

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

H H COFFIELD HEIRS/DEWISEES
%VERDUN OIL AND GAS LLC
945 BUNKER HILL RD STE 1300
HOUSTON TX 77024



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:	508956 451
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	8,000	5,650	Lease: 600776 Type: REAL Owner #: 508956
FM RD	8,000	5,650	Legal: YPRES UNIT W#1H
SPEC RD/BRIDGE	8,000	5,650	VERDUN OIL & GAS
BRENNHAM ISD	8,000	5,650	AB 25 CHEVES, H 45% AUS/55% WA
AUSTIN CO PREC2	8,000	5,650	PERMIT #883310
No 2021 Hist			.001891 Royalty Interest
			Category: G1
			Railroad #: 297348
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	770	0	5,650
FM RD	770	0	5,650
SPEC RD/BRIDGE	770	0	5,650
BRENNHAM ISD	770	0	5,650
AUSTIN CO PREC2	770	0	5,650

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 FM RD SPEC RD/BRIDGE BRENHAM ISD AUSTIN CO PREC2	C 122,320 C 122,320 C 122,320 C 122,320 C 122,320	452,080 452,080 452,080 452,080 452,080	Lease: 600783 Type: REAL Owner #: 508956 Legal: MONS UNIT #1H VERDUN OIL & GAS LLC AB 25 CHEVES H RRC 297969 .017653 Royalty Interest Category: G1 Railroad #: 297969
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	122,320	305,300	146,780		
FM RD	122,320	305,300	146,780		
SPEC RD/BRIDGE	122,320	305,300	146,780		
BRENHAM ISD	122,320	305,300	146,780		
AUSTIN CO PREC2	122,320	305,300	146,780		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	123,090	305,300	152,430		
FM RD	123,090	305,300	152,430		
SPEC RD/BRIDGE	123,090	305,300	152,430		
BRENHAM ISD	123,090	305,300	152,430		
AUSTIN CO PREC2	123,090	305,300	152,430		