

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

COKE CENTRAL APPRAISAL DIST  
P O BOX 2  
ROBERT LEE TEXAS 76945-0002

325-482-9188

dvernor@pandai.com

CHARDONNAY I LTD  
TONY MORGAN  
1001 ESE LOOP 323 STE 300  
TYLER TX 75701



<b>APPRAISAL YEAR 2026</b> THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/15/2026 AT: 9:00 AM COKE COUNTY COURTHOUSE 2ND FLOOR WEST FOR QUESTIONS, PLEASE CALL: PRITCHARD & ABBOTT, INC OIL & GAS: 325-482-9188 PERSONAL PROPERTY: 325-482-9188 Protest Deadline: 5-28-2026 ARB Hearing: 6-15-2026 Owner: 306777 80  VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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
COKE COUNTY	C 44,540	69,370	Lease: 133300 Type: REAL Owner #: 306777
COKE CO FM & FC	C 44,540	69,370	Legal: MENIELLE L B #24
COKE CO ESD	C 44,540	69,370	CITATION OIL & GAS
ROBERT LEE I&S	C 44,540	69,370	A-1324 SEC 484 D ALLEN
ROBERT LEE M&O	C 44,540	69,370	RRC 155941
UNDERGR WATER	C 44,540	69,370	
WEST COKE HOSP	C 44,540	69,370	.012540 Royalty Interest
			Category: G1
			Railroad #: 155941
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$69,370 in 2026 as compared to \$5,820 in 2021 is a 1091.92% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	44,540	15,920	53,450
COKE CO FM & FC	44,540	15,920	53,450
COKE CO ESD	44,540	15,920	53,450
ROBERT LEE I&S	44,540	15,920	53,450
ROBERT LEE M&O	44,540	15,920	53,450
UNDERGR WATER	44,540	15,920	53,450
WEST COKE HOSP	44,540	15,920	53,450

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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	482,130	347,340	Lease: 133400 Type: REAL Owner #: 306777
COKE CO FM & FC	482,130	347,340	Legal: MENIELLE L B #25
COKE CO ESD	482,130	347,340	CITATION OIL & GAS
ROBERT LEE I&S	482,130	347,340	A-1324 SEC 484 D ALLEN
ROBERT LEE M&O	482,130	347,340	RRC 13876
UNDERGR WATER	482,130	347,340	
WEST COKE HOSP	482,130	347,340	.012540 Royalty Interest
HB1984: The Appraised value of \$347,340 in 2026 as compared to \$117,730 in 2021 is a 195.03% increase.			Category: G1
			Railroad #: 13876
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	482,130	0	347,340
COKE CO FM & FC	482,130	0	347,340
COKE CO ESD	482,130	0	347,340
ROBERT LEE I&S	482,130	0	347,340
ROBERT LEE M&O	482,130	0	347,340
UNDERGR WATER	482,130	0	347,340
WEST COKE HOSP	482,130	0	347,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	C 2,190	2,430	Lease: 240117 Type: REAL Owner #: 306777
BRONTE ISD	C 2,190	2,430	Legal: BRUNSON "C" #316
COKE CO FM & FC	C 2,190	2,430	T2S PERMIAN ACQUISIT
UNDERGR WATER	C 2,190	2,430	A- 134 EASTLAND N SEC 331
KICKAPOO WATER	C 2,190	2,430	RRC 18102 API 42-081-31953
EAST COKE HOSP	C 2,190	2,430	
COKE CO ESD	2,190	2,430	.004428 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
No 2021 Hist			Railroad #: 18102
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	1,250	930	1,500
BRONTE ISD	1,250	930	1,500
COKE CO FM & FC	1,250	930	1,500
UNDERGR WATER	1,250	930	1,500
KICKAPOO WATER	1,250	930	1,500
EAST COKE HOSP	1,250	930	1,500
COKE CO ESD	1,250	0	2,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	480	160	Lease: 240127 Type: REAL Owner #: 306777
BRONTE ISD	480	160	Legal: CAMBRIAN UNIT
COKE CO FM & FC	480	160	T2S PERMIAN ACQUISIT
UNDERGR WATER	480	160	VARIOUS ABSTRACT
KICKAPOO WATER	480	160	RRC 2473
EAST COKE HOSP	480	160	
COKE CO ESD	480	160	.001149 Royalty Interest
HB1984: The Appraised value of \$160 in 2026 as compared to \$830 in 2021 is a 80.72% decrease.			Category: G1
			Railroad #: 2473
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	480	0	160
BRONTE ISD	480	0	160
COKE CO FM & FC	480	0	160
UNDERGR WATER	480	0	160
KICKAPOO WATER	480	0	160
EAST COKE HOSP	480	0	160
COKE CO ESD	480	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COKE COUNTY		620	100	Lease: 240135    Type: REAL    Owner #: 306777	
BRONTE ISD		620	100	Legal: PALO PINTO UNIT	
COKE CO FM & FC		620	100	T2S PERMIAN ACQUISIT	
UNDERGR WATER		620	100	A- 779 SEC 450 BLK 1-A H&TC	
KICKAPOO WATER		620	100	RRC 2472	
EAST COKE HOSP		620	100		
COKE CO ESD		620	100	.000663 Royalty Interest	
				Category:        G1	
				Railroad #:                2472	
HB1984: The Appraised value of \$100 in 2026			as compared to \$170 in 2021	is a 41.18% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	390	0	100		
BRONTE ISD	390	0	100		
COKE CO FM & FC	390	0	100		
UNDERGR WATER	390	0	100		
KICKAPOO WATER	390	0	100		
EAST COKE HOSP	390	0	100		
COKE CO ESD	390	0	100		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	528,790	16,850	402,550		
COKE CO FM & FC	528,790	16,850	402,550		
COKE CO ESD	528,790	15,920	403,480		
ROBERT LEE I&S	526,670	15,920	400,790		
ROBERT LEE M&O	526,670	15,920	400,790		
UNDERGR WATER	528,790	16,850	402,550		
WEST COKE HOSP	526,670	15,920	400,790		
BRONTE ISD	2,120	930	1,760		
KICKAPOO WATER	2,120	930	1,760		
EAST COKE HOSP	2,120	930	1,760		

