

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

TEDA TPCO AMERICA CORPORATION
% CUMMINGS WESTLAKE LLC
16410 N ELDRIDGE PKWY
TOMBALL TX 77377



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: 707775 62
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		132,659,080	127,730,200	Seq: 9900005 Type: REAL Owner #: 707775	
COUNTY M&O		132,659,080	127,730,200	Legal: IMPROVEMENTS	
DRAINAGE		132,659,080	127,730,200	5431 HIGHWAY 35, GREGORY, TX	
ROAD & BRIDGE		132,659,080	127,730,200		
G-P ISD I&S		132,659,080	127,730,200	1019761	
G-P ISD M&O		132,659,080	127,730,200	Agent: 186	
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$127,730,200		in 2026 as compared to \$150,270,820 in 2021 Rendered 100% Increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S	132,659,080	0	127,730,200		
COUNTY M&O	132,659,080	0	127,730,200		
DRAINAGE	132,659,080	0	127,730,200		
ROAD & BRIDGE	132,659,080	0	127,730,200		
G-P ISD I&S	132,659,080	0	127,730,200		
G-P ISD M&O	132,659,080	0	127,730,200		

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	6,900,000	6,636,430	Seq: 9900035	Type: REAL
COUNTY M&O	T	6,900,000	6,636,430	Legal: TCEQ EXEMPT PROPERTY	Owner #: 707775
DRAINAGE	T	6,900,000	6,636,430		
ROAD & BRIDGE	T	6,900,000	6,636,430		
G-P ISD I&S	T	6,900,000	6,636,430	1033417	
G-P ISD M&O	T	6,900,000	6,636,430		Agent: 186
				Category: F2	REAL - INDUSTRIAL IMPROVEMENTS
				Rendered: Yes	
Deductions: (T)=POLLUTION CONTROL					
HB1984: The Appraised value of \$6,636,430 in 2026 as compared to \$6,429,680 in 2021 is a 3.22% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY I&S		0	6,636,430	0	
COUNTY M&O		0	6,636,430	0	
DRAINAGE		0	6,636,430	0	
ROAD & BRIDGE		0	6,636,430	0	
G-P ISD I&S		0	6,636,430	0	
G-P ISD M&O		0	6,636,430	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	132,659,080	6,636,430	127,730,200		
COUNTY M&O	132,659,080	6,636,430	127,730,200		
DRAINAGE	132,659,080	6,636,430	127,730,200		
ROAD & BRIDGE	132,659,080	6,636,430	127,730,200		
G-P ISD I&S	132,659,080	6,636,430	127,730,200		
G-P ISD M&O	132,659,080	6,636,430	127,730,200		