

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

BAKER REX G BYPASS TRUST
PO BOX 718
DRIPPING SPRINGS TX 78620-0718



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: 507399 54

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	600	200	Lease: 1097 Type: REAL Owner #: 507399
FM RD	600	200	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	600	200	ENHANCED ENERGY
BELLVILLE ISD	600	200	AB 101 W C WHITE SUR
BELLVILLE HOSP	600	200	RRC 27891
AUSTIN CO PREC1	600	200	
HB1984: The Appraised value of \$200 in 2026 as compared to \$130 in 2021 is a 53.85% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	200
FM RD	180	0	200
SPEC RD/BRIDGE	180	0	200
BELLVILLE ISD	180	0	200
BELLVILLE HOSP	180	0	200
AUSTIN CO PREC1	180	0	200

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	70	250	Lease: 1287	Type: REAL Owner #: 507399
FM RD	C	70	250	Legal: RB MIOCENE UNIT #1 TR 1	
SPEC RD/BRIDGE	C	70	250	ENHANCED ENERGY	
BELLVILLE ISD	C	70	250	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	70	250	RRC#27901	
AUSTIN CO PREC1	C	70	250		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000651 Royalty Interest	
HB1984: The Appraised value of \$250 in 2026 as compared to				\$10 in 2021 is a 2400.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	180	70		
FM RD	60	180	70		
SPEC RD/BRIDGE	60	180	70		
BELLVILLE ISD	60	180	70		
BELLVILLE HOSP	60	180	70		
AUSTIN CO PREC1	60	180	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	220	180	Lease: 600335	Type: REAL Owner #: 507399
FM RD	C	220	180	Legal: RB MIOCENE UNIT #3 TR 4	
SPEC RD/BRIDGE	C	220	180	ENHANCED ENERGY	
BELLVILLE ISD	C	220	180	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	220	180	RRC 27902	
AUSTIN CO PREC1	C	220	180		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000651 Royalty Interest	
HB1984: The Appraised value of \$180 in 2026 as compared to				\$40 in 2021 is a 350.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	130	50		
FM RD	40	130	50		
SPEC RD/BRIDGE	40	130	50		
BELLVILLE ISD	40	130	50		
BELLVILLE HOSP	40	130	50		
AUSTIN CO PREC1	40	130	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	240	230	Lease: 600345	Type: REAL Owner #: 507399
FM RD	C	240	230	Legal: WATERFLOOD UNIT #1 TR 15	
SPEC RD/BRIDGE	C	240	230	ENHANCED ENERGY	
BELLVILLE ISD	C	240	230	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	240	230	RRC 8909	
AUSTIN CO PREC1	C	240	230		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000670 Royalty Interest	
HB1984: The Appraised value of \$230 in 2026 as compared to				\$30 in 2021 is a 666.67% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	120	90	140		
FM RD	120	90	140		
SPEC RD/BRIDGE	120	90	140		
BELLVILLE ISD	120	90	140		
BELLVILLE HOSP	120	90	140		
AUSTIN CO PREC1	120	90	140		

