

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

UPP OPERATING LLC  
% J JOSEPH CONSULTING INC  
21732 HARDY OAK BLVD STE 101  
SAN ANTONIO TX 78258-4832



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: 309212 399  
  
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		940	570	Lease: 34700	Type: REAL      Owner #: 309212
COKE CO FM & FC		940	570	Legal: BLOODWORTH H L/325	
COKE CO ESD		940	570	CITATION OIL & GAS	
ROBERT LEE I&S		940	570	A- 297 W/2 & SE/4 SEC 325	
ROBERT LEE M&O		940	570	RRC 262	BLK 1-A H&TC
UNDERGR WATER		940	570		Agent: 298
WEST COKE HOSP		940	570	.006834 Royalty Interest	
				Category: G1	
				Railroad #: 262	
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	940	0	570		
COKE CO FM & FC	940	0	570		
COKE CO ESD	940	0	570		
ROBERT LEE I&S	940	0	570		
ROBERT LEE M&O	940	0	570		
UNDERGR WATER	940	0	570		
WEST COKE HOSP	940	0	570		

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	13,810	7,660	Lease: 66500 Type: REAL Owner #: 309212
COKE CO FM & FC	13,810	7,660	Legal: GARVIN RALPH
COKE CO ESD	13,810	7,660	TCS PETROLEUM CO LLC
ROBERT LEE I&S	13,810	7,660	A- 794 SEC 2 J E STUART
ROBERT LEE M&O	13,810	7,660	RRC 6220
UNDERGR WATER	13,810	7,660	Agent: 298
WEST COKE HOSP	13,810	7,660	.031250 Override Royalty
HB1984: The Appraised value of \$7,660 in 2026 as compared to \$4,610 in 2021 is a 66.16% increase.			Category: G1
			Railroad #: 6220
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	11,770	0	7,660
COKE CO FM & FC	11,770	0	7,660
COKE CO ESD	11,770	0	7,660
ROBERT LEE I&S	11,770	0	7,660
ROBERT LEE M&O	11,770	0	7,660
UNDERGR WATER	11,770	0	7,660
WEST COKE HOSP	11,770	0	7,660

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	12,710	0	8,230		
COKE CO FM & FC	12,710	0	8,230		
COKE CO ESD	12,710	0	8,230		
ROBERT LEE I&S	12,710	0	8,230		
ROBERT LEE M&O	12,710	0	8,230		
UNDERGR WATER	12,710	0	8,230		
WEST COKE HOSP	12,710	0	8,230		