

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

MAGNOLIA OIL & GAS OPER LLC
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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: 508193 747

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	19,380	17,150	Lease: 600461 Type: REAL Owner #: 508193
FM RD	19,380	17,150	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	19,380	17,150	MAGNOLIA OIL & GAS
BELLVILLE ISD	19,380	17,150	AB 49 J HODGE SUR
BELLVILLE HOSP	19,380	17,150	RRC 167650
AUSTIN CO PREC2	19,380	17,150	Agent: 040
HB1984: The Appraised value of \$17,150 in 2026 as compared to \$9,100 in 2021 is a 88.46% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	19,380	0	17,150
FM RD	19,380	0	17,150
SPEC RD/BRIDGE	19,380	0	17,150
BELLVILLE ISD	19,380	0	17,150
BELLVILLE HOSP	19,380	0	17,150
AUSTIN CO PREC2	19,380	0	17,150

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 13,040	46,870	Lease: 600463 Type: REAL Owner #: 508193
FM RD	C 13,040	46,870	Legal: GLAESER UNIT W#1
SPEC RD/BRIDGE	C 13,040	46,870	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 13,040	46,870	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 13,040	46,870	RRC 169525
AUSTIN CO PREC2	C 13,040	46,870	Agent: 040
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.825658 Working Interest
HB1984: The Appraised value of \$46,870 in 2026 as compared to \$10,670 in 2021 is a 339.27% increase.			Category: G1
			Railroad #: 169525
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	13,040	31,220	15,650
FM RD	13,040	31,220	15,650
SPEC RD/BRIDGE	13,040	31,220	15,650
BELLVILLE ISD	13,040	31,220	15,650
BELLVILLE HOSP	13,040	31,220	15,650
AUSTIN CO PREC2	13,040	31,220	15,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,040	880	Lease: 600482 Type: REAL Owner #: 508193
FM RD	1,040	880	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	1,040	880	MAGNOLIA OIL & GAS
BELLVILLE ISD	1,040	880	AB 16 CHAS BENTON
BELLVILLE HOSP	1,040	880	RRC 174174
AUSTIN CO PREC2	1,040	880	Agent: 040
HB1984: The Appraised value of \$880 in 2026 as compared to \$340 in 2021 is a 158.82% increase.			.000771 Override Royalty
			Category: G1
			Railroad #: 174174
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	880	0	880
FM RD	880	0	880
SPEC RD/BRIDGE	880	0	880
BELLVILLE ISD	880	0	880
BELLVILLE HOSP	880	0	880
AUSTIN CO PREC2	880	0	880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	483,890	351,210	Lease: 600482 Type: REAL Owner #: 508193
FM RD	483,890	351,210	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	483,890	351,210	MAGNOLIA OIL & GAS
BELLVILLE ISD	483,890	351,210	AB 16 CHAS BENTON
BELLVILLE HOSP	483,890	351,210	RRC 174174
AUSTIN CO PREC2	483,890	351,210	Agent: 040
HB1984: The Appraised value of \$351,210 in 2026 as compared to \$100,360 in 2021 is a 249.95% increase.			.849887 Working Interest
			Category: G1
			Railroad #: 174174
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	416,760	0	351,210
FM RD	416,760	0	351,210
SPEC RD/BRIDGE	416,760	0	351,210
BELLVILLE ISD	416,760	0	351,210
BELLVILLE HOSP	416,760	0	351,210
AUSTIN CO PREC2	416,760	0	351,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	190	Lease: 600491 Type: REAL Owner #: 508193
FM RD	C 60	190	Legal: PEARLIE MAE UNIT W#1
SPEC RD/BRIDGE	C 60	190	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 60	190	AB 27 JAMES COOPER
BELLVILLE HOSP	C 60	190	RRC 174922
AUSTIN CO PREC2	C 60	190	Agent: 040
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001529 Override Royalty
HB1984: The Appraised value of \$190 in 2026 as compared to \$50 in 2021 is a 280.00% increase.			Category: G1
			Railroad #: 174922
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	180	10
FM RD	10	180	10
SPEC RD/BRIDGE	10	180	10
BELLVILLE ISD	10	180	10
BELLVILLE HOSP	10	180	10
AUSTIN CO PREC2	10	180	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 19,320	63,060	Lease: 600491 Type: REAL Owner #: 508193
FM RD	C 19,320	63,060	Legal: PEARLIE MAE UNIT W#1
SPEC RD/BRIDGE	C 19,320	63,060	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 19,320	63,060	AB 27 JAMES COOPER
BELLVILLE HOSP	C 19,320	63,060	RRC 174922
AUSTIN CO PREC2	C 19,320	63,060	Agent: 040
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.877750 Working Interest
HB1984: The Appraised value of \$63,060 in 2026 as compared to \$11,340 in 2021 is a 456.08% increase.			Category: G1
			Railroad #: 174922
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,630	50,300	12,760
FM RD	10,630	50,300	12,760
SPEC RD/BRIDGE	10,630	50,300	12,760
BELLVILLE ISD	10,630	50,300	12,760
BELLVILLE HOSP	10,630	50,300	12,760
AUSTIN CO PREC2	10,630	50,300	12,760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 18,100	146,620	Lease: 600494 Type: REAL Owner #: 508193
FM RD	C 18,100	146,620	Legal: RAINS TRUST UNIT
SPEC RD/BRIDGE	C 18,100	146,620	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 18,100	146,620	AB 65 ALLEN LARRISON SUR
BELLVILLE HOSP	C 18,100	146,620	RRC 175403
AUSTIN CO PREC2	C 18,100	146,620	Agent: 040
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.845095 Working Interest
HB1984: The Appraised value of \$146,620 in 2026 as compared to \$10,090 in 2021 is a 1353.12% increase.			Category: G1
