

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

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WESTCO FAMILY LTD PARTNERSHIP
PO BOX 1888
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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: 507200 1320 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	120	90	Lease: 600511 Type: REAL Owner #: 507200
FM RD	120	90	Legal: KAECHLE "170" W#1
SPEC RD/BRIDGE	120	90	JAMEX INC
SEALY ISD	120	90	AB 170 VITAL FLORES
AUSTIN CO PREC4	120	90	RRC 182509
AUST CO ESD #2	120	90	.000413 Override Royalty
HB1984: The Appraised value of \$90 in 2026 as compared to \$180 in 2021 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	0	90
FM RD	120	0	90
SPEC RD/BRIDGE	120	0	90
SEALY ISD	120	0	90
AUSTIN CO PREC4	120	0	90
AUST CO ESD #2	120	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	50	60	Lease: 600512 Type: REAL Owner #: 507200
FM RD	50	60	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	50	60	JAMEX INC
SEALY ISD	50	60	AB 170 VITAL FLORES
AUSTIN CO PREC4	50	60	RRC 184600
AUST CO ESD #2	50	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$20 in 2021 is a 200.00% increase.			.000413 Override Royalty Category: G1 Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	0	60
FM RD	50	0	60
SPEC RD/BRIDGE	50	0	60
SEALY ISD	50	0	60
AUSTIN CO PREC4	50	0	60
AUST CO ESD #2	50	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	90	Lease: 600513 Type: REAL Owner #: 507200
FM RD	C 70	90	Legal: KAECHLE "170" W#2
SPEC RD/BRIDGE	C 70	90	JAMEX INC
SEALY ISD	C 70	90	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 70	90	RRC 184756
AUST CO ESD #2	C 70	90	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$90 in 2026 as compared to \$70 in 2021 is a 28.57% increase.			.000413 Override Royalty Category: G1 Railroad #: 184756
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	10	80
FM RD	70	10	80
SPEC RD/BRIDGE	70	10	80
SEALY ISD	70	10	80
AUSTIN CO PREC4	70	10	80
AUST CO ESD #2	70	10	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	220	260	Lease: 600521 Type: REAL Owner #: 507200
FM RD	220	260	Legal: REASER W#1
SPEC RD/BRIDGE	220	260	JAMEX INC
SEALY ISD	220	260	AB 170 VITAL FLORES
AUSTIN CO PREC4	220	260	RRC 187889 190573
AUST CO ESD #2	220	260	
HB1984: The Appraised value of \$260 in 2026 as compared to \$280 in 2021 is a 7.14% decrease.			.000413 Override Royalty Category: G1 Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	220	0	260
FM RD	220	0	260
SPEC RD/BRIDGE	220	0	260
SEALY ISD	220	0	260
AUSTIN CO PREC4	220	0	260
AUST CO ESD #2	220	0	260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 30	80	Lease: 600528 Type: REAL Owner #: 507200
FM RD	C 30	80	Legal: KAECHLE "170" W#3
SPEC RD/BRIDGE	C 30	80	JAMEX INC
SEALY ISD	C 30	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 30	80	RRC 193089
AUST CO ESD #2	C 30	80	.000413 Override Royalty Category: G1 Railroad #: 193089
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$80 in 2026 as compared to \$60 in 2021 is a 33.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	40	40
FM RD	30	40	40
SPEC RD/BRIDGE	30	40	40
SEALY ISD	30	40	40
AUSTIN CO PREC4	30	40	40
AUST CO ESD #2	30	40	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	60	60	Lease: 600530 Type: REAL Owner #: 507200
FM RD	60	60	Legal: REASER W#A1
SPEC RD/BRIDGE	60	60	JAMEX INC
SEALY ISD	60	60	AB 170 VITAL FLORES
AUSTIN CO PREC4	60	60	RRC 195683
AUST CO ESD #2	60	60	.000413 Override Royalty Category: G1 Railroad #: 195683
HB1984: The Appraised value of \$60 in 2026 as compared to \$140 in 2021 is a 57.14% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	60
FM RD	60	0	60
SPEC RD/BRIDGE	60	0	60
SEALY ISD	60	0	60
AUSTIN CO PREC4	60	0	60
