

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

M & B FARM & RANCH LLC
4306 MARKWARDT ROAD
ROUND TOP TX 78954

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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: 508985 740 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	77,970	55,020	Lease: 600776 Type: REAL Owner #: 508985
FM RD	77,970	55,020	Legal: YPRES UNIT W#1H
SPEC RD/BRIDGE	77,970	55,020	VERDUN OIL & GAS
BRENNHAM ISD	77,970	55,020	AB 25 CHEVES, H 45% AUS/55% WA
AUSTIN CO PREC2	77,970	55,020	PERMIT #883310
No 2021 Hist			.018432 Royalty Interest Category: G1 Railroad #: 297348
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,460	0	55,020
FM RD	7,460	0	55,020
SPEC RD/BRIDGE	7,460	0	55,020
BRENNHAM ISD	7,460	0	55,020
AUSTIN CO PREC2	7,460	0	55,020

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		2,670	1,190	Lease: 600777 Type: REAL Owner #: 508985		
FM RD		2,670	1,190	Legal: JUTLAND UNIT W#1H		
SPEC RD/BRIDGE		2,670	1,190	VERDUN OIL & GAS LLC		
BRENHAM ISD		2,670	1,190	AB 25 CHEVES H 3% AUSTIN		
AUSTIN CO PREC2		2,670	1,190	RRC 298089 97% WASH		
No 2021 Hist				.007397 Royalty Interest Category: G1 Railroad #: 298089		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		290	0	1,190		
FM RD		290	0	1,190		
SPEC RD/BRIDGE		290	0	1,190		
BRENHAM ISD		290	0	1,190		
AUSTIN CO PREC2		290	0	1,190		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,750	0	56,210		
FM RD	7,750	0	56,210		
SPEC RD/BRIDGE	7,750	0	56,210		
BRENNHAM ISD	7,750	0	56,210		
AUSTIN CO PREC2	7,750	0	56,210		