

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

361-364-5402

TEDA TPCO AMERICA CORPORATION
% CUMMINGS WESTLAKE LLC
16410 N ELDRIDGE PKWY
TOMBALL TX 77377

APPRAISAL YEAR 2022

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/13/2022 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: 5/23/2022
ARB Hearing: 6/13/2022
Owner: 707775 39
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	150,270,820	150,270,820	SEQ: 9900005 Owner #: 707775
COUNTY M&O	150,270,820	150,270,820	Legal: IMPROVEMENTS
DRAINAGE	150,270,820	150,270,820	5431 HIGHWAY 35, GREGORY, TX
ROAD & BRIDGE	150,270,820	150,270,820	ABATEMENT
G-P ISD I&S	150,270,820	150,270,820	1019761
G-P ISD M&O	150,270,820	150,270,820	Agent: 186
			Category: F2 REAL - INDUSTRIAL IMPROVEMENTS

Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	142,306,470	3,005,420	147,265,400
COUNTY M&O	142,306,470	3,005,420	147,265,400
DRAINAGE	142,306,470	3,005,420	147,265,400
ROAD & BRIDGE	142,306,470	3,005,420	147,265,400
G-P ISD I&S	150,270,820	0	150,270,820
G-P ISD M&O	150,270,820	0	150,270,820

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 office 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	109,806,280	125,548,500	SEQ: 9900010	Owner #:	707775
COUNTY M&O	109,806,280	125,548,500	Legal: M&E - ABATED		
DRAINAGE	109,806,280	125,548,500			
ROAD & BRIDGE	109,806,280	125,548,500			
G-P ISD I&S	109,806,280	125,548,500	1019933	Agent:	186
G-P ISD M&O	109,806,280	125,548,500		Category:	L2G INDUS.- MACHINERY & EQUIPMENT
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY I&S	103,986,550	2,510,970	123,037,530		
COUNTY M&O	103,986,550	2,510,970	123,037,530		
DRAINAGE	103,986,550	2,510,970	123,037,530		
ROAD & BRIDGE	103,986,550	2,510,970	123,037,530		
G-P ISD I&S	109,806,280	0	125,548,500		
G-P ISD M&O	109,806,280	0	125,548,500		

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description		
COUNTY I&S	260,630	532,580	SEQ: 9900015	Owner #:	707775
COUNTY M&O	260,630	532,580	Legal: SUPPLIES		
DRAINAGE	260,630	532,580			
ROAD & BRIDGE	260,630	532,580			
G-P ISD I&S	260,630	532,580	1021567	Agent:	186
G-P ISD M&O	260,630	532,580		Category:	L2C INDUS.- INVENTORY
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY I&S	260,630	0	532,580		
COUNTY M&O	260,630	0	532,580		
DRAINAGE	260,630	0	532,580		
ROAD & BRIDGE	260,630	0	532,580		
G-P ISD I&S	260,630	0	532,580		
G-P ISD M&O	260,630	0	532,580		

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description		
COUNTY I&S	140,800	119,420	SEQ: 9900020	Owner #:	707775
COUNTY M&O	140,800	119,420	Legal: F&F		
DRAINAGE	140,800	119,420			
ROAD & BRIDGE	140,800	119,420			
G-P ISD I&S	140,800	119,420	1021306	Agent:	186
G-P ISD M&O	140,800	119,420		Category:	L2G INDUS.- MACHINERY & EQUIPMENT
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY I&S	140,800	0	119,420		
COUNTY M&O	140,800	0	119,420		
DRAINAGE	140,800	0	119,420		
ROAD & BRIDGE	140,800	0	119,420		
G-P ISD I&S	140,800	0	119,420		
G-P ISD M&O	140,800	0	119,420		

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description
COUNTY I&S	58,110	45,380	SEQ: 9900025 Owner #: 707775
COUNTY M&O	58,110	45,380	Legal: VEHICLES
DRAINAGE	58,110	45,380	
ROAD & BRIDGE	58,110	45,380	
G-P ISD I&S	58,110	45,380	1033416
G-P ISD M&O	58,110	45,380	Agent: 186
Category: L2A INDUS.- VEHICLES, 1 TON & OVER			
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	58,110	0	45,380
COUNTY M&O	58,110	0	45,380
DRAINAGE	58,110	0	45,380
ROAD & BRIDGE	58,110	0	45,380
G-P ISD I&S	58,110	0	45,380
G-P ISD M&O	58,110	0	45,380

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description
COUNTY I&S	17,122,060	9,372,700	SEQ: 9900030 Owner #: 707775
COUNTY M&O	17,122,060	9,372,700	Legal: INVENTORY
DRAINAGE	17,122,060	9,372,700	
ROAD & BRIDGE	17,122,060	9,372,700	
G-P ISD I&S	17,122,060	9,372,700	1021345
G-P ISD M&O	17,122,060	9,372,700	Agent: 186
Category: L2C INDUS.- INVENTORY			
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	17,122,060	0	9,372,700
COUNTY M&O	17,122,060	0	9,372,700
DRAINAGE	17,122,060	0	9,372,700
ROAD & BRIDGE	17,122,060	0	9,372,700
G-P ISD I&S	17,122,060	0	9,372,700
G-P ISD M&O	17,122,060	0	9,372,700

Mineral Appraisal Information	Last Year	PROPOSED 2022	Property Description
COUNTY I&S	6,429,680	6,702,590	SEQ: 9900035 Owner #: 707775
COUNTY M&O	6,429,680	6,702,590	Legal: TCEQ EXEMPT PROPERTY
DRAINAGE	6,429,680	6,702,590	
ROAD & BRIDGE	6,429,680	6,702,590	
G-P ISD I&S	6,429,680	6,702,590	1033417
G-P ISD M&O	6,429,680	6,702,590	Agent: 186
Category: F2 REAL - INDUSTRIAL IMPROVEMENTS			
Taxing Units	Last Year Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY I&S	0	6,702,590	0
COUNTY M&O	0	6,702,590	0
DRAINAGE	0	6,702,590	0
ROAD & BRIDGE	0	6,702,590	0
G-P ISD I&S	0	6,702,590	0
G-P ISD M&O	0	6,702,590	0

***** TOTAL FOR ALL ABOVE PARCELS *****

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY I&S	284,088,380	12,218,980	280,373,010		
COUNTY M&O	284,088,380	12,218,980	280,373,010		
DRAINAGE	284,088,380	12,218,980	280,373,010		
ROAD & BRIDGE	284,088,380	12,218,980	280,373,010		
G-P ISD I&S	284,088,380	6,702,590	285,889,400		
G-P ISD M&O	284,088,380	6,702,590	285,889,400		