

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

BLACK STONE MINERALS CO LP
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



APPRAISAL YEAR 2026

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: 306948 43

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	
COKE COUNTY		370	260	Lease: 85020	Type: REAL Owner #: 306948
COKE CO FM & FC		370	260	Legal: HENDRY	
COKE CO ESD		370	260	ENERGY ONRAMP	
ROBERT LEE I&S		370	260	A-1269 SEC 1 C H COOPER	
ROBERT LEE M&O		370	260		
UNDERGR WATER		370	260		Agent: 040
WEST COKE HOSP		370	260	.004946 Royalty Interest	
				Category: G1	
				Railroad #: 7485	
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	370	0	260		
COKE CO FM & FC	370	0	260		
COKE CO ESD	370	0	260		
ROBERT LEE I&S	370	0	260		
ROBERT LEE M&O	370	0	260		
UNDERGR WATER	370	0	260		
WEST COKE HOSP	370	0	260		

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	370	230	Lease: 85150 Type: REAL Owner #: 306948
COKE CO FM & FC	370	230	Legal: HENDRY M C 1 & 3
COKE CO ESD	370	230	KATSCO ENERGY INC
ROBERT LEE I&S	370	230	A-1080 SEC 1 C J NORRIS
ROBERT LEE M&O	370	230	A-1269 SEC 1 C H COOPER
UNDERGR WATER	370	230	Agent: 040
WEST COKE HOSP	370	230	.004945 Royalty Interest
			Category: G1
			Railroad #: 7303
HB1984: The Appraised value of \$230 in 2026 as compared to \$130 in 2021 is a 76.92% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	370	0	230
COKE CO FM & FC	370	0	230
COKE CO ESD	370	0	230
ROBERT LEE I&S	370	0	230
ROBERT LEE M&O	370	0	230
UNDERGR WATER	370	0	230
WEST COKE HOSP	370	0	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	760	470	Lease: 85160 Type: REAL Owner #: 306948
COKE CO FM & FC	760	470	Legal: HENDRY M C 2 & 4
COKE CO ESD	760	470	KATSCO ENERGY INC
ROBERT LEE I&S	760	470	A-1080 SEC 1 C J NORRIS
ROBERT LEE M&O	760	470	A-1269 SEC 1 C H COOPER
UNDERGR WATER	760	470	Agent: 040
WEST COKE HOSP	760	470	.004945 Royalty Interest
			Category: G1
			Railroad #: 7303
HB1984: The Appraised value of \$470 in 2026 as compared to \$270 in 2021 is a 74.07% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	760	0	470
COKE CO FM & FC	760	0	470
COKE CO ESD	760	0	470
ROBERT LEE I&S	760	0	470
ROBERT LEE M&O	760	0	470
UNDERGR WATER	760	0	470
WEST COKE HOSP	760	0	470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	C 420	90	Lease: 186200 Type: REAL Owner #: 306948
COKE CO FM & FC	C 420	90	Legal: TURNER PROP-TOMMY HENDRY
COKE CO ESD	420	90	ENERGY ONRAMP
ROBERT LEE I&S	C 420	90	A- 635 SEC 8 WINFIELD SCOTT
ROBERT LEE M&O	C 420	90	RRC 7879
UNDERGR WATER	C 420	90	Agent: 040
WEST COKE HOSP	C 420	90	.004945 Royalty Interest
			Category: G1
			Railroad #: 7879
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$90 in 2026 as compared to \$20 in 2021 is a 350.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	40	50	40
COKE CO FM & FC	40	50	40
COKE CO ESD	40	0	90
ROBERT LEE I&S	40	50	40
ROBERT LEE M&O	40	50	40
UNDERGR WATER	40	50	40
WEST COKE HOSP	40	50	40

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	1,540	50	1,000		
COKE CO FM & FC	1,540	50	1,000		
COKE CO ESD	1,540	0	1,050		
ROBERT LEE I&S	1,540	50	1,000		
ROBERT LEE M&O	1,540	50	1,000		
UNDERGR WATER	1,540	50	1,000		
WEST COKE HOSP	1,540	50	1,000		

