

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

ACF II LP
PO BOX 926
CYPRESS TX 77410



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: 509307 3

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		1,670	1,380	Lease: 1122	Type: REAL	Owner #: 509307
FM RD		1,670	1,380	Legal: PAINE ROBERT G (4 WELLS)		
SPEC RD/BRIDGE		1,670	1,380	ENHANCED ENERGY		
BELLVILLE ISD		1,670	1,380	AB 101 W C WHITE SUR		
BELLVILLE HOSP		1,670	1,380	RRC 10020 14923 20147 24091		
AUSTIN CO PREC1		1,670	1,380			
				.000694 Royalty Interest		
				Category: G1		
				Railroad #: 10020		
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,670	0	1,380		
FM RD		1,670	0	1,380		
SPEC RD/BRIDGE		1,670	0	1,380		
BELLVILLE ISD		1,670	0	1,380		
BELLVILLE HOSP		1,670	0	1,380		
AUSTIN CO PREC1		1,670	0	1,380		

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	430	70	Lease: 600319 Type: REAL Owner #: 509307		
FM RD	430	70	Legal: WATERFLOOD UNIT #2 TR 3		
SPEC RD/BRIDGE	430	70	ENHANCED ENERGY		
BELLVILLE ISD	430	70	AB 101 W C WHITE SUR		
BELLVILLE HOSP	430	70	RRC 8910		
AUSTIN CO PREC1	430	70			
No 2021 Hist			.000694 Royalty Interest		
			Category: G1		
			Railroad #: 8910		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	430	0	70		
FM RD	430	0	70		
SPEC RD/BRIDGE	430	0	70		
BELLVILLE ISD	430	0	70		
BELLVILLE HOSP	430	0	70		
AUSTIN CO PREC1	430	0	70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	800	750	Lease: 600362 Type: REAL Owner #: 509307		
FM RD	800	750	Legal: WATERFLOOD UNIT #1 TR 32		
SPEC RD/BRIDGE	800	750	ENHANCED ENERGY		
BELLVILLE ISD	800	750	AB 101 W C WHITE SUR		
BELLVILLE HOSP	800	750	RRC 8909		
AUSTIN CO PREC1	800	750			
No 2021 Hist			.000694 Royalty Interest		
			Category: G1		
			Railroad #: 8909		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	800	0	750		
FM RD	800	0	750		
SPEC RD/BRIDGE	800	0	750		
BELLVILLE ISD	800	0	750		
BELLVILLE HOSP	800	0	750		
AUSTIN CO PREC1	800	0	750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 230	350	Lease: 600747 Type: REAL Owner #: 509307		
FM RD	C 230	350	Legal: PAINE ROBERT G W#50		
SPEC RD/BRIDGE	C 230	350	ENHANCED ENERGY PART		
BELLVILLE ISD	C 230	350	AB 101 WHITE, W C		
BELLVILLE HOSP	C 230	350	RRC# 27229		
AUSTIN CO PREC1	C 230	350			
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000694 Royalty Interest		
No 2021 Hist			Category: G1		
			Railroad #: 27229		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	230	70	280		
FM RD	230	70	280		
SPEC RD/BRIDGE	230	70	280		
BELLVILLE ISD	230	70	280		
BELLVILLE HOSP	230	70	280		
AUSTIN CO PREC1	230	70	280		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,130	70	2,480		
FM RD	3,130	70	2,480		
SPEC RD/BRIDGE	3,130	70	2,480		
BELLVILLE ISD	3,130	70	2,480		
BELLVILLE HOSP	3,130	70	2,480		
AUSTIN CO PREC1	3,130	70	2,480		