

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

BRAKEBILL CONSTANCE CLEAVES
204 WOODLAWN DR
FRIENDSWOOD TX 77546-3935



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: 507317 110 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	170	60	Lease: 1097 Type: REAL Owner #: 507317
FM RD	170	60	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	170	60	ENHANCED ENERGY
BELLVILLE ISD	170	60	AB 101 W C WHITE SUR
BELLVILLE HOSP	170	60	RRC 27891
AUSTIN CO PREC1	170	60	.000187 Royalty Interest
HB1984: The Appraised value of \$60 in 2026 as compared to \$40 in 2021 is a 50.00% increase.			
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
BELLVILLE ISD	50	0	60
BELLVILLE HOSP	50	0	60
AUSTIN CO PREC1	50	0	60

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 370	60	Lease: 1119 Type: REAL Owner #: 507317
FM RD	C 370	60	Legal: WATERFLOOD UNIT #2 TR 1
SPEC RD/BRIDGE	C 370	60	ENHANCED ENERGY
BELLVILLE ISD	C 370	60	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 370	60	RRC 8909
AUSTIN CO PREC1	C 370	60	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000090 Royalty Interest
HB1984: The Appraised value of \$60 in 2026 as compared to \$20 in 2021 is a 200.00% increase.			Category: G1
			Railroad #: 8910
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 20	70	Lease: 1287 Type: REAL Owner #: 507317
FM RD	C 20	70	Legal: RB MIOCENE UNIT #1 TR 1
SPEC RD/BRIDGE	C 20	70	ENHANCED ENERGY
BELLVILLE ISD	C 20	70	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 20	70	RRC#27901
AUSTIN CO PREC1	C 20	70	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000180 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 27901
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	60	10
FM RD	10	60	10
SPEC RD/BRIDGE	10	60	10
BELLVILLE ISD	10	60	10
BELLVILLE HOSP	10	60	10
AUSTIN CO PREC1	10	60	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 600334 Type: REAL Owner #: 507317
FM RD	20	20	Legal: RB MIOCENE UNIT #3 TR 3
SPEC RD/BRIDGE	20	20	ENHANCED ENERGY
BELLVILLE ISD	20	20	AB 101 W C WHITE SUR
BELLVILLE HOSP	20	20	RRC 27902
AUSTIN CO PREC1	20	20	
No 2021 Hist			.000180 Royalty Interest
			Category: G1
			Railroad #: 27902
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	C	60	50	Lease: 600335	Type: REAL Owner #: 507317
FM RD	C	60	50	Legal: RB MIOCENE UNIT #3 TR 4	
SPEC RD/BRIDGE	C	60	50	ENHANCED ENERGY	
BELLVILLE ISD	C	60	50	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	60	50	RRC 27902	
AUSTIN CO PREC1	C	60	50		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000187 Royalty Interest	
HB1984: The Appraised value of \$50 in 2026 as compared to \$10 in 2021 is a 400.00% increase.				Category: G1	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		10	30	20	
FM RD		10	30	20	
SPEC RD/BRIDGE		10	30	20	
BELLVILLE ISD		10	30	20	
BELLVILLE HOSP		10	30	20	
AUSTIN CO PREC1		10	30	20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	30	30	Lease: 600342	Type: REAL Owner #: 507317
FM RD	C	30	30	Legal: WATERFLOOD UNIT #1 TR 9	
SPEC RD/BRIDGE	C	30	30	ENHANCED ENERGY	
BELLVILLE ISD	C	30	30	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	30	30	RRC 8909	
AUSTIN CO PREC1	C	30	30		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000178 Royalty Interest	
No 2021 Hist				Category: G1	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		10	10	20	
FM RD		10	10	20	
SPEC RD/BRIDGE		10	10	20	
BELLVILLE ISD		10	10	20	
BELLVILLE HOSP		10	10	20	
AUSTIN CO PREC1		10	10	20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	60	60	Lease: 600345	Type: REAL Owner #: 507317
FM RD	C	60	60	Legal: WATERFLOOD UNIT #1 TR 15	
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		.000169 Royalty Interest	
HB1984: The Appraised value of \$60 in 2026 as compared to \$10 in 2021 is a 500.00% increase.				Category: G1	
