

SAN PATRICIO COUNTY APPR DIST
P O BOX 938
SINTON TEXAS 78387

361-364-5402

APPRAISAL YEAR 2022

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/13/2022 AT: 9:00
SAN PATRICIO COUNTY APPR DIST
1301 E SINTON ST., SUITE B
SINTON TEXAS 78387
QUESTIONS ON MINERALS AND
PERSONAL PROPERTY CONTACT P&A
832-243-9600

Protest Deadline: 5-23-2022
ARB Hearing: 6-13-2022
Owner: 704438 818

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

SOUTH TEXAS GATEWAY TERMINAL
% CUMMINGS WESTLAKE LLC
16410 N ELDRIDGE PKWY
TOMBALL TX 77377



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 2022	PROPERTY DESCRIPTION
COUNTY I&S	238,406,010	279,355,630	Seq: 9900010 Type: REAL Owner #: 704438
COUNTY M&O	238,406,010	279,355,630	Legal: INGLESIDE YARD
DRAINAGE	238,406,010	279,355,630	REAL PROPERTY
ROAD & BRIDGE	238,406,010	279,355,630	1002286
INGLSD ISD I&S	238,406,010	279,355,630	Agent: 186
INGLSD ISD M&O	238,406,010	279,355,630	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$279,355,630 in 2022 as compared to \$49,791,280 in 2017 is a 461.05% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	238,406,010	0	279,355,630
COUNTY M&O	238,406,010	0	279,355,630
DRAINAGE	238,406,010	0	279,355,630
ROAD & BRIDGE	238,406,010	0	279,355,630
INGLSD ISD I&S	238,406,010	0	279,355,630
INGLSD ISD M&O	238,406,010	0	279,355,630

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.

Sincerely,
ROBERT CENCI
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION	
COUNTY I&S	T	95,310,130	101,605,400	Seq: 9900060	Type: REAL Owner #: 704438
COUNTY M&O	T	95,310,130	101,605,400	Legal: INGLESIDE YARD	
DRAINAGE	T	95,310,130	101,605,400	TCEQ 100% EXEMPT	
ROAD & BRIDGE	T	95,310,130	101,605,400		
INGLSD ISD I&S	T	95,310,130	101,605,400	1002287	
INGLSD ISD M&O	T	95,310,130	101,605,400		Agent: 186
Exemptions : T=POLLUTION CONTROL				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$101,605,400 in 2022 as compared to \$796,990 in 2017 is a 12648.64% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY I&S		0	101,605,400	0	
COUNTY M&O		0	101,605,400	0	
DRAINAGE		0	101,605,400	0	
ROAD & BRIDGE		0	101,605,400	0	
INGLSD ISD I&S		0	101,605,400	0	
INGLSD ISD M&O		0	101,605,400	0	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY I&S	238,406,010	101,605,400	279,355,630		
COUNTY M&O	238,406,010	101,605,400	279,355,630		
DRAINAGE	238,406,010	101,605,400	279,355,630		
ROAD & BRIDGE	238,406,010	101,605,400	279,355,630		
INGLSD ISD I&S	238,406,010	101,605,400	279,355,630		
INGLSD ISD M&O	238,406,010	101,605,400	279,355,630		

ROBERT CENCI
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SOUTH TEXAS GATEWAY TERMINAL
% CUMMINGS WESTLAKE LLC
16410 N ELDRIDGE PKWY
TOMBALL TX 77377



APPRAISAL YEAR 2022

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 7/12/2022 AT 9:00 AM
SAN PATRICIO COUNTY APPR DIST
1301 E SINTON ST., SUITE B
SINTON TEXAS 78387
QUESTIONS CONCERNING VALUES
PLEASE CONTACT PRITCHARD &
ABBOTT AT 832-243-9600

Protest Deadline: 6/23/2022
ARB Hearing: 7/12/2022
Owner: 704438 97
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 2022	Property Description
COUNTY I&S	60,140	64,570	SEQ: 9900070 Owner #: 704438
COUNTY M&O	60,140	64,570	Legal: FURNITURE & FIXTURES
DRAINAGE	60,140	64,570	
ROAD & BRIDGE	60,140	64,570	
INGLSD ISD I&S	60,140	64,570	1038981
INGLSD ISD M&O	60,140	64,570	Agent: 186
			Category: L2J INDUS.- FURNITURE & FIXTURES

Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	60,140	0	64,570
COUNTY M&O	60,140	0	64,570
DRAINAGE	60,140	0	64,570
ROAD & BRIDGE	60,140	0	64,570
INGLSD ISD I&S	60,140	0	64,570
INGLSD ISD M&O	60,140	0	64,570

Additional Owner's properties are continued on following page(s).

