CAUSE NO. 25DCCV1237

COASTLINE MANAGEMENT SERVICES, L.P., *Plaintiff,*	§ § § §	IN THE DISTRICT COURT OF
VS.	§ §	JEFFERSON COUNTY, TEXAS
JEFFERSON CENTRAL APPRAISAL DISTRICT, *Defendant.*	§ § §	60TH JUDICIAL DISTRICT

AGREED FINAL JUDGMENT

At a regular term of this Court on the date set out below, came on to be heard the above-styled and numbered cause and thereupon came Plaintiff, COASTLINE MANAGEMENT SERVICES, L.P., by and through their attorneys of record, and came also Defendant, JEFFERSON CENTRAL APPRAISAL DISTRICT, by and through its attorneys of record. All parties announced ready, waived a trial by jury in open court and agreed to submit all matters of law and fact to the Court, announcing that they have agreed to settle and compromise all matters at issue between and among them, under the terms of which agreement the Chief Appraiser of JEFFERSON CENTRAL APPRAISAL DISTRICT shall be Ordered to revise the appraisal rolls for tax year 2024 as agreed to reflect the appraised value of Plaintiff's property as set out below and with each party to bear its own costs and attorney's fees.

From the evidence presented, the Court finds:

A. That it has jurisdiction of the parties and of the subject matter of this cause;

B. That the appraised value of Plaintiff's property generally described below for tax year 2024, located in Jefferson County, Texas, and which is also assigned the following Jefferson Central Appraisal District PID Number, is as follows:

PID No.	Value
35173	$5,800,000

and that Plaintiff is entitled to a reduction of the appraised value on the appraisal rolls to that amount for such property for the tax year 2024;

C. That Plaintiff has agreed to waive payment of interest due on any and all refunds to which they may be entitled as a result of the parties' agreement provided the refund is paid within sixty (60) days of notice of receipt of entry of this judgment by the Jefferson County Tax Assessor-Collector;

D. That the settlement proposed is in the best interest of the public in that it concludes complex and costly litigation concerning the appraised and true market value of Plaintiff's property and ensures that the ad valorem taxes due thereon are promptly and timely paid;

E. That the provisions of Section 23.01(c) of the Texas Property Tax Code do not apply to this settlement; and

F. That each party is able and should bear its own costs and attorney's fees.

IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED by the Court as follows:

That Plaintiff's appeal of the 2024 appraised values of the following property be and the same is hereby resolved and, further, that the Chief Appraiser of JEFFERSON CENTRAL APPRAISAL DISTRICT shall revise the appraisal roll for tax year 2024 to reflect the agreed appraised value of the herein-described property identified as follows:

PID No. 35173 to be FIVE MILLION EIGHT HUNDRED THOUSAND AND NO/100 ($5,800,000.00) DOLLARS;

That the Chief Appraiser of JEFFERSON CENTRAL APPRAISAL DISTRICT shall notify the Tax Assessor-Collector of each of the affected taxing jurisdictions of the changes in the appraisal rolls as mandated by the Texas Property Tax Code;

That, in the event Plaintiff is entitled to a refund from any of the taxing entities based upon the new appraised value, the Court directs each affected taxing entity, immediately upon receipt of the corrected appraisal rolls, to begin implementing the process for any refund due;

That, in the event Plaintiff is entitled to a refund from any of the taxing entities based upon the new appraised value, the same shall not be subject to interest pursuant to Section

42.43(b) of the Texas Tax Code because Plaintiff has agreed to waive its rights to interest on any refund to which it may be due so long as the refund is issued within sixty (60) days of the date that the change is certified to the tax assessor-collector;

Costs of court are taxed against the party incurring same and each party shall bear its own attorney's fees. All relief not specifically granted herein is DENIED. This is a final judgment that disposes of all issues between all parties.

SIGNED on this _____ day of ______________, 2026.

____

JUDGE PRESIDING

APPROVED AS TO FORM
AND SUBSTANCE:

PATEL GAINES, PLLC
2030 N. Loop 1604 W, Suite 200
San Antonio, Texas 78248
(210) 460-7787 – Telephone
(210) 460-7797 – Facsimile

____
Rahul B. Patel
State Bar No. 24072274
Grant M. Gaines
State Bar No. 24074241
Kathlyn E. Hufstetler
State Bar No. 24086993
Attorneys for Plaintiff

BRADLEY LAW FIRM
P. O. Box 1148
Port Neches, Texas 77651
(409) 724-6644 – Telephone
(409) 724-7585 – Facsimile

____
Lance P. Bradley
State Bar No. 02826650
Stephen L. Townsend
State Bar No. 24071539
Attorneys for Defendant