

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

FROST MINERAL TRUST LLC
% LERETA LLC
901 CORPORATE CENTER DRIVE
POMONA CA 91768

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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: 506852 377 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 90	70	Lease: 600334 Type: REAL Owner #: 506852
FM RD	C 90	70	Legal: RB MIOCENE UNIT #3 TR 3
SPEC RD/BRIDGE	C 90	70	ENHANCED ENERGY
BELLVILLE ISD	C 90	70	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 90	70	RRC 27902
AUSTIN CO PREC1	C 90	70	Agent: 291
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000781 Royalty Interest
HB1984: The Appraised value of \$70 in 2026 as compared to \$20 in 2021 is a 250.00% increase.			Category: G1
			Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	50	20
FM RD	10	50	20
SPEC RD/BRIDGE	10	50	20
BELLVILLE ISD	10	50	20
BELLVILLE HOSP	10	50	20
AUSTIN CO PREC1	10	50	20

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 FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC1 No 2021 Hist	20 20 20 20 20 20	20 20 20 20 20 20	Lease: 600339 Type: REAL Owner #: 506852 Legal: WATERFLOOD UNIT #1 TR 4 ENHANCED ENERGY AB 101 W C WHITE SUR RRC 8909 .000782 Royalty Interest Category: G1 Railroad #: 8909 Agent: 291
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC1	10 10 10 10 10 10	0 0 0 0 0 0	20 20 20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC1 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$290 in 2026 as compared to \$40 in 2021 is a 625.00% increase.	C 320 C 320 C 320 C 320 C 320 C 320	290 290 290 290 290 290	Lease: 600343 Type: REAL Owner #: 506852 Legal: WATERFLOOD UNIT #1 TR 12 ENHANCED ENERGY AB 101 W C WHITE SUR RRC 8909 .001562 Royalty Interest Category: G1 Railroad #: 8909 Agent: 291
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC1	140 140 140 140 140 140	120 120 120 120 120 120	170 170 170 170 170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC1 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$460 in 2026 as compared to \$60 in 2021 is a 666.67% increase.	C 490 C 490 C 490 C 490 C 490 C 490	460 460 460 460 460 460	Lease: 600359 Type: REAL Owner #: 506852 Legal: WATERFLOOD UNIT #1 TR 29 ENHANCED ENERGY AB 101 W C WHITE SUR RRC 8909 .000781 Royalty Interest Category: G1 Railroad #: 8909 Agent: 291
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC1	230 230 230 230 230 230	180 180 180 180 180 180	280 280 280 280 280 280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	270	40	Lease: 600785 Type: REAL Owner #: 506852
FM RD	270	40	Legal: WILSON, J W W#26
SPEC RD/BRIDGE	270	40	ENHANCED ENERGY PART
BELLVILLE ISD	270	40	AB 46 HARVEY WILLIAM
BELLVILLE HOSP	270	40	RRC 27893
AUSTIN CO PREC1	270	40	Agent: 291
No 2021 Hist			.000781 Royalty Interest Category: G1 Railroad #: 27893

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	270	0	40		
FM RD	270	0	40		
SPEC RD/BRIDGE	270	0	40		
BELLVILLE ISD	270	0	40		
BELLVILLE HOSP	270	0	40		
AUSTIN CO PREC1	270	0	40		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	660	350	530		
FM RD	660	350	530		
SPEC RD/BRIDGE	660	350	530		
BELLVILLE ISD	660	350	530		
BELLVILLE HOSP	660	350	530		
AUSTIN CO PREC1	660	350	530		