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	110	110	Lease: 600359	Type: REAL Owner #: 507317
FM RD	C	110	110	Legal: WATERFLOOD UNIT #1 TR 29	
SPEC RD/BRIDGE	C	110	110	ENHANCED ENERGY	
BELLVILLE ISD	C	110	110	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	110	110	RRC 8909	
AUSTIN CO PREC1	C	110	110		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000180 Royalty Interest	
HB1984: The Appraised value of \$110 in 2026 as compared to \$10 in 2021 is a 1000.00% increase.				Category: G1	
				Railroad #: 8909	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	40	70		
FM RD	60	40	70		
SPEC RD/BRIDGE	60	40	70		
BELLVILLE ISD	60	40	70		
BELLVILLE HOSP	60	40	70		
AUSTIN CO PREC1	60	40	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		10	10	Lease: 600447	Type: REAL Owner #: 507317
FM RD		10	10	Legal: WILSON W#19	
SPEC RD/BRIDGE		10	10	BEAR CREEK ENERGY	
BELLVILLE ISD		10	10	AB 46 WILLIAM HARVEY SUR	
BELLVILLE HOSP		10	10	RRC 22895	
AUSTIN CO PREC1		10	10		
No 2021 Hist				.000050 Royalty Interest	
				Category: G1	
				Railroad #: 22895	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	10		
FM RD	10	0	10		
SPEC RD/BRIDGE	10	0	10		
BELLVILLE ISD	10	0	10		
BELLVILLE HOSP	10	0	10		
AUSTIN CO PREC1	10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		20	10	Lease: 600457	Type: REAL Owner #: 507317
BELLVILLE ISD		20	10	Legal: WILSON OLLIE W#7 & 15	
FM RD		20	10	BEAR CREEK ENERGY	
SPEC RD/BRIDGE		20	10	AB 46 WILLIAM HARVEY SUR	
BELLVILLE HOSP		20	10	RRC 19750	
AUSTIN CO PREC1		20	10		
No 2021 Hist				.000050 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 270	400	Lease: 600701 Type: REAL Owner #: 507317
FM RD	C 270	400	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 270	400	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 270	400	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 270	400	RRC 25625
AUSTIN CO PREC1	C 270	400	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000120 Royalty Interest
HB1984: The Appraised value of \$400 in 2026 as compared to \$100 in 2021 is a 300.00% increase.			Category: G1
			Railroad #: 25625
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	270	80	320
FM RD	270	80	320
SPEC RD/BRIDGE	270	80	320
BELLVILLE ISD	270	80	320
BELLVILLE HOSP	270	80	320
AUSTIN CO PREC1	270	80	320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 600717 Type: REAL Owner #: 507317
FM RD	20	20	Legal: A A SANDERS
SPEC RD/BRIDGE	20	20	ENHANCED ENERGY
BELLVILLE ISD	20	20	AB 101 W C WHITE SUR
BELLVILLE HOSP	20	20	RRC 25793
AUSTIN CO PREC1	20	20	
HB1984: The Appraised value of \$20 in 2026 as compared to \$20 in 2021 is a .00% increase.			.000187 Royalty Interest
			Category: G1
			Railroad #: 25793
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	20	20	Lease: 600735 Type: REAL Owner #: 507317
FM RD	20	20	Legal: THOMPSON-SHERROD OIL UNIT
SPEC RD/BRIDGE	20	20	ENHANCED ENERGY PART
BELLVILLE ISD	20	20	AB 101 WHITE, WC
BELLVILLE HOSP	20	20	RRC# 26899
AUSTIN CO PREC1	20	20	
No 2021 Hist			.000044 Royalty Interest
			Category: G1
			Railroad #: 26899
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	10	10	Lease: 600737 Type: REAL Owner #: 507317
FM RD	10	10	Legal: ROBERT R JACKSON W#2RE & 7
SPEC RD/BRIDGE	10	10	BEAR CREEK ENERGY
BELLVILLE ISD	10	10	AB 101 WHITE WC
BELLVILLE HOSP	10	10	RRC# 26525
AUSTIN CO PREC1	10	10	
No 2021 Hist			.000060 Royalty Interest Category: G1 Railroad #: 26525

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	10		
FM RD	10	0	10		
SPEC RD/BRIDGE	10	0	10		
BELLVILLE ISD	10	0	10		
BELLVILLE HOSP	10	0	10		
AUSTIN CO PREC1	10	0	10		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	550	280	650		
FM RD	550	280	650		
SPEC RD/BRIDGE	550	280	650		
BELLVILLE ISD	550	280	650		
BELLVILLE HOSP	550	280	650		
AUSTIN CO PREC1	550	280	650		