

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

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LCB ROYALE LL
DUSTIN CRIMMONS MGR AIF
PO BOX 631100
LANAI CITY HI 96763-1100

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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: 509161 705 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 320	440	Lease: 600468 Type: REAL Owner #: 509161
FM RD	C 320	440	Legal: KAECHLE UNIT #2
SPEC RD/BRIDGE	C 320	440	ETOCO LP
SEALY ISD	C 320	440	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 320	440	RRC 176226
AUST CO ESD #2	C 320	440	.000808 Royalty Interest
			Category: G1
			Railroad #: 176226
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	320	60	380
FM RD	320	60	380
SPEC RD/BRIDGE	320	60	380
SEALY ISD	320	60	380
AUSTIN CO PREC4	320	60	380
AUST CO ESD #2	320	60	380

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	80		110	Lease: 600611 Type: REAL Owner #: 509161			
FM RD		C	80		110	Legal: KAECELE UNIT #5			
SPEC RD/BRIDGE		C	80		110	ETOCO LP			
SEALY ISD		C	80		110	AB 170 VITAL FLORES			
AUST CO ESD #2		C	80		110	RRC 212003			
AUSTIN CO PREC4		C	80		110				
						.000808 Royalty Interest			
						Category: G1			
						Railroad #: 212003			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
No 2021 Hist									
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		80		10		100			
FM RD		80		10		100			
SPEC RD/BRIDGE		80		10		100			
SEALY ISD		80		10		100			
AUST CO ESD #2		80		10		100			
AUSTIN CO PREC4		80		10		100			

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION			
COUNTY		C	20	70	Lease: 600644 Type: REAL Owner #: 509161			
FM RD		C	20	70	Legal: KAECELE UNIT #1			
SPEC RD/BRIDGE		C	20	70	ETOCO LP			
SEALY ISD		C	20	70	AB 170 VITAL FLORES			
AUST CO ESD #2		C	20	70	RRC 218912			
AUSTIN CO PREC4		C	20	70	.000808 Royalty Interest			
					Category: G1			
					Railroad #: 218912			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2021 Hist								
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY		20		50	20			
FM RD		20		50	20			
SPEC RD/BRIDGE		20		50	20			
SEALY ISD		20		50	20			
AUST CO ESD #2		20		50	20			
AUSTIN CO PREC4		20		50	20			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		110	70	Lease: 600657	Type: REAL	Owner #: 509161
FM RD		110	70	Legal: KAECEHELE UNIT #6		
SPEC RD/BRIDGE		110	70	ETOCO LP		
SEALY ISD		110	70	AB 170 VITAL FLORES		
AUST CO ESD #2		110	70	RRC 227960		
AUSTIN CO PREC4		110	70			
No 2021 Hist				.000808 Royalty Interest		
				Category: G1		
				Railroad #: 227960		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	110	0	70			
FM RD	110	0	70			
SPEC RD/BRIDGE	110	0	70			
SEALY ISD	110	0	70			
AUST CO ESD #2	110	0	70			
AUSTIN CO PREC4	110	0	70			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	290	160	Lease: 600667 Type: REAL Owner #: 509161
FM RD	290	160	Legal: KAECELE UNIT #3
SPEC RD/BRIDGE	290	160	ETOCO LP
SEALY ISD	290	160	AB 170 VITAL FLORES
AUST CO ESD #2	290	160	RRC 180528
AUSTIN CO PREC4	290	160	
No 2021 Hist			.000808 Royalty Interest Category: G1 Railroad #: 180528

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	290	0	160		
FM RD	290	0	160		
SPEC RD/BRIDGE	290	0	160		
SEALY ISD	290	0	160		
AUST CO ESD #2	290	0	160		
AUSTIN CO PREC4	290	0	160		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	820	120	730		
FM RD	820	120	730		
SPEC RD/BRIDGE	820	120	730		
SEALY ISD	820	120	730		
AUSTIN CO PREC4	820	120	730		
AUST CO ESD #2	820	120	730		

