

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

MATAGORDA COUNTY APPR DIST  
2225 AVE G  
BAY CITY TEXAS 77414

979-244-2031

RUNNELLS JOHN S III 1963 TRUST  
% LERETA LLC  
PO BOX 565887  
DALLAS TX 75356



APPRAISAL YEAR 2023  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/22/2023 AT: 9:00 AM  
2225 AVE G  
BAY CITY, TEXAS 77414  
FOR QUESTIONS CONCERNING  
MINERAL VALUES, CONTACT  
PRITCHARD & ABBOTT INC  
832-243-9600  
Protest Deadline: 5-31-2023  
ARB Hearing: 6-22-2023  
Owner: 704483 1247  
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 2023	PROPERTY DESCRIPTION
NAV #1	10	10	Lease: 3285 Type: REAL Owner #: 704483
COASTAL PLAINS	10	10	Legal: PIERCE ESTATES
TIDEHAVEN ISD	10	10	KRISTEN OIL & GAS
DRAIN 3	10	10	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	10	10	RRC 51155
COUNTY	10	10	Agent: 291
HOSPITAL	10	10	.002812 Royalty Interest
			Category: G1
			Railroad #: 51155
HB1984: The Appraised value of \$10 in 2023 as compared to \$410 in 2018 is a 97.56% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	10	0	10
COASTAL PLAINS	10	0	10
TIDEHAVEN ISD	10	0	10
DRAIN 3	10	0	10
SEAWALL	10	0	10
COUNTY	10	0	10
HOSPITAL	10	0	10

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,

VINCE MALONEY  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	730	770	Lease: 3292 Type: REAL Owner #: 704483
NAV #1	730	770	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	730	770	ARCADIA OPERATING
DRAIN 3	730	770	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	730	770	RRC 48189
COASTAL PLAINS	730	770	Agent: 291
HOSPITAL	730	770	.002813 Royalty Interest
			Category: G1
			Railroad #: 48189
HB1984: The Appraised value of \$770 in 2023 as compared to \$240 in 2018 is a 220.83% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	730	0	770
NAV #1	730	0	770
TIDEHAVEN ISD	730	0	770
DRAIN 3	730	0	770
SEAWALL	730	0	770
COASTAL PLAINS	730	0	770
HOSPITAL	730	0	770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	100	Lease: 10240 Type: REAL Owner #: 704483
C & R	80	100	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S G	80	100	HILCORP ENERGY
VAN VLK ISD M&O G	80	100	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	80	100	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	80	100	Agent: 291
HOSPITAL	80	100	.000013 Royalty Interest
COASTAL PLAINS	80	100	Category: G1
			Railroad #: 208139
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$100 in 2023 as compared to \$50 in 2018 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	100
C & R	80	0	100
VAN VLK ISD I&S	0	100	0
VAN VLK ISD M&O	0	100	0
PORT OF BAY CTY	80	0	100
DRAIN 1	80	0	100
HOSPITAL	80	0	100
COASTAL PLAINS	80	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		70	Lease: 10242 Type: REAL Owner #: 704483
COASTAL PLAINS		70	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		70	ARCADIA OPERATING
DRAIN 3		70	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		70	RRC 181480
COUNTY		70	Agent: 291
HOSPITAL		70	.001229 Royalty Interest
			Category: G1
			Railroad #: 181480
HB1984: The Appraised value of \$70 in 2023 as compared to \$30 in 2018 is a 133.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	70
COASTAL PLAINS	0	0	70
TIDEHAVEN ISD	0	0	70
DRAIN 3	0	0	70
SEAWALL	0	0	70
COUNTY	0	0	70
HOSPITAL	0	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL		10 10 10 10 10 10 10	Lease: 10304 Type: REAL Owner #: 704483 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268  .001229 Royalty Interest Category: G1 Railroad #: 189268 Agent: 291
HB1984: The Appraised value of \$10 in 2023 as compared to \$60 in 2018 is a 83.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	0 0 0 0 0 0 0	0 0 0 0 0 0 0	10 10 10 10 10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	750 750 750 750 750 750 750	1,000 1,000 1,000 1,000 1,000 1,000 1,000	Lease: 10386 Type: REAL Owner #: 704483 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102  .001229 Royalty Interest Category: G1 Railroad #: 201102 Agent: 291
HB1984: The Appraised value of \$1,000 in 2023 as compared to \$180 in 2018 is a 455.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	750 750 750 750 750 750 750	0 0 0 0 0 0 0	1,000 1,000 1,000 1,000 1,000 1,000 1,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	1,320 1,320 1,320 1,320 1,320 1,320 1,320 1,320	1,900 1,900 1,900 1,900 1,900 1,900 1,900 1,900	Lease: 10820 Type: REAL Owner #: 704483 Legal: DUNCAN W#1 HOWARD EXPLORATION AB 348 LARCHE SA P# 817963  .002813 Royalty Interest Category: G1 Railroad #: 27221 Agent: 291
HB1984: The Appraised value of \$1,900 in 2023 as compared to \$2,860 in 2018 is a 33.57% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	1,320 1,320 1,320 1,320 1,320 1,320 1,320 1,320	0 0 0 0 0 0 0 0	1,900 1,900 1,900 1,900 1,900 1,900 1,900 1,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R  No 2018 Hist		29,080 29,080 29,080 29,080 29,080 29,080 29,080 29,080	Lease: 10862 Type: REAL Owner #: 704483 Legal: RUNNELLS W#1 MAMEROW ENERGY CORP AB 7 BETTS J RRC# 27630  .027083 Royalty Interest Agent: 291 Category: G1 Railroad #: 27630
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	29,080
HOSPITAL	0	0	29,080
BAY CTY ISD I&S	0	0	29,080
BAY CTY ISD M&O	0	0	29,080
COASTAL PLAINS	0	0	29,080
PORT OF BAY CTY	0	0	29,080
DRAIN 1	0	0	29,080
C & R	0	0	29,080

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
NAV #1	740	0	860
COASTAL PLAINS	2,890	0	32,940
TIDEHAVEN ISD	1,490	0	1,860
DRAIN 3	740	0	860
SEAWALL	740	0	860
COUNTY	2,890	0	32,940
HOSPITAL	2,890	0	32,940
C & R	2,150	0	32,080
VAN VLK ISD I&S	0	100	0
VAN VLK ISD M&O	0	100	0
PORT OF BAY CTY	2,150	0	32,080
DRAIN 1	1,400	0	31,080
DRAIN 2	750	0	1,000
BAY CTY ISD I&S	1,320	0	30,980
BAY CTY ISD M&O	1,320	0	30,980