

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

MATAGORDA ENERGY PARTNERS LTD
SENTINEL TRUST CO LBA
2001 KIRBY DRIVE STE 1200
HOUSTON TX 77019



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:	508122 765
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	C 11,310	8,720	Lease: 600698 Type: REAL Owner #: 508122
FM RD	C 11,310	8,720	Legal: SCHULZ-MUENCH
SPEC RD/BRIDGE	C 11,310	8,720	STRAND ENERGY LC
BELLVILLE ISD	C 8,600	6,630	AB 304 JAMES TYLER SUR
COLUMBUS ISD	C 2,720	2,090	RRC 25599 25954 262987
BELLVILLE HOSP	C 8,600	6,630	
AUSTIN CO PREC2	C 11,310	8,720	.003784 Override Royalty
			Category: G1
			Railroad #: 25954
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$8,720 in 2026 as compared to \$1,460 in 2021 is a 497.26% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,890	5,250	3,470
FM RD	2,890	5,250	3,470
SPEC RD/BRIDGE	2,890	5,250	3,470
BELLVILLE ISD	2,200	3,170	3,460
COLUMBUS ISD	690	1,000	1,090
BELLVILLE HOSP	2,200	3,170	3,460
AUSTIN CO PREC2	2,890	5,250	3,470

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	5,650	4,780	Lease: 600732 Type: REAL Owner #: 508122		
FM RD		C	5,650	4,780	Legal: G.C. YELDERMAN W#2		
SPEC RD/BRIDGE		C	5,650	4,780	STRAND ENERGY LC		
BELLVILLE ISD		C	5,650	4,780	AB 243 KUYKENDALL, A		
BELLVILLE HOSP		C	5,650	4,780	RRC 24911		
AUSTIN CO PREC2		C	5,650	4,780			
					.001695 Override Royalty		
					Category: G1		
					Railroad #: 24911		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$4,780 in 2026 as compared to \$750 in 2021 is a 537.33% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		3,820		200	4,580		
FM RD		3,820		200	4,580		
SPEC RD/BRIDGE		3,820		200	4,580		
BELLVILLE ISD		3,820		200	4,580		
BELLVILLE HOSP		3,820		200	4,580		
AUSTIN CO PREC2		3,820		200	4,580		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,710	5,450	8,050		
FM RD	6,710	5,450	8,050		
SPEC RD/BRIDGE	6,710	5,450	8,050		
BELLVILLE ISD	6,020	3,370	8,040		
COLUMBUS ISD	690	1,000	1,090		
BELLVILLE HOSP	6,020	3,370	8,040		
AUSTIN CO PREC2	6,710	5,450	8,050		