

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

SOUTH TEXAS GATEWAY TERMINAL
% RYAN LLC
8101 WINDROSE AVE #2000 LB4
PLANO TX 79024



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: 704438 58
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		323,389,640	333,462,440	Seq: 9900010	Type: REAL
COUNTY M&O		323,389,640	333,462,440	Legal: INCLESIDE YARD	Owner #: 704438
DRAINAGE		323,389,640	333,462,440	REAL PROPERTY	
ROAD & BRIDGE		323,389,640	333,462,440		
INGLSD ISD I&S		323,389,640	333,462,440	1002286	
INGLSD ISD M&O		323,389,640	333,462,440	Agent: 084	
				Category: F2	REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$333,462,440 in 2026 as compared to \$238,406,010 in 2021 represents a 39.87% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S	323,389,640	0	333,462,440		
COUNTY M&O	323,389,640	0	333,462,440		
DRAINAGE	323,389,640	0	333,462,440		
ROAD & BRIDGE	323,389,640	0	333,462,440		
INGLSD ISD I&S	323,389,640	0	333,462,440		
INGLSD ISD M&O	323,389,640	0	333,462,440		

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	T	116,628,970	116,901,650	Seq: 9900060	Type: REAL Owner #: 704438
COUNTY M&O	T	116,628,970	116,901,650	Legal: INGLESIDE YARD	
DRAINAGE	T	116,628,970	116,901,650	TCEQ 100% EXEMPT	
ROAD & BRIDGE	T	116,628,970	116,901,650		
INGLSD ISD I&S	T	116,628,970	116,901,650	1002287	
INGLSD ISD M&O	T	116,628,970	116,901,650		Agent: 084
Deductions: (T)=POLLUTION CONTROL				Category: F2	REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$116,901,650 in 2026 as compared to \$95,310,130 in 2021 is a 22.65% increase.				Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S	0	116,901,650	0		
COUNTY M&O	0	116,901,650	0		
DRAINAGE	0	116,901,650	0		
ROAD & BRIDGE	0	116,901,650	0		
INGLSD ISD I&S	0	116,901,650	0		
INGLSD ISD M&O	0	116,901,650	0		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S	323,389,640	116,901,650	333,462,440		
COUNTY M&O	323,389,640	116,901,650	333,462,440		
DRAINAGE	323,389,640	116,901,650	333,462,440		
ROAD & BRIDGE	323,389,640	116,901,650	333,462,440		
INGLSD ISD I&S	323,389,640	116,901,650	333,462,440		
INGLSD ISD M&O	323,389,640	116,901,650	333,462,440		