

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

YOUNG CENTRAL APPRAISAL DIST
PO BOX 337
GRAHAM TEXAS 76450-0337

817-926-7861

youngcad@youngcad.org

MBX OPERATING LLC
600 N SHEPHERD DRIVE STE 345
HOUSTON TX 77007



APPRAISAL YEAR 2026
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/11/2026 AT: 9:00 AM
YOUNG CENTRAL APPRAISAL DIST
505 5TH ST GRAHAM, TX 76450
FOR QUESTIONS, CALL:
PRITCHARD & ABBOTT INC
PERSONAL PROPERTY: 817-370-3248
MINERAL INTEREST: 817-370-3233
Protest Deadline: 5-20-2026
ARB Hearing: 6-11-2026
Owner: 507227 1178

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
COUNTY	500	500	Lease: 11141 Type: REAL Owner #: 507227
GRAHAM ISD I&S	500	500	Legal: KENDALL STRAWN SAND 2400 UNIT
GRAHAM ISD M&O	500	500	MBX OPERATING LLC
NCT COLLEGE	500	500	A- 321
GRAHAM HOSPITAL	500	500	RRC 11141
No 2021 Hist			.800000 Working Interest Category: G1 Railroad #: 11141
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	500	0	500
GRAHAM ISD I&S	500	0	500
GRAHAM ISD M&O	500	0	500
NCT COLLEGE	500	0	500
GRAHAM HOSPITAL	500	0	500

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,

JESSE BLACKMON
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	2,330	2,410	Lease: 21497 Type: REAL Owner #: 507227		
GRAHAM ISD I&S	2,330	2,410	Legal: BRUNDIDGE		
GRAHAM ISD M&O	2,330	2,410	MBX OPERATING LLC		
NCT COLLEGE	2,330	2,410	A-1804 HOLDERNESS S SUR		
GRAHAM HOSPITAL	2,330	2,410	RRC 21497		
No 2021 Hist			.368458 Working Interest		
			Category: G1		
			Railroad #: 21497		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,330	0	2,410		
GRAHAM ISD I&S	2,330	0	2,410		
GRAHAM ISD M&O	2,330	0	2,410		
NCT COLLEGE	2,330	0	2,410		
GRAHAM HOSPITAL	2,330	0	2,410		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 31,270	48,910	Lease: 33571 Type: REAL Owner #: 507227		
GRAHAM ISD I&S	C 31,270	48,910	Legal: MAUD		
GRAHAM ISD M&O	C 31,270	48,910	MBX OPERATING LLC		
NCT COLLEGE	C 31,270	48,910	A- 231 SEC 3 J POITEVENT SUR		
GRAHAM HOSPITAL	C 31,270	48,910	RRC 33571 503-42325		
			.800000 Working Interest		
			Category: G1		
			Railroad #: 33571		
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	31,270	11,390	37,520		
GRAHAM ISD I&S	31,270	11,390	37,520		
GRAHAM ISD M&O	31,270	11,390	37,520		
NCT COLLEGE	31,270	11,390	37,520		
GRAHAM HOSPITAL	31,270	11,390	37,520		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 43,630	102,670	Lease: 34062 Type: REAL Owner #: 507227		
GRAHAM ISD I&S	C 43,630	102,670	Legal: MKG		
GRAHAM ISD M&O	C 43,630	102,670	MBX OPERATING LLC		
NCT COLLEGE	C 43,630	102,670	A- 234 SEC 3 J POITEVENT SUR		
GRAHAM HOSPITAL	C 43,630	102,670	RRC 34062 503-42487 #1		
			.800000 Working Interest		
			Category: G1		
			Railroad #: 34062		
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	9,440	50,310	52,360		
GRAHAM ISD I&S	9,440	50,310	52,360		
GRAHAM ISD M&O	9,440	50,310	52,360		
NCT COLLEGE	9,440	50,310	52,360		
GRAHAM HOSPITAL	9,440	50,310	52,360		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	43,540	61,700	92,790		
GRAHAM ISD I&S	43,540	61,700	92,790		
GRAHAM ISD M&O	43,540	61,700	92,790		
NCT COLLEGE	43,540	61,700	92,790		
GRAHAM HOSPITAL	43,540	61,700	92,790		