

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 II
% 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:	309350 333
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		2,870	1,920	Lease: 240115 Type: REAL Owner #: 309350		
BRONTE ISD		2,870	1,920	Legal: RAWLINGS E C		
COKE CO FM & FC		2,870	1,920	T2S PERMIAN ACQUISIT		
UNDERGR WATER		2,870	1,920	A- 388 H&TC RR CO S453/B1A		
KICKAPOO WATER		2,870	1,920	RRC 17901 API 42-081-31685		
EAST COKE HOSP		2,870	1,920	Agent: 244		
COKE CO ESD		2,870	1,920	.009006 Override Royalty		
				Category: G1		
				Railroad #: 17901		
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY		2,620	0	1,920		
BRONTE ISD		2,620	0	1,920		
COKE CO FM & FC		2,620	0	1,920		
UNDERGR WATER		2,620	0	1,920		
KICKAPOO WATER		2,620	0	1,920		
EAST COKE HOSP		2,620	0	1,920		
COKE CO ESD		2,620	0	1,920		

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 5,170 C 5,170 C 5,170 C 5,170 C 5,170 C 5,170 5,170	5,720 5,720 5,720 5,720 5,720 5,720 5,720	Lease: 240117 Type: REAL Owner #: 309350 Legal: BRUNSON "C" #316 T2S PERMIAN ACQUISIT A- 134 EASTLAND N SEC 331 RRC 18102 API 42-081-31953 .010446 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	2,940	2,200	3,520		
BRONTE ISD	2,940	2,200	3,520		
COKE CO FM & FC	2,940	2,200	3,520		
UNDERGR WATER	2,940	2,200	3,520		
KICKAPOO WATER	2,940	2,200	3,520		
EAST COKE HOSP	2,940	2,200	3,520		
COKE CO ESD	2,940	0	5,720		

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	60 60 60 60 60 60 60	20 20 20 20 20 20 20	Lease: 240127 Type: REAL Owner #: 309350 Legal: CAMBRIAN UNIT T2S PERMIAN ACQUISIT VARIOUS ABSTRACT RRC 2473 .000145 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	60	0	20		
BRONTE ISD	60	0	20		
COKE CO FM & FC	60	0	20		
UNDERGR WATER	60	0	20		
KICKAPOO WATER	60	0	20		
EAST COKE HOSP	60	0	20		
COKE CO ESD	60	0	20		

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	4,350 4,350 4,350 4,350 4,350 4,350 4,350	1,460 1,460 1,460 1,460 1,460 1,460 1,460	Lease: 240127 Type: REAL Owner #: 309350 Legal: CAMBRIAN UNIT T2S PERMIAN ACQUISIT VARIOUS ABSTRACT RRC 2473 .010453 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	4,350	0	1,460		
BRONTE ISD	4,350	0	1,460		
COKE CO FM & FC	4,350	0	1,460		
UNDERGR WATER	4,350	0	1,460		
KICKAPOO WATER	4,350	0	1,460		
EAST COKE HOSP	4,350	0	1,460		
COKE CO ESD	4,350	0	1,460		

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 No 2021 Hist	70 70 70 70 70 70 70	10 10 10 10 10 10 10	Lease: 240135 Type: REAL Owner #: 309350 Legal: PALO PINTO UNIT T2S PERMIAN ACQUISIT A- 779 SEC 450 BLK 1-A H&TC RRC 2472 .000072 Royalty Interest Category: G1 Railroad #: 2472 Agent: 244
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	40 40 40 40 40 40 40	0 0 0 0 0 0 0	10 10 10 10 10 10 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 No 2021 Hist	7,930 7,930 7,930 7,930 7,930 7,930 7,930	1,290 1,290 1,290 1,290 1,290 1,290 1,290	Lease: 240135 Type: REAL Owner #: 309350 Legal: PALO PINTO UNIT T2S PERMIAN ACQUISIT A- 779 SEC 450 BLK 1-A H&TC RRC 2472 .008548 Override Royalty Category: G1 Railroad #: 2472 Agent: 244
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	4,920 4,920 4,920 4,920 4,920 4,920 4,920	0 0 0 0 0 0 0	1,290 1,290 1,290 1,290 1,290 1,290 1,290

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	14,930 14,930 14,930 14,930 14,930 14,930 14,930	2,200 2,200 2,200 2,200 2,200 2,200 0	8,220 8,220 8,220 8,220 8,220 8,220 10,420		

