

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

SAN PATRICIO COUNTY APPR DIST
PO BOX 938
SINTON TEXAS 78387

361-364-5402

sanpatarb@sanpatcad.org

SHOUSE AUGUST E TRUST
%AUGUST TRUST
2001 KIRBY DR STE 906
HOUSTON TX 77019



APPRAISAL YEAR 2026
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/15/2026 AT: 9:00 AM
SAN PATRICIO COUNTY APPR DIST
1301 E SINTON ST., SUITE B
SINTON TEXAS 78387
QUESTIONS ON MINERALS AND
PERSONAL PROPERTY CONTACT P&A
832-243-9600
Protest Deadline: 5-22-2026
ARB Hearing: 6-15-2026
Owner: 706450 473
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 I&S		33,510	29,270	Lease: 4710	Type: REAL Owner #: 706450
COUNTY M&O		33,510	29,270	Legal: WELDER E H "C"	
DRAINAGE		33,510	29,270	MCGOWAN WORKING PRTN	
ROAD & BRIDGE		33,510	29,270	AB WELDER RANCH SUR	
SINTON ISD		33,510	29,270	RRC 2126 6772 12523 13223	
				.002728 Royalty Interest	
				Category: G1	
				Railroad #: 2126	
HB1984: The Appraised value of \$29,270 in 2026 as compared to \$7,190 in 2021 is a 307.09% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S	28,050	0	29,270		
COUNTY M&O	28,050	0	29,270		
DRAINAGE	28,050	0	29,270		
ROAD & BRIDGE	28,050	0	29,270		
SINTON ISD	28,050	0	29,270		

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,

JORDAN M. LIGHT, RPA, RTA
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	21,030 21,030 21,030 21,030 21,030	12,450 12,450 12,450 12,450 12,450	Lease: 15609 Type: REAL Owner #: 706450 Legal: WELDER MINNIE S (14 PRD WELLS) ALLEGiant RESOURCES AB 25 FRANCISCO ETAL SUR RRC 12594 .005456 Royalty Interest Category: G1 Railroad #: 12594 HB1984: The Appraised value of \$12,450 in 2026 as compared to \$25,120 in 2021 is a 50.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	21,030 21,030 21,030 21,030 21,030	0 0 0 0 0	12,450 12,450 12,450 12,450 12,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD		400 400 400 400 400	Lease: 15712 Type: REAL Owner #: 706450 Legal: WELDER MINNIE S W#94 ALLEGiant RESOURCES AB 26 PORTILLA FR/EZIZA RRC 277642 .005456 Royalty Interest Category: G1 Railroad #: 277642 HB1984: The Appraised value of \$400 in 2026 as compared to \$1,370 in 2021 is a 70.80% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	0 0 0 0 0	0 0 0 0 0	400 400 400 400 400

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	49,080 49,080 49,080 49,080 49,080	0 0 0 0 0	42,120 42,120 42,120 42,120 42,120		