

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

MEADERS FAMILY 2005 TRUST
% MANICE & BUDD LLP
420 LEXINGTON AVE STE 2803
NEW YORK NY 10170

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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:	506868 780
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 4,570	31,860	Lease: 1025 Type: REAL Owner #: 506868
FM RD	C 4,570	31,860	Legal: SCHILLER W#1
SPEC RD/BRIDGE	C 4,570	31,860	STRAND ENERGY LLC
BELLVILLE ISD	C 4,570	31,860	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP	C 4,570	31,860	RRC 27952
AUSTIN CO PREC1	C 4,570	31,860	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
HB1984: The Appraised value of \$31,860 in 2026 as compared			Category: G1
			Railroad #: 27952
			to \$1,580 in 2021 is a 1916.46% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,740	29,770	2,090
FM RD	1,740	29,770	2,090
SPEC RD/BRIDGE	1,740	29,770	2,090
BELLVILLE ISD	1,740	29,770	2,090
BELLVILLE HOSP	1,740	29,770	2,090
AUSTIN CO PREC1	1,740	29,770	2,090

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 7,960	12,600	Lease: 600662 Type: REAL Owner #: 506868
BELLVILLE ISD	C 7,960	12,600	Legal: SCHILLER #6
FM RD	C 7,960	12,600	STRAND ENERGY LC
SPEC RD/BRIDGE	C 7,960	12,600	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP	C 7,960	12,600	RRC 232647
AUSTIN CO PREC2	C 7,960	12,600	.015625 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$12,600 in 2026 as compared to \$13,330 in 2021 is a 5.48% decrease.			Railroad #: 232647
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,960	3,050	9,550
BELLVILLE ISD	7,960	3,050	9,550
FM RD	7,960	3,050	9,550
SPEC RD/BRIDGE	7,960	3,050	9,550
BELLVILLE HOSP	7,960	3,050	9,550
AUSTIN CO PREC2	7,960	3,050	9,550

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	9,700	32,820	11,640
FM RD	9,700	32,820	11,640
SPEC RD/BRIDGE	9,700	32,820	11,640
BELLVILLE ISD	9,700	32,820	11,640
BELLVILLE HOSP	9,700	32,820	11,640
AUSTIN CO PREC1	1,740	29,770	2,090
AUSTIN CO PREC2	7,960	3,050	9,550