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If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.

Sincerely,
ROBERT CENCI
Chief Appraiser

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description
COUNTY I&S	843,260	843,260	SEQ: 9900080 Owner #: 704438
COUNTY M&O	843,260	843,260	Legal: SUPPLIES & SPARE PARTS
DRAINAGE	843,260	843,260	
ROAD & BRIDGE	843,260	843,260	
INGLSD ISD I&S	843,260	843,260	
INGLSD ISD M&O	843,260	843,260	Agent: 186
			Category: L2C INDUS.- INVENTORY
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	843,260	0	843,260
COUNTY M&O	843,260	0	843,260
DRAINAGE	843,260	0	843,260
ROAD & BRIDGE	843,260	0	843,260
INGLSD ISD I&S	843,260	0	843,260
INGLSD ISD M&O	843,260	0	843,260

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description
COUNTY I&S	38,730	29,030	SEQ: 9900090 Owner #: 704438
COUNTY M&O	38,730	29,030	Legal: VEHICLE
DRAINAGE	38,730	29,030	
ROAD & BRIDGE	38,730	29,030	
INGLSD ISD I&S	38,730	29,030	
INGLSD ISD M&O	38,730	29,030	Agent: 186
			Category: L2M INDUS.- VEHICLES, TO 1 TON
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	38,730	0	29,030
COUNTY M&O	38,730	0	29,030
DRAINAGE	38,730	0	29,030
ROAD & BRIDGE	38,730	0	29,030
INGLSD ISD I&S	38,730	0	29,030
INGLSD ISD M&O	38,730	0	29,030

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description
COUNTY I&S	454,560	517,760	SEQ: 9900100 Owner #: 704438
COUNTY M&O	454,560	517,760	Legal: 0.33 MILES 24" 2019 PIPELINE
DRAINAGE	454,560	517,760	T-4 PERMIT #10217
ROAD & BRIDGE	454,560	517,760	
INGLSD ISD I&S	454,560	517,760	
INGLSD ISD M&O	454,560	517,760	Agent: 186
			Category: J6 PIPELINES - PIPE SEGMENTS
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	454,560	0	517,760
COUNTY M&O	454,560	0	517,760
DRAINAGE	454,560	0	517,760
ROAD & BRIDGE	454,560	0	517,760
INGLSD ISD I&S	454,560	0	517,760
INGLSD ISD M&O	454,560	0	517,760

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description
COUNTY I&S	115,190	130,330	SEQ: 9900110 Owner #: 704438
COUNTY M&O	115,190	130,330	Legal: 0.12 MILES 20" 2019 PIPELINE
DRAINAGE	115,190	130,330	T-4 PERMIT #10217
ROAD & BRIDGE	115,190	130,330	
INGLSD ISD I&S	115,190	130,330	
INGLSD ISD M&O	115,190	130,330	Agent: 186
			Category: J6 PIPELINES - PIPE SEGMENTS

Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	115,190	0	130,330
COUNTY M&O	115,190	0	130,330
DRAINAGE	115,190	0	130,330
ROAD & BRIDGE	115,190	0	130,330
INGLSD ISD I&S	115,190	0	130,330
INGLSD ISD M&O	115,190	0	130,330

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Taxable	Own Exempt	Proposed	Owner Taxable	Proposed
COUNTY I&S	1,511,880	0	1,584,950		
COUNTY M&O	1,511,880	0	1,584,950		
DRAINAGE	1,511,880	0	1,584,950		
ROAD & BRIDGE	1,511,880	0	1,584,950		
INGLSD ISD I&S	1,511,880	0	1,584,950		
INGLSD ISD M&O	1,511,880	0	1,584,950		