

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

NEELEY CURTIS MANG TRUST  
% ONE ELEVEN MP  
1901 N AKARD ST  
DALLAS TX 75201



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: 703359 1037  
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   | 60                  | 90                  | Lease: 2750 Type: REAL Owner #: 703359 |
| DRAIN 1   | 60                  | 90                  | Legal: OHIO-SUN UNIT TR#11-L           |
| BAY CTY ISD I&S   | 60                  | 90                  | ALLEGIANTE RESOURCES                   |
| BAY CTY ISD M&O   | 60                  | 90                  | AB 7 JACOB BETTS UNIT 990100           |
| COUNTY  | 60                  | 90                  | TRACT NAME: MCDONALD-WEST              |
| C & R   | 60                  | 90                  |  |
| COASTAL PLAINS  | 60                  | 90                  | .000706 Royalty Interest               |
| HOSPITAL  | 60                  | 90                  | Category: G1                           |
| HB1984: The Appraised value of \$90 in 2023 as compared to \$70 in 2018 is a 28.57% increase. |                     |                     | Railroad #: 2996                       |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)     |
| PORT OF BAY CTY   | 60                  | 0                   | 90                                     |
| DRAIN 1   | 60                  | 0                   | 90                                     |
| BAY CTY ISD I&S   | 60                  | 0                   | 90                                     |
| BAY CTY ISD M&O   | 60                  | 0                   | 90                                     |
| COUNTY  | 60                  | 0                   | 90                                     |
| C & R   | 60                  | 0                   | 90                                     |
| COASTAL PLAINS  | 60                  | 0                   | 90                                     |
| HOSPITAL  | 60                  | 0                   | 90                                     |

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                   |
|---|---------------------|---------------------|--|
| PORT OF BAY CTY   | 200                 | 320                 | Lease: 2760 Type: REAL Owner #: 703359 |
| DRAIN 1   | 200                 | 320                 | Legal: OHIO-SUN UNIT TR#5-E            |
| BAY CTY ISD I&S   | 200                 | 320                 | ALLEGiant RESOURCES                    |
| BAY CTY ISD M&O   | 200                 | 320                 | AB 7 JACOB BETTS UNIT 990100           |
| C & R   | 200                 | 320                 | TRACT NAME: E L MCDONALD ACCT1         |
| COASTAL PLAINS  | 200                 | 320                 |  |
| COUNTY  | 200                 | 320                 | .000706 Royalty Interest               |
| HOSPITAL  | 200                 | 320                 | Category: G1                           |
| HB1984: The Appraised value of \$320 in 2023 as compared to \$260 in 2018 is a 23.08% increase. |                     |                     | Railroad #: 2996                       |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)     |
| PORT OF BAY CTY   | 200                 | 0                   | 320                                    |
| DRAIN 1   | 200                 | 0                   | 320                                    |
| BAY CTY ISD I&S   | 200                 | 0                   | 320                                    |
| BAY CTY ISD M&O   | 200                 | 0                   | 320                                    |
| C & R   | 200                 | 0                   | 320                                    |
| COASTAL PLAINS  | 200                 | 0                   | 320                                    |
| COUNTY  | 200                 | 0                   | 320                                    |
| HOSPITAL  | 200                 | 0                   | 320                                    |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION                   |
|---|---------------------|---------------------|--|
| PORT OF BAY CTY   | 230                 | 360                 | Lease: 2780 Type: REAL Owner #: 703359 |
| DRAIN 1   | 230                 | 360                 | Legal: OHIO-SUN UNIT TR#6-F            |
| BAY CTY ISD I&S   | 230                 | 360                 | ALLEGiant RESOURCES                    |
| BAY CTY ISD M&O   | 230                 | 360                 | AB 7 JACOB BETTS UNIT 990100           |
| COUNTY  | 230                 | 360                 | TRACT NAME: E L MCDONALD ACCT2         |
| C & R   | 230                 | 360                 |  |
| COASTAL PLAINS  | 230                 | 360                 | .000706 Royalty Interest               |
| HOSPITAL  | 230                 | 360                 | Category: G1                           |
| HB1984: The Appraised value of \$360 in 2023 as compared to \$290 in 2018 is a 24.14% increase. |                     |                     | Railroad #: 2996                       |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)     |
| PORT OF BAY CTY   | 230                 | 0                   | 360                                    |
| DRAIN 1   | 230                 | 0                   | 360                                    |
| BAY CTY ISD I&S   | 230                 | 0                   | 360                                    |
| BAY CTY ISD M&O   | 230                 | 0                   | 360                                    |
| COUNTY  | 230                 | 0                   | 360                                    |
| C & R   | 230                 | 0                   | 360                                    |
| COASTAL PLAINS  | 230                 | 0                   | 360                                    |
| HOSPITAL  | 230                 | 0                   | 360                                    |

| 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            | 490                         | 0                           | 770                      |  |  |
| DRAIN 1                    | 490                         | 0                           | 770                      |  |  |
| BAY CTY ISD I&S            | 490                         | 0                           | 770                      |  |  |
| BAY CTY ISD M&O            | 490                         | 0                           | 770                      |  |  |
| COUNTY                     | 490                         | 0                           | 770                      |  |  |
| C & R                      | 490                         | 0                           | 770                      |  |  |
| COASTAL PLAINS             | 490                         | 0                           | 770                      |  |  |
| HOSPITAL                   | 490                         | 0                           | 770                      |  |  |