

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

KOEHLER FRANK
1212 PECAN VALLEY DR
MCKINNEY TX 75070-8320

|||||

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: 507135 663

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	330	110	Lease: 1097 Type: REAL Owner #: 507135
FM RD	330	110	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	330	110	ENHANCED ENERGY
BELLVILLE ISD	330	110	AB 101 W C WHITE SUR
BELLVILLE HOSP	330	110	RRC 27891
AUSTIN CO PREC1	330	110	
HB1984: The Appraised value of \$110 in 2026 as compared to \$70 in 2021 is a 57.14% increase.			.000360 Royalty Interest Category: G1 Railroad #: 27891
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	110
FM RD	100	0	110
SPEC RD/BRIDGE	100	0	110
BELLVILLE ISD	100	0	110
BELLVILLE HOSP	100	0	110
AUSTIN CO PREC1	100	0	110

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 730	120	Lease: 1119 Type: REAL Owner #: 507135
FM RD	C 730	120	Legal: WATERFLOOD UNIT #2 TR 1
SPEC RD/BRIDGE	C 730	120	ENHANCED ENERGY
BELLVILLE ISD	C 730	120	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 730	120	RRC 8909
AUSTIN CO PREC1	C 730	120	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000180 Royalty Interest
HB1984: The Appraised value of \$120 in 2026 as compared to \$40 in 2021 is a 200.00% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	50	70
FM RD	60	50	70
SPEC RD/BRIDGE	60	50	70
BELLVILLE ISD	60	50	70
BELLVILLE HOSP	60	50	70
AUSTIN CO PREC1	60	50	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 40	140	Lease: 1287 Type: REAL Owner #: 507135
FM RD	C 40	140	Legal: RB MIOCENE UNIT #1 TR 1
SPEC RD/BRIDGE	C 40	140	ENHANCED ENERGY
BELLVILLE ISD	C 40	140	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 40	140	RRC#27901
AUSTIN CO PREC1	C 40	140	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000360 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 27901
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	100	40
FM RD	40	100	40
SPEC RD/BRIDGE	40	100	40
BELLVILLE ISD	40	100	40
BELLVILLE HOSP	40	100	40
AUSTIN CO PREC1	40	100	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	10	Lease: 600322 Type: REAL Owner #: 507135
FM RD	40	10	Legal: WATERFLOOD UNIT #2 TR 6
SPEC RD/BRIDGE	40	10	ENHANCED ENERGY
BELLVILLE ISD	40	10	AB 101 W C WHITE SUR
BELLVILLE HOSP	40	10	RRC 8910
AUSTIN CO PREC1	40	10	
No 2021 Hist			.000180 Royalty Interest
			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	10
FM RD	20	0	10
SPEC RD/BRIDGE	20	0	10
BELLVILLE ISD	20	0	10
BELLVILLE HOSP	20	0	10
AUSTIN CO PREC1	20	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	30	Lease: 600334 Type: REAL Owner #: 507135
FM RD	40	30	Legal: RB MIOCENE UNIT #3 TR 3
SPEC RD/BRIDGE	40	30	ENHANCED ENERGY
BELLVILLE ISD	40	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	40	30	RRC 27902
AUSTIN CO PREC1	40	30	
HB1984: The Appraised value of \$30 in 2026 as compared to \$10 in 2021 is a 200.00% increase.			.000360 Royalty Interest Category: G1 Railroad #: 27902
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 120	100	Lease: 600335 Type: REAL Owner #: 507135
FM RD	C 120	100	Legal: RB MIOCENE UNIT #3 TR 4
SPEC RD/BRIDGE	C 120	100	ENHANCED ENERGY
BELLVILLE ISD	C 120	100	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 120	100	RRC 27902
AUSTIN CO PREC1	C 120	100	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$100 in 2026 as compared to \$20 in 2021 is a 400.00% increase.			.000360 Royalty Interest Category: G1 Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	70	30
FM RD	30	70	30
SPEC RD/BRIDGE	30	70	30
BELLVILLE ISD	30	70	30
BELLVILLE HOSP	30	70	30
AUSTIN CO PREC1	30	70	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	60	Lease: 600342 Type: REAL Owner #: 507135
FM RD	C 60	60	Legal: WATERFLOOD UNIT #1 TR 9
SPEC RD/BRIDGE	C 60	60	ENHANCED ENERGY
BELLVILLE ISD	C 60	60	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 60	60	RRC 8909
AUSTIN CO PREC1	C 60	60	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$60 in 2026 as compared to \$10 in 2021 is a 500.00% increase.			.000360 Royalty Interest Category: G1 Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	30	30
FM RD	30	30	30
SPEC RD/BRIDGE	30	30	30
BELLVILLE ISD	30	30	30
BELLVILLE HOSP	30	30	30
AUSTIN CO PREC1	30	30	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	130	120	Lease: 600345	Type: REAL	Owner #: 507135
FM RD	C	130	120	Legal: WATERFLOOD UNIT #1 TR 15		
SPEC RD/BRIDGE	C	130	120	ENHANCED ENERGY		
BELLVILLE ISD	C	130	120	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	130	120	RRC 8909		
AUSTIN CO PREC1	C	130	120			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000360 Royalty Interest		
HB1984: The Appraised value of \$120 in 2026 as compared to				\$20 in 2021 is a 500.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	60	50	70			
FM RD	60	50	70			
SPEC RD/BRIDGE	60	50	70			
BELLVILLE ISD	60	50	70			
