

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

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

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

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

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

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

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