

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

COMMUNITY MINERALS II LLC
2925 RICHMOND AVE STE 1200
HOUSTON TX 77098



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: 709342 132
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 COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD No 2021 Hist		4,440 4,440 4,440 4,440 4,440	Lease: 15750 Type: REAL Owner #: 709342 Legal: DUNGAN-KEY TRUST POCO LLC AB 5 FITZSIMMONS P RRC# 14121 .015000 Override Royalty Category: G1 Railroad #: 14121
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	4,440 4,440 4,440 4,440 4,440

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 COUNTY M&O DRAINAGE ROAD & BRIDGE ODEM-EDROY ISD No 2021 Hist		10,370 10,370 10,370 10,370 10,370	Lease: 15765 Type: REAL Owner #: 709342 Legal: LLD-MOONRAKER UNIT W#1 POCO LLC AB 46 BURGESS W C RRC#292101/RRC#14262 .015000 Override Royalty Category: G1 Railroad #: 14262		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE ODEM-EDROY ISD	0 0 0 0 0	0 0 0 0 0	10,370 10,370 10,370 10,370 10,370		

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		25,580 25,580 25,580 25,580 16,630 8,950	Lease: 15777 Type: REAL Owner #: 709342 Legal: FRWL POCO LLC AB 45 ARMENDARIS, J RRC #14208 SINTON-65% ODEM-35% .015000 Override Royalty 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	0 0 0 0 0 0	0 0 0 0 0 0	25,580 25,580 25,580 25,580 16,630 8,950		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE ODEM-EDROY ISD Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist	C 3,270 C 3,270 C 3,270 C 3,270 C 3,270	7,440 7,440 7,440 7,440 7,440	Lease: 15778 Type: REAL Owner #: 709342 Legal: LLD-MOONRAKER UNIT W#2 POCO LLC AB 46 BURGESS, W C RRC #14223 .015000 Override Royalty 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	3,270 3,270 3,270 3,270 3,270	3,520 3,520 3,520 3,520 3,520	3,920 3,920 3,920 3,920 3,920		

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 ODEM-EDROY ISD	3,270 3,270 3,270 3,270 0 3,270	3,520 3,520 3,520 3,520 0 3,520	44,310 44,310 44,310 44,310 21,070 23,240		