

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

RIVERCREST CAPITAL PARTNERS LP
% BRUCE PROPERTY TAX SOLUTIONS
PO BOX 8207
WICHITA FALLS TX 76307-8207



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:	308891 334
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		1,450	970	Lease: 240115	Type: REAL Owner #: 308891
BRONTE ISD		1,450	970	Legal: RAWLINGS E C	
COKE CO FM & FC		1,450	970	T2S PERMIAN ACQUISIT	
UNDERGR WATER		1,450	970	A- 388 H&TC RR CO S453/B1A	
KICKAPOO WATER		1,450	970	RRC 17901 API 42-081-31685	
EAST COKE HOSP		1,450	970		Agent: 244
COKE CO ESD		1,450	970	.004536 Override Royalty	
				Category: G1	
				Railroad #: 17901	
No 2021 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COKE COUNTY		1,320	0	970	
BRONTE ISD		1,320	0	970	
COKE CO FM & FC		1,320	0	970	
UNDERGR WATER		1,320	0	970	
KICKAPOO WATER		1,320	0	970	
EAST COKE HOSP		1,320	0	970	
COKE CO ESD		1,320	0	970	

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 BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	C 2,610 C 2,610 C 2,610 C 2,610 C 2,610 C 2,610 2,610	2,880 2,880 2,880 2,880 2,880 2,880 2,880	Lease: 240117 Type: REAL Owner #: 308891 Legal: BRUNSON "C" #316 T2S PERMIAN ACQUISIT A- 134 EASTLAND N SEC 331 RRC 18102 API 42-081-31953 .005261 Override Royalty Category: G1 Railroad #: 18102 Agent: 244
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	1,480	1,100	1,780		
BRONTE ISD	1,480	1,100	1,780		
COKE CO FM & FC	1,480	1,100	1,780		
UNDERGR WATER	1,480	1,100	1,780		
KICKAPOO WATER	1,480	1,100	1,780		
EAST COKE HOSP	1,480	1,100	1,780		
COKE CO ESD	1,480	0	2,880		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	30 30 30 30 30 30 30	10 10 10 10 10 10 10	Lease: 240127 Type: REAL Owner #: 308891 Legal: CAMBRIAN UNIT T2S PERMIAN ACQUISIT VARIOUS ABSTRACT RRC 2473 .000073 Royalty Interest Category: G1 Railroad #: 2473 Agent: 244
No 2021 Hist			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	30	0	10		
BRONTE ISD	30	0	10		
COKE CO FM & FC	30	0	10		
UNDERGR WATER	30	0	10		
KICKAPOO WATER	30	0	10		
EAST COKE HOSP	30	0	10		
COKE CO ESD	30	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	2,190 2,190 2,190 2,190 2,190 2,190 2,190	730 730 730 730 730 730 730	Lease: 240127 Type: REAL Owner #: 308891 Legal: CAMBRIAN UNIT T2S PERMIAN ACQUISIT VARIOUS ABSTRACT RRC 2473 .005264 Override Royalty Category: G1 Railroad #: 2473 Agent: 244
No 2021 Hist			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	2,190	0	730		
BRONTE ISD	2,190	0	730		
COKE CO FM & FC	2,190	0	730		
UNDERGR WATER	2,190	0	730		
KICKAPOO WATER	2,190	0	730		
EAST COKE HOSP	2,190	0	730		
COKE CO ESD	2,190	0	730		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COKE COUNTY	4,000	650	Lease: 240135 Type: REAL Owner #: 308891		
BRONTE ISD	4,000	650	Legal: PALO PINTO UNIT		
COKE CO FM & FC	4,000	650	T2S PERMIAN ACQUISIT		
UNDERGR WATER	4,000	650	A- 779 SEC 450 BLK 1-A H&TC		
KICKAPOO WATER	4,000	650	RRC 2472		
EAST COKE HOSP	4,000	650		Agent: 244	
COKE CO ESD	4,000	650	.004305 Override Royalty		
No 2021 Hist			Category: G1		
			Railroad #: 2472		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	2,480	0	650		
BRONTE ISD	2,480	0	650		
COKE CO FM & FC	2,480	0	650		
UNDERGR WATER	2,480	0	650		
KICKAPOO WATER	2,480	0	650		
EAST COKE HOSP	2,480	0	650		
COKE CO ESD	2,480	0	650		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	7,500	1,100	4,140		
BRONTE ISD	7,500	1,100	4,140		
COKE CO FM & FC	7,500	1,100	4,140		
UNDERGR WATER	7,500	1,100	4,140		
KICKAPOO WATER	7,500	1,100	4,140		
EAST COKE HOSP	7,500	1,100	4,140		
COKE CO ESD	7,500	0	5,240		