AUST CO ESD #2	60	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	180	170	Lease: 600531 Type: REAL Owner #: 507200
FM RD	180	170	Legal: REASER W#5
SPEC RD/BRIDGE	180	170	JAMEX INC
SEALY ISD	180	170	AB 170 VITAL FLORES
AUSTIN CO PREC4	180	170	RRC 1995677
AUST CO ESD #2	180	170	.000413 Override Royalty Category: G1 Railroad #: 195677
HB1984: The Appraised value of \$170 in 2026 as compared to \$180 in 2021 is a 5.56% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	170
FM RD	180	0	170
SPEC RD/BRIDGE	180	0	170
SEALY ISD	180	0	170
AUSTIN CO PREC4	180	0	170
AUST CO ESD #2	180	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 120	180	Lease: 600532 Type: REAL Owner #: 507200
FM RD	C 120	180	Legal: REASER W#4
SPEC RD/BRIDGE	C 120	180	JAMEX INC
SEALY ISD	C 120	180	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 120	180	RRC 194941
AUST CO ESD #2	C 120	180	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000413 Override Royalty
HB1984: The Appraised value of \$180 in 2026 as compared to \$140 in 2021 is a 28.57% increase.			Category: G1
			Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	50	130
FM RD	110	50	130
SPEC RD/BRIDGE	110	50	130
SEALY ISD	110	50	130
AUSTIN CO PREC4	110	50	130
AUST CO ESD #2	110	50	130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	50	60	Lease: 600535 Type: REAL Owner #: 507200
FM RD	50	60	Legal: REASER W#6
SPEC RD/BRIDGE	50	60	JAMEX INC
SEALY ISD	50	60	AB 170 VITAL FLORES
AUSTIN CO PREC4	50	60	RRC 196877
AUST CO ESD #2	50	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$40 in 2021 is a 50.00% increase.			.000413 Override Royalty
			Category: G1
			Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	0	60
FM RD	50	0	60
SPEC RD/BRIDGE	50	0	60
SEALY ISD	50	0	60
AUSTIN CO PREC4	50	0	60
AUST CO ESD #2	50	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	140	110	Lease: 600547 Type: REAL Owner #: 507200
FM RD	140	110	Legal: REASER W#3
SPEC RD/BRIDGE	140	110	JAMEX INC
SEALY ISD	140	110	AB 170 VITAL FLORES
AUSTIN CO PREC4	140	110	RRC 192679
AUST CO ESD #2	140	110	
HB1984: The Appraised value of \$110 in 2026 as compared to \$190 in 2021 is a 42.11% decrease.			.000413 Override Royalty
			Category: G1
			Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	110
FM RD	140	0	110
SPEC RD/BRIDGE	140	0	110
SEALY ISD	140	0	110
AUSTIN CO PREC4	140	0	110
AUST CO ESD #2	140	0	110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	140	80	Lease: 600576 Type: REAL Owner #: 507200
FM RD	140	80	Legal: REASER W#7
SPEC RD/BRIDGE	140	80	JAMEX INC
SEALY ISD	140	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	140	80	RRC 202603
AUST CO ESD #2	140	80	
.000413 Override Royalty Category: G1 Railroad #: 202603			
HB1984: The Appraised value of \$80 in 2026 as compared to \$180 in 2021 is a 55.56% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	80
FM RD	140	0	80
SPEC RD/BRIDGE	140	0	80
SEALY ISD	140	0	80
AUSTIN CO PREC4	140	0	80
AUST CO ESD #2	140	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 30	80	Lease: 600590 Type: REAL Owner #: 507200
FM RD	C 30	80	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 30	80	JAMEX INC
SEALY ISD	C 30	80	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 30	80	RRC 202602
AUST CO ESD #2	C 30	80	
.000413 Override Royalty Category: G1 Railroad #: 202602			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$80 in 2026 as compared to \$60 in 2021 is a 33.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	40	40
FM RD	30	40	40
SPEC RD/BRIDGE	30	40	40
SEALY ISD	30	40	40
AUSTIN CO PREC4	30	40	40
AUST CO ESD #2	30	40	40

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,200	140	1,180		
FM RD	1,200	140	1,180		
SPEC RD/BRIDGE	1,200	140	1,180		
SEALY ISD	1,200	140	1,180		
AUSTIN CO PREC4	1,200	140	1,180		
AUST CO ESD #2	1,200	140	1,180		

