

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

FRANKLIN CO APPRAISAL DISTRICT
PO BOX 720
MT VERNON TEXAS 75457
ADDRESS CORRECTION REQUESTED
903-657-2557

BHCH MINERAL LTD
PMB 240
5150 BROADWAY ST
SAN ANTONIO TX 78209



APPRAISAL YEAR 2026
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/23/2026 AT: 9:00 AM
FRANKLIN CO APPR DIST OFFICE
310 WEST MAIN
MT VERNON, TEXAS 75457
IF A PROTEST IS FILED YOU WILL
BE NOTIFIED OF DATE, TIME AND
PLACE OF YOUR HEARING.
Protest Deadline: 5-29-2026
ARB Hearing: 6-23-2026
Owner: 702591 20

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 |
|---|---------------------|---------------------|--|
| FRANKLIN CO | 210 | 140 | Lease: 2515 Type: REAL Owner #: 702591 |
| FRAN CO WAT DIS | 210 | 140 | Legal: MONCRIEF-WESTLAND UNIT |
| SPECIAL BRIDGE | 210 | 140 | VALENCE OPERATING CO |
| LATERAL ROAD | 210 | 140 | AB 305 ETAL B H ELDER SURVEY |
| WINNSBORO ISD G | 210 | 140 | RRC# 47259 |
| Deductions: (G)=LESS THAN \$500 MIN INT | | | .000049 Royalty Interest |
| HB1984: The Appraised value of \$140 in 2026 as compared to \$40 in 2021 is a 250.00% increase. | | | Category: G1 |
| | | | Railroad #: 47259 |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| FRANKLIN CO | 210 | 0 | 140 |
| FRAN CO WAT DIS | 210 | 0 | 140 |
| SPECIAL BRIDGE | 210 | 0 | 140 |
| LATERAL ROAD | 210 | 0 | 140 |
| WINNSBORO ISD | 0 | 140 | 0 |

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,

RUSSELL MCCURDY, RPA, CTA
Chief Appraiser

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2026 | PROPERTY DESCRIPTION |
|---|--------------------------------------|----------------------------|--|
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | C 20 C 20 C 20 C 20 C 20 | 20 20 20 20 20 | Lease: 3280 Type: REAL Owner #: 702591 Legal: TR 03 NEW HOPE UNIT JP OIL COMPANY INC AB C F MCKENSIE SURVEY #3 5.54741% NH RRC# 16451 .000052 Royalty Interest Category: G1 Railroad #: 16455 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | 10 10 10 10 10 | 10 10 10 10 10 | 10 10 10 10 10 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2026 | PROPERTY DESCRIPTION |
|--|---|---------------------------------|---|
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | C 1,080 C 1,080 C 1,080 C 1,080 C 1,080 | 880 880 880 880 880 | Lease: 3290 Type: REAL Owner #: 702591 Legal: TR 04 NEW HOPE UNIT JP OIL COMPANY INC AB I BARRE ETAL SURVEY #4 22.72327% NH RRC# 16451 .000672 Royalty Interest Category: G1 Railroad #: 16455 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$880 in 2026 as compared to \$70 in 2021 is a 1157.14% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | 600 600 600 600 600 | 160 160 160 160 160 | 720 720 720 720 720 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2026 | PROPERTY DESCRIPTION |
|--|---|---------------------------------|---|
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | C 820 C 820 C 820 C 820 C 820 | 670 670 670 670 670 | Lease: 3310 Type: REAL Owner #: 702591 Legal: TR 06 NEW HOPE UNIT JP OIL COMPANY INC AB I BARRE ETAL SURVEY #6 17.98017% NH RRC# 16451 .000640 Royalty Interest Category: G1 Railroad #: 16455 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$670 in 2026 as compared to \$50 in 2021 is a 1240.00% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | 440 440 440 440 440 | 140 140 140 140 140 | 530 530 530 530 530 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2026 | PROPERTY DESCRIPTION |
|---|--------------------------------------|----------------------------|---|
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | C 20 C 20 C 20 C 20 C 20 | 20 20 20 20 20 | Lease: 3340 Type: REAL Owner #: 702591 Legal: TR 09 NEW HOPE UNIT JP OIL COMPANY INC AB J T SHANKS SURVEY #9 1.09729% RRC# 16451 .000298 Royalty Interest Category: G1 Railroad #: 16455 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | 10 10 10 10 10 | 10 10 10 10 10 | 10 10 10 10 10 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2026 | PROPERTY DESCRIPTION |
|---|---------------------------------|---------------------------------|--|
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | 560 560 560 560 560 | 310 310 310 310 310 | Lease: 5181 Type: REAL Owner #: 702591 Legal: NEW HOPE SHALLOW UNIT JP OIL COMPANY INC AB306 JMAXIMILLIAN SURVEY ETAL .000051 Royalty Interest Category: G1 Railroad #: 1120 |
| HB1984: The Appraised value of \$310 in 2026 as compared to \$190 in 2021 is a 63.16% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD | 340 340 340 340 340 | 0 0 0 0 0 | 310 310 310 310 310 |

| Total of all Above Parcels | | | | | |
|--|--|--|--|--|--|
| Taxing Units | Owner's Last Year's Taxable | Owner's Proposed Deductions | Owner's Proposed Taxable | | |
| FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD MT VERNON ISD | 1,610 1,610 1,610 1,610 0 1,400 | 320 320 320 320 140 320 | 1,720 1,720 1,720 1,720 0 1,580 | | |