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C	30	30	Lease: 600357 Type: REAL Owner #: 507399		
FM RD		C	30	30	Legal: WATERFLOOD UNIT #1 TR 27		
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	.001198 Royalty Interest		
					Category: G1		
					Railroad #: 8909		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2021 Hist							
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		390	250	Lease: 600430 Type: REAL Owner #: 507399	
FM RD		390	250	Legal: WILSON OLLIE W#12	
SPEC RD/BRIDGE		390	250	BEAR CREEK ENERGY	
BELLVILLE ISD		390	250	AB 46 WILLIAM HARVEY SUR	
BELLVILLE HOSP		390	250	RRC 22132	
AUSTIN CO PREC1		390	250		
				.002397 Royalty Interest	
				Category: G1	
				Railroad #: 22132	
HB1984: The Appraised value of \$250 in 2026		as compared to \$240 in 2021 is a 4.17% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	230	0	250		
FM RD	230	0	250		
SPEC RD/BRIDGE	230	0	250		
BELLVILLE ISD	230	0	250		
BELLVILLE HOSP	230	0	250		
AUSTIN CO PREC1	230	0	250		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		90	50	Lease: 600438	Type: REAL Owner #: 507399
FM RD		90	50	Legal: WILSON OLLIE W#16	
SPEC RD/BRIDGE		90	50	BEAR CREEK ENERGY	
BELLVILLE ISD		90	50	AB 46 WILLIAM HARVEY SUR	
BELLVILLE HOSP		90	50	RRC 22292	
AUSTIN CO PREC1		90	50		
				.002397 Royalty Interest	
				Category: G1	
				Railroad #: 22292	
HB1984: The Appraised value of \$50 in 2026 as compared to \$10 in 2021 is a 400.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	0	50		
FM RD	60	0	50		
SPEC RD/BRIDGE	60	0	50		
BELLVILLE ISD	60	0	50		
BELLVILLE HOSP	60	0	50		
AUSTIN CO PREC1	60	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	330	260	Lease: 600447 Type: REAL Owner #: 507399
FM RD	330	260	Legal: WILSON W#19
SPEC RD/BRIDGE	330	260	BEAR CREEK ENERGY
BELLVILLE ISD	330	260	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	330	260	RRC 22895
AUSTIN CO PREC1	330	260	
HB1984: The Appraised value of \$260 in 2026 as compared to \$220 in 2021 is a 18.18% increase.			.002397 Royalty Interest Category: G1 Railroad #: 22895
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	0	260
FM RD	330	0	260
SPEC RD/BRIDGE	330	0	260
BELLVILLE ISD	330	0	260
BELLVILLE HOSP	330	0	260
AUSTIN CO PREC1	330	0	260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	500	290	Lease: 600456 Type: REAL Owner #: 507399
BELLVILLE ISD	500	290	Legal: WILSON OLLIE W#1
FM RD	500	290	BEAR CREEK ENERGY
SPEC RD/BRIDGE	500	290	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	500	290	RRC 19750
AUSTIN CO PREC1	500	290	
HB1984: The Appraised value of \$290 in 2026 as compared to \$20 in 2021 is a 1350.00% increase.			.002397 Royalty Interest Category: G1 Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	0	290
BELLVILLE ISD	260	0	290
FM RD	260	0	290
SPEC RD/BRIDGE	260	0	290
BELLVILLE HOSP	260	0	290
AUSTIN CO PREC1	260	0	290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	750	430	Lease: 600457 Type: REAL Owner #: 507399
BELLVILLE ISD	750	430	Legal: WILSON OLLIE W#7 & 15
FM RD	750	430	BEAR CREEK ENERGY
SPEC RD/BRIDGE	750	430	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	750	430	RRC 19750
AUSTIN CO PREC1	750	430	
HB1984: The Appraised value of \$430 in 2026 as compared to \$30 in 2021 is a 1333.33% increase.			.002397 Royalty Interest Category: G1 Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	390	0	430
BELLVILLE ISD	390	0	430
FM RD	390	0	430
SPEC RD/BRIDGE	390	0	430
BELLVILLE HOSP	390	0	430
AUSTIN CO PREC1	390	0	430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	50	30	Lease: 600648 Type: REAL Owner #: 507399		
FM RD	50	30	Legal: WILSON OLLIE W#2A		
SPEC RD/BRIDGE	50	30	BEAR CREEK ENERGY		
BELLVILLE ISD	50	30	AB 46 WILLIAM HARVEY SUR		
BELLVILLE HOSP	50	30	RRC 23602		
AUSTIN CO PREC1	50	30			
No 2021 Hist			.002397 Royalty Interest		
			Category: G1		
			Railroad #: 23602		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	0	30		
FM RD	50	0	30		
SPEC RD/BRIDGE	50	0	30		
BELLVILLE ISD	50	0	30		
BELLVILLE HOSP	50	0	30		
AUSTIN CO PREC1	50	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 440	650	Lease: 600701 Type: REAL Owner #: 507399		
FM RD	C 440	650	Legal: RACCOON BND UWX OIL UN NO 5-1		
SPEC RD/BRIDGE	C 440	650	ORX RESOURCES, L.L.C		
BELLVILLE ISD	C 440	650	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C 440	650	RRC 25625		
AUSTIN CO PREC1	C 440	650			
			.000193 Royalty Interest		
			Category: G1		
			Railroad #: 25625		
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED				
	HB1984: The Appraised value of \$650 in 2026 as compared to \$160 in 2021 is a 306.25% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	440	120	530		
FM RD	440	120	530		
SPEC RD/BRIDGE	440	120	530		
BELLVILLE ISD	440	120	530		
BELLVILLE HOSP	440	120	530		
AUSTIN CO PREC1	440	120	530		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	70	70	Lease: 600717 Type: REAL Owner #: 507399		
FM RD	70	70	Legal: A A SANDERS		
SPEC RD/BRIDGE	70	70	ENHANCED ENERGY		
BELLVILLE ISD	70	70	AB 101 W C WHITE SUR		
BELLVILLE HOSP	70	70	RRC 25793		
AUSTIN CO PREC1	70	70			
			.000651 Royalty Interest		
			Category: G1		
			Railroad #: 25793		
	HB1984: The Appraised value of \$70 in 2026 as compared to \$50 in 2021 is a 40.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70	0	70		
FM RD	70	0	70		
SPEC RD/BRIDGE	70	0	70		
BELLVILLE ISD	70	0	70		
BELLVILLE HOSP	70	0	70		
AUSTIN CO PREC1	70	0	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		70	70	Lease: 600784	Type: REAL	Owner #: 507399
FM RD		70	70	Legal: WILSON OLLIE W#7		
SPEC RD/BRIDGE		70	70	BEAR CREEK ENERGY LL		
BELLVILLE ISD		70	70	AB 46 HARVEY W		
BELLVILLE HOSP		70	70	API 015-30649		
AUSTIN CO PREC1		70	70			
No 2021 Hist				.002397 Royalty Interest		
				Category: G1		
				Railroad #: 22353		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	70	0	70			
FM RD	70	0	70			
SPEC RD/BRIDGE	70	0	70			
BELLVILLE ISD	70	0	70			
BELLVILLE HOSP	70	0	70			
AUSTIN CO PREC1	70	0	70			

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,310	530	2,460		
FM RD	2,310	530	2,460		
SPEC RD/BRIDGE	2,310	530	2,460		
BELLVILLE ISD	2,310	530	2,460		
BELLVILLE HOSP	2,310	530	2,460		
AUSTIN CO PREC1	2,310	530	2,460		