

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

HATSTONE LLC
11291 EMSHOFF RD
BRENHAM TX 77833-4419



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: 507556 488

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	16,000	13,470	Lease: 600482 Type: REAL Owner #: 507556
FM RD	16,000	13,470	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	16,000	13,470	MAGNOLIA OIL & GAS
BELLVILLE ISD	16,000	13,470	AB 16 CHAS BENTON
BELLVILLE HOSP	16,000	13,470	RRC 174174
AUSTIN CO PREC2	16,000	13,470	
HB1984: The Appraised value of \$13,470 in 2026 as compared to \$5,270 in 2021 is a 155.60% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	13,510	0	13,470
FM RD	13,510	0	13,470
SPEC RD/BRIDGE	13,510	0	13,470
BELLVILLE ISD	13,510	0	13,470
BELLVILLE HOSP	13,510	0	13,470
AUSTIN CO PREC2	13,510	0	13,470

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 250	2,760	Lease: 600588 Type: REAL Owner #: 507556
FM RD	C 250	2,760	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 250	2,760	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 250	2,760	AB 16 CHAS BENTON
BELLVILLE HOSP	C 250	2,760	RRC 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.011833 Royalty Interest
HB1984: The Appraised value of \$2,760 in 2026 as compared to \$100 in 2021 is a 2660.00% increase.			Category: G1
			Railroad #: 203886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	2,700	60
FM RD	50	2,700	60
SPEC RD/BRIDGE	50	2,700	60
BELLVILLE ISD	50	2,700	60
BELLVILLE HOSP	50	2,700	60

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	13,560	2,700	13,530		
FM RD	13,560	2,700	13,530		
SPEC RD/BRIDGE	13,560	2,700	13,530		
BELLVILLE ISD	13,560	2,700	13,530		
BELLVILLE HOSP	13,560	2,700	13,530		
AUSTIN CO PREC2	13,510	0	13,470		