

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

RCPTX LTD  
% KIRKWOOD & DARBY INC  
2601 SCOTT AVENUE SUITE 400  
FORT WORTH TX 76103



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: 710251 1193  
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
PORT OF BAY CTY	110	220	Lease: 2230 Type: REAL Owner #: 710251
C & R	110	220	Legal: JOHNSON, SALLIE #03L
VAN VLK ISD I&S	110	220	URBAN OIL & GAS GROU
VAN VLK ISD M&O	110	220	AB 22 CUMMINS MARIA #35
DRAIN 1	110	220	RRC 9495
COASTAL PLAINS	110	220	Agent: 300
COUNTY	110	220	.000977 Royalty Interest
HOSPITAL	110	220	Category: G1
HB1984: The Appraised value of \$220 in 2023 as compared to \$70 in 2018 is a 214.29% increase.			Railroad #: 9495
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	110	0	220
C & R	110	0	220
VAN VLK ISD I&S	110	0	220
VAN VLK ISD M&O	110	0	220
DRAIN 1	110	0	220
COASTAL PLAINS	110	0	220
COUNTY	110	0	220
HOSPITAL	110	0	220

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		10	10	Lease: 2660	Type: REAL	Owner #: 710251
NAV #1	G	10	10	Legal: MATL-TRULL H SAND UNIT		
PALACIOS ISD	G	10	10	KD ENERGY LLC		
DRAIN 3	G	10	10	AB 371 SUSAN PERKINS SUR		
SEAWALL	G	10	10	RRC 140207		
COASTAL PLAINS		10	10			Agent: 300
HOSPITAL		10	10	.000135 Royalty Interest		
				Category: G1		
				Railroad #: 140207		
Exemptions : G=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		10	0	10		
NAV #1		0	10	0		
PALACIOS ISD		0	10	0		
DRAIN 3		0	10	0		
SEAWALL		0	10	0		
COASTAL PLAINS		10	0	10		
HOSPITAL		10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		630	860	Lease: 10240	Type: REAL	Owner #: 710251
C & R		630	860	Legal: OLD OCEAN UNIT		
VAN VLK ISD I&S		630	860	HILCORP ENERGY		
VAN VLK ISD M&O		630	860	AB 3 BATTLE ETAL SUR AB 66 M B		
PORT OF BAY CTY		630	860	NUCHOLS SUR AB 76 POLLY & CHAN		
DRAIN 1		630	860			Agent: 300
HOSPITAL		630	860	.000109 Royalty Interest		
COASTAL PLAINS		630	860	Category: G1		
				Railroad #: 208139		
HB1984: The Appraised value of \$860 in 2023 as compared to \$420 in 2018 is a 104.76% increase.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		630	0	860		
C & R		630	0	860		
VAN VLK ISD I&S		630	0	860		
VAN VLK ISD M&O		630	0	860		
PORT OF BAY CTY		630	0	860		
DRAIN 1		630	0	860		
HOSPITAL		630	0	860		
COASTAL PLAINS		630	0	860		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		820	230	Lease: 10690	Type: REAL	Owner #: 710251
HOSPITAL		820	230	Legal: PAPAYA W1		
TIDEHAVEN ISD		820	230	PROLINE ENERGY		
COASTAL PLAINS		820	230	AB 12 P BURNETT SURVEY		
PORT OF BAY CTY		820	230	RRC 249831		
DRAIN 2		820	230			Agent: 300
C & R		820	230	.025035 Royalty Interest		
				Category: G1		
				Railroad #: 249831		
HB1984: The Appraised value of \$230 in 2023 as compared to \$900 in 2018 is a 74.44% decrease.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		820	0	230		
HOSPITAL		820	0	230		
TIDEHAVEN ISD		820	0	230		
COASTAL PLAINS		820	0	230		
PORT OF BAY CTY		820	0	230		
DRAIN 2		820	0	230		
C & R		820	0	230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	120	240	Lease: 10693 Type: REAL Owner #: 710251
HOSPITAL	120	240	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	120	240	SQUARE MILE ENERGY
COASTAL PLAINS	120	240	AB 103 WILLIAMS G J
PORT OF BAY CTY	120	240	RRC 246621
DRAIN 2	120	240	
C & R	120	240	.000114 Royalty Interest
HB1984: The Appraised value of \$240 in 2023 as compared to \$250 in 2018 is a 4.00% decrease.			Category: G1
			Railroad #: 246621
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	120	0	240
HOSPITAL	120	0	240
TIDEHAVEN ISD	120	0	240
COASTAL PLAINS	120	0	240
PORT OF BAY CTY	120	0	240
DRAIN 2	120	0	240
C & R	120	0	240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,480	930	Lease: 10811 Type: REAL Owner #: 710251
HOSPITAL	1,480	930	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	1,480	930	KEBO OIL & GAS INC.
COASTAL PLAINS	1,480	930	AB 103 WILLIAMS, G J
PORT OF BAY CTY	1,480	930	RRC# 278352
DRAIN 2	1,480	930	
C & R	1,480	930	.007378 Royalty Interest
HB1984: The Appraised value of \$930 in 2023 as compared to \$750 in 2018 is a 24.00% increase.			Category: G1
			Railroad #: 278352
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,480	0	930
HOSPITAL	1,480	0	930
TIDEHAVEN ISD	1,480	0	930
COASTAL PLAINS	1,480	0	930
PORT OF BAY CTY	1,480	0	930
DRAIN 2	1,480	0	930
C & R	1,480	0	930