			Railroad #: 175403
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	18,100	124,900	21,720
FM RD	18,100	124,900	21,720
SPEC RD/BRIDGE	18,100	124,900	21,720
BELLVILLE ISD	18,100	124,900	21,720
BELLVILLE HOSP	18,100	124,900	21,720
AUSTIN CO PREC2	18,100	124,900	21,720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 123,740	74,520	Lease: 600572 Type: REAL Owner #: 508193
FM RD	C 123,740	74,520	Legal: GOLDBERG UNIT W#2
SPEC RD/BRIDGE	C 123,740	74,520	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 123,740	74,520	AB 49 J HODGE SUR
BELLVILLE HOSP	C 123,740	74,520	RRC 203906
AUSTIN CO PREC2	C 123,740	74,520	Agent: 040
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.832516 Working Interest
HB1984: The Appraised value of \$74,520 in 2026 as compared			Category: G1
			Railroad #: 203906
			to \$17,050 in 2021 is a 337.07% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	19,080	51,620	22,900
FM RD	19,080	51,620	22,900
SPEC RD/BRIDGE	19,080	51,620	22,900
BELLVILLE ISD	19,080	51,620	22,900
BELLVILLE HOSP	19,080	51,620	22,900
AUSTIN CO PREC2	19,080	51,620	22,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 27,630	48,100	Lease: 600581 Type: REAL Owner #: 508193
FM RD	C 27,630	48,100	Legal: GLAESER UNIT W#2
SPEC RD/BRIDGE	C 27,630	48,100	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 27,630	48,100	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 27,630	48,100	RRC 203319
AUSTIN CO PREC2	C 27,630	48,100	Agent: 040
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.825658 Working Interest
HB1984: The Appraised value of \$48,100 in 2026 as compared			Category: G1
			Railroad #: 203319
			to \$16,010 in 2021 is a 200.44% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	12,230	33,430	14,670
FM RD	12,230	33,430	14,670
SPEC RD/BRIDGE	12,230	33,430	14,670
BELLVILLE ISD	12,230	33,430	14,670
BELLVILLE HOSP	12,230	33,430	14,670
AUSTIN CO PREC2	12,230	33,430	14,670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 130	1,450	Lease: 600588 Type: REAL Owner #: 508193
FM RD	C 130	1,450	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 130	1,450	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 130	1,450	AB 16 CHAS BENTON
BELLVILLE HOSP	C 130	1,450	RRC 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Agent: 040
HB1984: The Appraised value of \$1,450 in 2026 as compared			.006239 Override Royalty
			Category: G1
			Railroad #: 203886
			to \$50 in 2021 is a 2800.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	1,420	30
FM RD	20	1,420	30
SPEC RD/BRIDGE	20	1,420	30
BELLVILLE ISD	20	1,420	30
BELLVILLE HOSP	20	1,420	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 11,430	112,180	Lease: 600588 Type: REAL Owner #: 508193
FM RD	C 11,430	112,180	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 11,430	112,180	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 11,430	112,180	AB 16 CHAS BENTON
BELLVILLE HOSP	C 11,430	112,180	RRC 203886
			Agent: 040
			.801341 Working Interest
			Category: G1
			Railroad #: 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$112,180 in 2026 as compared to \$8,810 in 2021 is a 1173.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	11,090	98,870	13,310
FM RD	11,090	98,870	13,310
SPEC RD/BRIDGE	11,090	98,870	13,310
BELLVILLE ISD	11,090	98,870	13,310
BELLVILLE HOSP	11,090	98,870	13,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 19,860	81,750	Lease: 600596 Type: REAL Owner #: 508193
FM RD	C 19,860	81,750	Legal: RAINS TRUST UNIT #2
SPEC RD/BRIDGE	C 19,860	81,750	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 19,860	81,750	AB 60 KUYKENDALL ELIZABETH
BELLVILLE HOSP	C 19,860	81,750	RRC 206255
AUSTIN CO PREC2	C 19,860	81,750	Agent: 040
			.824350 Working Interest
			Category: G1
			Railroad #: 206255
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$81,750 in 2026 as compared to \$6,040 in 2021 is a 1253.48% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	19,860	57,920	23,830
FM RD	19,860	57,920	23,830
SPEC RD/BRIDGE	19,860	57,920	23,830
BELLVILLE ISD	19,860	57,920	23,830
BELLVILLE HOSP	19,860	57,920	23,830
AUSTIN CO PREC2	19,860	57,920	23,830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 10,820	9,250	Lease: 600597 Type: REAL Owner #: 508193
FM RD	C 10,820	9,250	Legal: PEARLIE MAE UNIT W#2
SPEC RD/BRIDGE	C 10,820	9,250	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 10,820	9,250	AB 27 JAMES COOPER
BELLVILLE HOSP	C 10,820	9,250	RRC 206259
AUSTIN CO PREC2	C 10,820	9,250	Agent: 040
			.795275 Working Interest
			Category: G1
			Railroad #: 206259
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$9,250 in 2026 as compared to \$9,780 in 2021 is a 5.42% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,540	210	9,040
FM RD	7,540	210	9,040
SPEC RD/BRIDGE	7,540	210	9,040
BELLVILLE ISD	7,540	210	9,040
BELLVILLE HOSP	7,540	210	9,040
AUSTIN CO PREC2	7,540	210	9,040

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	548,620	450,070	503,160		
FM RD	548,620	450,070	503,160		
SPEC RD/BRIDGE	548,620	450,070	503,160		
BELLVILLE ISD	548,620	450,070	503,160		
BELLVILLE HOSP	548,620	450,070	503,160		
AUSTIN CO PREC2	537,510	349,780	489,820		