

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

JOHNSON ANNE STERLING TRUST
2755 RACQUET CLUB DR
MIDLAND TX 79705-7433



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: 507917 589 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	760	240	Lease: 1096 Type: REAL Owner #: 507917
FM RD	760	240	Legal: MUELLER A
SPEC RD/BRIDGE	760	240	ENHANCED ENERGY
BELLVILLE ISD	760	240	AB 101 W C WHITE SUR
BELLVILLE HOSP	760	240	RRC 27890
AUSTIN CO PREC1	760	240	
HB1984: The Appraised value of \$240 in 2026 as compared to \$190 in 2021 is a 26.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	600	0	240
FM RD	600	0	240
SPEC RD/BRIDGE	600	0	240
BELLVILLE ISD	600	0	240
BELLVILLE HOSP	600	0	240
AUSTIN CO PREC1	600	0	240

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	600	200	Lease: 1097 Type: REAL Owner #: 507917
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.			.000651 Royalty Interest Category: G1 Railroad #: 27891
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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,510	2,520	Lease: 1112 Type: REAL Owner #: 507917
FM RD	C 2,510	2,520	Legal: AUSTIN COLLEGE W#24,37,40
SPEC RD/BRIDGE	C 2,510	2,520	ENHANCED ENERGY
BELLVILLE ISD	C 2,510	2,520	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	C 2,510	2,520	RRC 8884
AUSTIN CO PREC1	C 2,510	2,520	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,520 in 2026 as compared to \$370 in 2021 is a 581.08% increase.			.000977 Royalty Interest Category: G1 Railroad #: 8884
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,810	340	2,180
FM RD	1,810	340	2,180
SPEC RD/BRIDGE	1,810	340	2,180
BELLVILLE ISD	1,810	340	2,180
BELLVILLE HOSP	1,810	340	2,180
AUSTIN CO PREC1	1,810	340	2,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	250	Lease: 1287 Type: REAL Owner #: 507917
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 HB1984: The Appraised value of \$250 in 2026 as compared to \$10 in 2021 is a 2400.00% increase.			.000651 Royalty Interest Category: G1 Railroad #: 27901
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: 1300	Type: REAL Owner #: 507917
FM RD	C	220	180	Legal: RB MIOCENE UNIT #3 TR 1	
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	120	100	Lease: 600333	Type: REAL Owner #: 507917
FM RD	C	120	100	Legal: RB MIOCENE UNIT #3 TR 2	
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				.001953 Royalty Interest	
HB1984: The Appraised value of \$100 in 2026 as compared to				\$20 in 2021 is a 400.00% increase.	
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	220	180	Lease: 600335	Type: REAL Owner #: 507917
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	220	Lease: 600345 Type: REAL Owner #: 507917
FM RD	C	240	220	Legal: WATERFLOOD UNIT #1 TR 15
SPEC RD/BRIDGE	C	240	220	ENHANCED ENERGY
BELLVILLE ISD	C	240	220	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	240	220	RRC 8909
AUSTIN CO PREC1	C	240	220	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000651 Royalty Interest
HB1984: The Appraised value of \$220 in 2026 as compared to				\$30 in 2021 is a 633.33% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	120	80	140	
FM RD	120	80	140	
SPEC RD/BRIDGE	120	80	140	
BELLVILLE ISD	120	80	140	
BELLVILLE HOSP	120	80	140	
AUSTIN CO PREC1	120	80	140	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	180	170	Lease: 600346 Type: REAL Owner #: 507917
FM RD	C	180	170	Legal: WATERFLOOD UNIT #1 TR 16
SPEC RD/BRIDGE	C	180	170	ENHANCED ENERGY
BELLVILLE ISD	C	180	170	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	180	170	RRC 8909
AUSTIN CO PREC1	C	180	170	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000651 Royalty Interest
HB1984: The Appraised value of \$170 in 2026 as compared to				\$20 in 2021 is a 750.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	90	70	100	
FM RD	90	70	100	
SPEC RD/BRIDGE	90	70	100	
BELLVILLE ISD	90	70	100	
BELLVILLE HOSP	90	70	100	
AUSTIN CO PREC1	90	70	100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	1,330	1,230	Lease: 600360 Type: REAL Owner #: 507917
FM RD	C	1,330	1,230	Legal: WATERFLOOD UNIT #1 TR 30
SPEC RD/BRIDGE	C	1,330	1,230	ENHANCED ENERGY
BELLVILLE ISD	C	1,330	1,230	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	1,330	1,230	RRC 8909
AUSTIN CO PREC1	C	1,330	1,230	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001953 Royalty Interest