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,130	1,220	Lease: 10817 Type: REAL Owner #: 710251
HOSPITAL	3,130	1,220	Legal: PECAN UNIT #2
TIDEHAVEN ISD	3,130	1,220	KEBO OIL & GAS
COASTAL PLAINS	3,130	1,220	AB 103 WILLIAMS, G J
PORT OF BAY CTY	3,130	1,220	RRC# 279574
DRAIN 2	3,130	1,220	
C & R	3,130	1,220	.007378 Royalty Interest
HB1984: The Appraised value of \$1,220 in 2023 as compared to \$1,020 in 2018 is a 19.61% increase.			Category: G1
			Railroad #: 279574
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,130	0	1,220
HOSPITAL	3,130	0	1,220
TIDEHAVEN ISD	3,130	0	1,220
COASTAL PLAINS	3,130	0	1,220
PORT OF BAY CTY	3,130	0	1,220
DRAIN 2	3,130	0	1,220
C & R	3,130	0	1,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	40	20	Lease: 10828 Type: REAL Owner #: 710251
HOSPITAL	40	20	Legal: HUEBNER PAULINE A-382 W# 3
BAY CTY ISD I&S G	40	20	NUPOWER ENERGY, LLC
BAY CTY ISD M&O G	40	20	AB 382 JAMES SILVEY
COASTAL PLAINS	40	20	RRC 27148
PORT OF BAY CTY	40	20	
DRAIN 1	40	20	.000391 Royalty Interest Agent: 300
C & R	40	20	Category: G1
			Railroad #: 27148
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$20 in 2023 as compared to \$60 in 2018 is a 66.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	20
HOSPITAL	40	0	20
BAY CTY ISD I&S	0	20	0
BAY CTY ISD M&O	0	20	0
COASTAL PLAINS	40	0	20
PORT OF BAY CTY	40	0	20
DRAIN 1	40	0	20
C & R	40	0	20

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
PORT OF BAY CTY	6,330	0	3,720
C & R	6,330	0	3,720
VAN VLK ISD I&S	740	0	1,080
VAN VLK ISD M&O	740	0	1,080
DRAIN 1	780	0	1,100
COASTAL PLAINS	6,340	0	3,730
COUNTY	6,340	0	3,730
HOSPITAL	6,340	0	3,730
NAV #1	0	10	0
PALACIOS ISD	0	10	0
DRAIN 3	0	10	0
SEAWALL	0	10	0
TIDEHAVEN ISD	5,550	0	2,620
DRAIN 2	5,550	0	2,620
BAY CTY ISD I&S	0	20	0
BAY CTY ISD M&O	0	20	0