

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

LAKESHORE OPERATING LLC
345 RIVERVIEW ST STE 520
WICHITA KS 67203



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: 309649 229

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 COKE CO FM & FC COKE CO ESD ROBERT LEE I&S ROBERT LEE M&O UNDERGR WATER WEST COKE HOSP No 2021 Hist			66,290 66,290 66,290 66,290 66,290 66,290 66,290	Lease: 84500 Type: REAL Owner #: 309649 Legal: HARRIS -12- LAKESHORE OPERAT LLC A- 632 SEC 12 WINFIELD SCOTT .714375 Working Interest Category: G1 Railroad #: 12911		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COKE COUNTY	0	0	66,290			
COKE CO FM & FC	0	0	66,290			
COKE CO ESD	0	0	66,290			
ROBERT LEE I&S	0	0	66,290			
ROBERT LEE M&O	0	0	66,290			
UNDERGR WATER	0	0	66,290			
WEST COKE HOSP	0	0	66,290			

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 COKE CO FM & FC COKE CO ESD ROBERT LEE I&S ROBERT LEE M&O UNDERGR WATER WEST COKE HOSP No 2021 Hist		19,380 19,380 19,380 19,380 19,380 19,380 19,380	Lease: 87000 Type: REAL Owner #: 309649 Legal: HILL & HARRIS -4- LAKESHORE OPERAT LLC A- 646 SNYDER&VON ROSEBERG S/4 RRC 6958 .714375 Working Interest Category: G1 Railroad #: 6958
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY COKE CO FM & FC COKE CO ESD ROBERT LEE I&S ROBERT LEE M&O UNDERGR WATER WEST COKE HOSP	0 0 0 0 0 0 0	0 0 0 0 0 0 0	19,380 19,380 19,380 19,380 19,380 19,380 19,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY ROBERT LEE I&S ROBERT LEE M&O COKE CO FM & FC UNDERGR WATER WEST COKE HOSP COKE CO ESD No 2021 Hist		10,000 10,000 10,000 10,000 10,000 10,000 10,000	Lease: 240136 Type: REAL Owner #: 309649 Legal: PRICE UNIT LAKESHORE OPERAT LLC A-1622 KELLER W S310 B1A RRC 18889 API 42-081-32092 .750000 Working Interest Category: G1 Railroad #: 18889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY ROBERT LEE I&S ROBERT LEE M&O COKE CO FM & FC UNDERGR WATER WEST COKE HOSP COKE CO ESD	0 0 0 0 0 0 0	0 0 0 0 0 0 0	10,000 10,000 10,000 10,000 10,000 10,000 10,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY COKE CO FM & FC ROBERT LEE I&S ROBERT LEE M&O UNDERGR WATER WEST COKE HOSP COKE CO ESD No 2021 Hist		131,750 131,750 131,750 131,750 131,750 131,750 131,750	Lease: 240155 Type: REAL Owner #: 309649 Legal: MEADOW CREEK UNIT LAKESHORE OPERAT LLC H&TC BLK 1A SEC 308, 309, 319, 320 A-2068, 293, 1588, 300 .782857 Working Interest Category: G1 Railroad #: 21228
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY COKE CO FM & FC ROBERT LEE I&S ROBERT LEE M&O UNDERGR WATER WEST COKE HOSP COKE CO ESD	0 0 0 0 0 0 0	0 0 0 0 0 0 0	131,750 131,750 131,750 131,750 131,750 131,750 131,750

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY COKE CO FM & FC COKE CO ESD ROBERT LEE I&S ROBERT LEE M&O UNDERGR WATER WEST COKE HOSP	0 0 0 0 0 0 0	0 0 0 0 0 0 0	227,420 227,420 227,420 227,420 227,420 227,420 227,420		