HB1984: The Appraised value of \$1,230 in 2026 as compared to				\$160 in 2021 is a 668.75% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	600	510	720	
FM RD	600	510	720	
SPEC RD/BRIDGE	600	510	720	
BELLVILLE ISD	600	510	720	
BELLVILLE HOSP	600	510	720	
AUSTIN CO PREC1	600	510	720	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 620	910	Lease: 600701 Type: REAL Owner #: 507917
FM RD	C 620	910	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 620	910	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 620	910	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 620	910	RRC 25625
AUSTIN CO PREC1	C 620	910	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000272 Royalty Interest
HB1984: The Appraised value of \$910 in 2026 as compared to \$230 in 2021 is a 295.65% increase.			Category: G1
			Railroad #: 25625
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	620	170	740
FM RD	620	170	740
SPEC RD/BRIDGE	620	170	740
BELLVILLE ISD	620	170	740
BELLVILLE HOSP	620	170	740
AUSTIN CO PREC1	620	170	740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	70	Lease: 600717 Type: REAL Owner #: 507917
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	
HB1984: The Appraised value of \$70 in 2026 as compared to \$50 in 2021 is a 40.00% increase.			.000651 Royalty Interest
			Category: G1
			Railroad #: 25793
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	C 6,490	6,540	Lease: 600721 Type: REAL Owner #: 507917
FM RD	C 6,490	6,540	Legal: WOODLEY R B W#84,92
SPEC RD/BRIDGE	C 6,490	6,540	ENHANCED ENERGY
BELLVILLE ISD	C 6,490	6,540	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 6,490	6,540	RRC 8876
AUSTIN CO PREC1	C 6,490	6,540	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001953 Royalty Interest
HB1984: The Appraised value of \$6,540 in 2026 as compared to \$2,430 in 2021 is a 169.14% increase.			Category: G1
			Railroad #: 8876
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,290	1,390	5,150
FM RD	4,290	1,390	5,150
SPEC RD/BRIDGE	4,290	1,390	5,150
BELLVILLE ISD	4,290	1,390	5,150
BELLVILLE HOSP	4,290	1,390	5,150
AUSTIN CO PREC1	4,290	1,390	5,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 190	120	Lease: 600737 Type: REAL Owner #: 507917
FM RD	C 190	120	Legal: ROBERT R JACKSON W#2RE & 7
SPEC RD/BRIDGE	C 190	120	BEAR CREEK ENERGY
BELLVILLE ISD	C 190	120	AB 101 WHITE WC
BELLVILLE HOSP	C 190	120	RRC# 26525
AUSTIN CO PREC1	C 190	120	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.001145 Royalty Interest Category: G1 Railroad #: 26525
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	70	50
FM RD	40	70	50
SPEC RD/BRIDGE	40	70	50
BELLVILLE ISD	40	70	50
BELLVILLE HOSP	40	70	50
AUSTIN CO PREC1	40	70	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,730	2,330	Lease: 600750 Type: REAL Owner #: 507917
FM RD	C 3,730	2,330	Legal: WOODLEY R B
SPEC RD/BRIDGE	C 3,730	2,330	ENHANCED ENERGY PART
BELLVILLE ISD	C 3,730	2,330	AB 46 HARVEY W
BELLVILLE HOSP	C 3,730	2,330	RRC#27900
AUSTIN CO PREC1	C 3,730	2,330	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,330 in 2026 as compared to \$1,100 in 2021 is a 111.82% increase.			.001953 Royalty Interest Category: G1 Railroad #: 27900
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,450	590	1,740
FM RD	1,450	590	1,740
SPEC RD/BRIDGE	1,450	590	1,740
BELLVILLE ISD	1,450	590	1,740
BELLVILLE HOSP	1,450	590	1,740
AUSTIN CO PREC1	1,450	590	1,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 170	540	Lease: 600769 Type: REAL Owner #: 507917
FM RD	C 170	540	Legal: MUELLER A W#15
SPEC RD/BRIDGE	C 170	540	ENHANCED ENERGY
BELLVILLE ISD	C 170	540	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 170	540	RRC #28069
AUSTIN CO PREC1	C 170	540	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000651 Royalty Interest Category: G1 Railroad #: 28069
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	170	340	200
FM RD	170	340	200
SPEC RD/BRIDGE	170	340	200
BELLVILLE ISD	170	340	200
BELLVILLE HOSP	170	340	200
AUSTIN CO PREC1	170	340	200

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	10,210	4,070	11,730		
FM RD	10,210	4,070	11,730		
SPEC RD/BRIDGE	10,210	4,070	11,730		
BELLVILLE ISD	10,210	4,070	11,730		
BELLVILLE HOSP	10,210	4,070	11,730		
AUSTIN CO PREC1	10,210	4,070	11,730		

