

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

TUNIS SPRINGS PETROLEUM LLC
% HAPPLE WARREN NUTT
PO BOX 62330
SAN ANGELO TX 76906-2330



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: 307548 393

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	300	180	Lease: 85150 Type: REAL Owner #: 307548
COKE CO FM & FC	300	180	Legal: HENDRY M C 1 & 3
COKE CO ESD	300	180	KATSCO ENERGY INC
ROBERT LEE I&S	300	180	A-1080 SEC 1 C J NORRIS
ROBERT LEE M&O	300	180	A-1269 SEC 1 C H COOPER
UNDERGR WATER	300	180	
WEST COKE HOSP	300	180	.003906 Royalty Interest
HB1984: The Appraised value of \$180 in 2026 as compared to \$100 in 2021 is a 80.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	300	0	180
COKE CO FM & FC	300	0	180
COKE CO ESD	300	0	180
ROBERT LEE I&S	300	0	180
ROBERT LEE M&O	300	0	180
UNDERGR WATER	300	0	180
WEST COKE HOSP	300	0	180

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	20	20	Lease: 91100 Type: REAL Owner #: 307548
COKE CO FM & FC	20	20	Legal: JACOBS O B -313-
COKE CO ESD	20	20	ENRICH OIL CORP
ROBERT LEE I&S	20	20	A- 295 SEC 313 BLK 1-A H&TC
ROBERT LEE M&O	20	20	RRC 98714
UNDERGR WATER	20	20	
WEST COKE HOSP	20	20	.003906 Royalty Interest
			Category: G1
			Railroad #: 98714
HB1984: The Appraised value of \$20 in 2026 as compared to \$180 in 2021 is a 88.89% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	20	0	20
COKE CO FM & FC	20	0	20
COKE CO ESD	20	0	20
ROBERT LEE I&S	20	0	20
ROBERT LEE M&O	20	0	20
UNDERGR WATER	20	0	20
WEST COKE HOSP	20	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	530	130	Lease: 125210 Type: REAL Owner #: 307548
COKE CO FM & FC	530	130	Legal: MATHERS ARCH #1
COKE CO ESD	530	130	ENERGY ONRAMP
ROBERT LEE I&S	530	130	A- 635 SEC 8 WINFIELD SCOTT
ROBERT LEE M&O	530	130	RRC 139929
UNDERGR WATER	530	130	
WEST COKE HOSP	530	130	.001953 Royalty Interest
			Category: G1
			Railroad #: 21952
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	290	0	130
COKE CO FM & FC	290	0	130
COKE CO ESD	290	0	130
ROBERT LEE I&S	290	0	130
ROBERT LEE M&O	290	0	130
UNDERGR WATER	290	0	130
WEST COKE HOSP	290	0	130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	C 6,210	9,670	Lease: 133300 Type: REAL Owner #: 307548
COKE CO FM & FC	C 6,210	9,670	Legal: MENIELLE L B #24
COKE CO ESD	C 6,210	9,670	CITATION OIL & GAS
ROBERT LEE I&S	C 6,210	9,670	A-1324 SEC 484 D ALLEN
ROBERT LEE M&O	C 6,210	9,670	RRC 155941
UNDERGR WATER	C 6,210	9,670	
WEST COKE HOSP	C 6,210	9,670	.001748 Royalty Interest
			Category: G1
			Railroad #: 155941
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$9,670 in 2026 as compared to \$810 in 2021 is a 1093.83% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	6,210	2,220	7,450
COKE CO FM & FC	6,210	2,220	7,450
COKE CO ESD	6,210	2,220	7,450
ROBERT LEE I&S	6,210	2,220	7,450
ROBERT LEE M&O	6,210	2,220	7,450
UNDERGR WATER	6,210	2,220	7,450
WEST COKE HOSP	6,210	2,220	7,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	67,210	48,420	Lease: 133400 Type: REAL Owner #: 307548
COKE CO FM & FC	67,210	48,420	Legal: MENIELLE L B #25
COKE CO ESD	67,210	48,420	CITATION OIL & GAS
ROBERT LEE I&S	67,210	48,420	A-1324 SEC 484 D ALLEN
ROBERT LEE M&O	67,210	48,420	RRC 13876
UNDERGR WATER	67,210	48,420	
WEST COKE HOSP	67,210	48,420	.001748 Royalty Interest
HB1984: The Appraised value of \$48,420 in 2026 as compared to \$16,410 in 2021 is a 195.06% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	67,210	0	48,420
COKE CO FM & FC	67,210	0	48,420
COKE CO ESD	67,210	0	48,420
ROBERT LEE I&S	67,210	0	48,420
ROBERT LEE M&O	67,210	0	48,420
UNDERGR WATER	67,210	0	48,420
WEST COKE HOSP	67,210	0	48,420

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	74,030	2,220	56,200		
COKE CO FM & FC	74,030	2,220	56,200		
COKE CO ESD	74,030	2,220	56,200		
ROBERT LEE I&S	74,030	2,220	56,200		
ROBERT LEE M&O	74,030	2,220	56,200		
UNDERGR WATER	74,030	2,220	56,200		
WEST COKE HOSP	74,030	2,220	56,200		