BELLVILLE HOSP	60	50	70			
AUSTIN CO PREC1	60	50	70			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	230	210	Lease: 600359	Type: REAL	Owner #: 507135
FM RD	C	230	210	Legal: WATERFLOOD UNIT #1 TR 29		
SPEC RD/BRIDGE	C	230	210	ENHANCED ENERGY		
BELLVILLE ISD	C	230	210	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	230	210	RRC 8909		
AUSTIN CO PREC1	C	230	210			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000360 Royalty Interest		
HB1984: The Appraised value of \$210 in 2026 as compared to				\$30 in 2021 is a 600.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	100	90	120			
FM RD	100	90	120			
SPEC RD/BRIDGE	100	90	120			
BELLVILLE ISD	100	90	120			
BELLVILLE HOSP	100	90	120			
AUSTIN CO PREC1	100	90	120			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	80	80	Lease: 600386	Type: REAL	Owner #: 507135
FM RD	C	80	80	Legal: RB COCKFIELD UNIT #4 TR #2		
SPEC RD/BRIDGE	C	80	80	ENHANCED ENERGY		
BELLVILLE ISD	C	80	80	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	80	80	RRC 19470		
AUSTIN CO PREC1	C	80	80			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000180 Royalty Interest		
HB1984: The Appraised value of \$80 in 2026 as compared to				\$10 in 2021 is a 700.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	30	50	30			
FM RD	30	50	30			
SPEC RD/BRIDGE	30	50	30			
BELLVILLE ISD	30	50	30			
BELLVILLE HOSP	30	50	30			
AUSTIN CO PREC1	30	50	30			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	30	10	Lease: 600456 Type: REAL Owner #: 507135		
BELLVILLE ISD	30	10	Legal: WILSON OLLIE W#1		
FM RD	30	10	BEAR CREEK ENERGY		
SPEC RD/BRIDGE	30	10	AB 46 WILLIAM HARVEY SUR		
BELLVILLE HOSP	30	10	RRC 19750		
AUSTIN CO PREC1	30	10			
No 2021 Hist			.000120 Royalty Interest		
			Category: G1		
			Railroad #: 19750		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	10		
BELLVILLE ISD	10	0	10		
FM RD	10	0	10		
SPEC RD/BRIDGE	10	0	10		
BELLVILLE HOSP	10	0	10		
AUSTIN CO PREC1	10	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 240	360	Lease: 600701 Type: REAL Owner #: 507135		
FM RD	C 240	360	Legal: RACCOON BND UWX OIL UN NO 5-1		
SPEC RD/BRIDGE	C 240	360	ORX RESOURCES, L.L.C		
BELLVILLE ISD	C 240	360	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C 240	360	RRC 25625		
AUSTIN CO PREC1	C 240	360			
			.000107 Royalty Interest		
			Category: G1		
			Railroad #: 25625		
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED				
	HB1984: The Appraised value of \$360 in 2026 as compared to \$90 in 2021 is a 300.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	240	70	290		
FM RD	240	70	290		
SPEC RD/BRIDGE	240	70	290		
BELLVILLE ISD	240	70	290		
BELLVILLE HOSP	240	70	290		
AUSTIN CO PREC1	240	70	290		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	40	40	Lease: 600717 Type: REAL Owner #: 507135		
FM RD	40	40	Legal: A A SANDERS		
SPEC RD/BRIDGE	40	40	ENHANCED ENERGY		
BELLVILLE ISD	40	40	AB 101 W C WHITE SUR		
BELLVILLE HOSP	40	40	RRC 25793		
AUSTIN CO PREC1	40	40			
			.000360 Royalty Interest		
			Category: G1		
			Railroad #: 25793		
	HB1984: The Appraised value of \$40 in 2026 as compared to \$30 in 2021 is a 33.33% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	40		
FM RD	40	0	40		
SPEC RD/BRIDGE	40	0	40		
BELLVILLE ISD	40	0	40		
BELLVILLE HOSP	40	0	40		
AUSTIN CO PREC1	40	0	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	30	40	Lease: 600735 Type: REAL Owner #: 507135
FM RD	30	40	Legal: THOMPSON-SHERROD OIL UNIT
SPEC RD/BRIDGE	30	40	ENHANCED ENERGY PART
BELLVILLE ISD	30	40	AB 101 WHITE, WC
BELLVILLE HOSP	30	40	RRC# 26899
AUSTIN CO PREC1	30	40	
HB1984: The Appraised value of \$40 in 2026 as compared to \$10 in 2021 is a 300.00% increase.			.000090 Royalty Interest Category: G1 Railroad #: 26899
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	40
FM RD	30	0	40
SPEC RD/BRIDGE	30	0	40
BELLVILLE ISD	30	0	40
BELLVILLE HOSP	30	0	40
AUSTIN CO PREC1	30	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 600737 Type: REAL Owner #: 507135
FM RD	20	20	Legal: ROBERT R JACKSON WH#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	
No 2021 Hist			.000143 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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	120	20	Lease: 600785 Type: REAL Owner #: 507135
FM RD	120	20	Legal: WILSON, J W WH#26
SPEC RD/BRIDGE	120	20	ENHANCED ENERGY PART
BELLVILLE ISD	120	20	AB 46 HARVEY WILLIAM
BELLVILLE HOSP	120	20	RRC 27893
AUSTIN CO PREC1	120	20	
No 2021 Hist			.000360 Royalty Interest Category: G1 Railroad #: 27893
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	0	20
FM RD	120	0	20
SPEC RD/BRIDGE	120	0	20
BELLVILLE ISD	120	0	20
BELLVILLE HOSP	120	0	20
AUSTIN CO PREC1	120	0	20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	950	510	960		
FM RD	950	510	960		
SPEC RD/BRIDGE	950	510	960		
BELLVILLE ISD	950	510	960		
BELLVILLE HOSP	950	510	960		
AUSTIN CO PREC1	950	510	960		