

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

ROCK CREEK RANCH I LTD
100 WAUGH DR STE 400
HOUSTON TX 77007

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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: 508124 1016 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		C 14,310	11,030	Lease: 600698 Type: REAL Owner #: 508124	
FM RD		C 14,310	11,030	Legal: SCHULZ-MUENCH	
SPEC RD/BRIDGE		C 14,310	11,030	STRAND ENERGY LC	
BELLVILLE ISD		C 10,880	8,390	AB 304 JAMES TYLER SUR	
COLUMBUS ISD		C 3,440	2,650	RRC 25599 25954 262987	
BELLVILLE HOSP		C 10,880	8,390		
AUSTIN CO PREC2		C 14,310	11,030	.004788 Override Royalty	
				Category: G1	
				Railroad #: 25954	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$11,030 in 2026 as compared to \$1,850 in 2021 is a 496.22% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		3,660	6,640	4,390	
FM RD		3,660	6,640	4,390	
SPEC RD/BRIDGE		3,660	6,640	4,390	
BELLVILLE ISD		2,780	4,030	4,360	
COLUMBUS ISD		880	1,270	1,380	
BELLVILLE HOSP		2,780	4,030	4,360	
AUSTIN CO PREC2		3,660	6,640	4,390	

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 7,150	6,050	Lease: 600732 Type: REAL Owner #: 508124
FM RD	C 7,150	6,050	Legal: G.C. YELDERMAN W#2
SPEC RD/BRIDGE	C 7,150	6,050	STRAND ENERGY LC
BELLVILLE ISD	C 7,150	6,050	AB 243 KUYKENDALL, A
BELLVILLE HOSP	C 7,150	6,050	RRC 24911
AUSTIN CO PREC2	C 7,150	6,050	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002145 Override Royalty
HB1984: The Appraised value of \$6,050 in 2026 as compared to \$950 in 2021 is a 536.84% increase.			Category: G1
			Railroad #: 24911
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,820	260	5,790
FM RD	4,820	260	5,790
SPEC RD/BRIDGE	4,820	260	5,790
BELLVILLE ISD	4,820	260	5,790
BELLVILLE HOSP	4,820	260	5,790
AUSTIN CO PREC2	4,820	260	5,790

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	8,480	6,900	10,180
FM RD	8,480	6,900	10,180
SPEC RD/BRIDGE	8,480	6,900	10,180
BELLVILLE ISD	7,600	4,290	10,150
COLUMBUS ISD	880	1,270	1,380
BELLVILLE HOSP	7,600	4,290	10,150
AUSTIN CO PREC2	8,480	6,900	10,180