

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

POCO LLC  
% BENT ARROW CONSULTING LLC  
1708 SPRING GREEN STE 120-389  
KATY TX 77494



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:	708507 414
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	48,690	11,960	Lease: 15720 Type: REAL Owner #: 708507
COUNTY M&O	48,690	11,960	Legal: WELDER GULLEY #1
DRAINAGE	48,690	11,960	POCO LLC
ROAD & BRIDGE	48,690	11,960	AB 32 TARES/VILLAREAL P
ODEM-EDROY ISD	48,690	11,960	RRC 14048 RECOMP RRC#280007
HB1984: The Appraised value of \$11,960 in 2026 as compared to \$17,930 in 2021 is a 33.30% decrease.			Agent: 978
			.750000 Working Interest
			Category: G1
			Railroad #: 14048
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S	48,690	0	11,960
COUNTY M&O	48,690	0	11,960
DRAINAGE	48,690	0	11,960
ROAD & BRIDGE	48,690	0	11,960
ODEM-EDROY ISD	48,690	0	11,960

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	7,810 7,810 7,810 7,810 7,810	10,320 10,320 10,320 10,320 10,320	Lease: 15750 Type: REAL Owner #: 708507 Legal: DUNCAN-KEY TRUST POCO LLC AB 5 FITZSIMMONS P RRC# 14121  .770000 Working Interest Category: G1 Railroad #: 14121 Agent: 978  HB1984: The Appraised value of \$10,320 in 2026 as compared to \$7,810 in 2021 is a 32.14% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	7,810 7,810 7,810 7,810 7,810	0 0 0 0 0	10,320 10,320 10,320 10,320 10,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE ODEM-EDROY ISD	7,320 7,320 7,320 7,320 7,320	446,190 446,190 446,190 446,190 446,190	Lease: 15765 Type: REAL Owner #: 708507 Legal: LLD-MOONRAKER UNIT W#1 POCO LLC AB 46 BURGESS W C RRC#292101/RRC#14262  .774283 Working Interest Category: G1 Railroad #: 14262 Agent: 978  No 2021 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE ODEM-EDROY ISD	7,320 7,320 7,320 7,320 7,320	0 0 0 0 0	446,190 446,190 446,190 446,190 446,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	7,810 7,810 7,810 7,810 7,810	7,810 7,810 7,810 7,810 7,810	Lease: 15776 Type: REAL Owner #: 708507 Legal: SOUTHWEST TEXAS CORP POCO LLC AB 13 MC CAULEY, M RRC #14197  .755000 Working Interest Category: G1 Railroad #: 14197 Agent: 978  No 2021 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	7,810 7,810 7,810 7,810 7,810	0 0 0 0 0	7,810 7,810 7,810 7,810 7,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD ODEM-EDROY ISD  No 2021 Hist	7,810 7,810 7,810 7,810 5,080 2,730	1,240,510 1,240,510 1,240,510 1,240,510 806,330 434,180	Lease: 15777 Type: REAL Owner #: 708507 Legal: FRWL POCO LLC AB 45 ARMENDARIS, J RRC #14208 SINTON-65% ODEM-35% Agent: 978 .770000 Working Interest Category: G1 Railroad #: 14208		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD ODEM-EDROY ISD	7,810 7,810 7,810 7,810 5,080 2,730	0 0 0 0 0 0	1,240,510 1,240,510 1,240,510 1,240,510 806,330 434,180		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE ODEM-EDROY ISD  No 2021 Hist	7,080 7,080 7,080 7,080 7,080	49,700 49,700 49,700 49,700 49,700	Lease: 15778 Type: REAL Owner #: 708507 Legal: LLD-MOONRAKER UNIT W#2 POCO LLC AB 46 BURGESS, W G RRC #14223 Agent: 978 .774283 Working Interest Category: G1 Railroad #: 14223		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE ODEM-EDROY ISD	7,080 7,080 7,080 7,080 7,080	0 0 0 0 0	49,700 49,700 49,700 49,700 49,700		

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 ODEM-EDROY ISD SINTON ISD	86,520 86,520 86,520 86,520 65,820 20,700	0 0 0 0 0 0	1,766,490 1,766,490 1,766,490 1,766,490 942,030 824,460		

