
BELLVILLE HOSP	30	0	30
AUSTIN CO PREC1	30	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 600737 Type: REAL Owner #: 506812
FM RD	20	20	Legal: ROBERT R JACKSON W#2RE & 7
SPEC RD/BRIDGE	20	20	BEAR CREEK ENERGY
BELLVILLE ISD	20	20	AB 101 WHITE WC
BELLVILLE HOSP	20	20	RRC# 26525
AUSTIN CO PREC1	20	20	Agent: 291
No 2021 Hist			.000145 Royalty Interest
			Category: G1
			Railroad #: 26525

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	0	20		
FM RD	20	0	20		
SPEC RD/BRIDGE	20	0	20		
BELLVILLE ISD	20	0	20		
BELLVILLE HOSP	20	0	20		
AUSTIN CO PREC1	20	0	20		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	520	180	620		
FM RD	520	180	620		
SPEC RD/BRIDGE	520	180	620		
BELLVILLE ISD	520	180	620		
BELLVILLE HOSP	520	180	620		
AUSTIN CO PREC1	520	180	620		

