

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

BLACKBRUSH ROYALTY LLC
% BENT ARROW CONSULTING LLC
1708 SPRING GREEN STE 120-389
KATY TX 77494



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:	508697 87
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 310	2,240	Lease: 600767 Type: REAL Owner #: 508697
FM RD	C 310	2,240	Legal: TANNENBERG W#1H
SPEC RD/BRIDGE	C 310	2,240	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 310	2,240	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 310	2,240	AUSTIN 92% FAYETTE 8%
			Agent: 978
			.000229 Royalty Interest
			Category: G1
			Railroad #: 296419
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	310	1,870	370
FM RD	310	1,870	370
SPEC RD/BRIDGE	310	1,870	370
BELLVILLE ISD	310	1,870	370
BELLVILLE HOSP	310	1,870	370

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 630	1,630	Lease: 600773 Type: REAL Owner #: 508697
FM RD	C 630	1,630	Legal: TANNENBERG W#2H
SPEC RD/BRIDGE	C 630	1,630	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 630	1,630	AB 86 SHELBY, D
BELLVILLE HOSP	C 630	1,630	RRC #295976
AUSTIN CO PREC2	C 630	1,630	Agent: 978
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000229 Royalty Interest Category: G1 Railroad #: 295976
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	870	760
FM RD	590	870	760
SPEC RD/BRIDGE	590	870	760
BELLVILLE ISD	590	870	760
BELLVILLE HOSP	590	870	760
AUSTIN CO PREC2	590	870	760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 13,740	50,780	Lease: 600783 Type: REAL Owner #: 508697
FM RD	C 13,740	50,780	Legal: MONS UNIT #1H
SPEC RD/BRIDGE	C 13,740	50,780	VERDUN OIL & GAS LLC
BRENNHAM ISD	C 13,740	50,780	AB 25 CHEVES H
AUSTIN CO PREC2	C 13,740	50,780	RRC 297969
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.001983 Royalty Interest Category: G1 Railroad #: 297969
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	13,740	34,290	16,490
FM RD	13,740	34,290	16,490
SPEC RD/BRIDGE	13,740	34,290	16,490
BRENNHAM ISD	13,740	34,290	16,490
AUSTIN CO PREC2	13,740	34,290	16,490

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	14,640	37,030	17,620		
FM RD	14,640	37,030	17,620		
SPEC RD/BRIDGE	14,640	37,030	17,620		
BELLVILLE ISD	900	2,740	1,130		
BELLVILLE HOSP	900	2,740	1,130		
AUSTIN CO PREC2	14,330	35,160	17,250		
BRENNHAM ISD	13,740	34,290	16,490		