

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

EXOTIC OIL & GAS LLC  
% AMERICAN AD VALOREM TAX CONS  
PO BOX 6330  
CORPUS CHRISTI TX 78466-6330



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: 708217 465  
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 C & R VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL		90 90 90 90 90 90 90 90	Lease: 453 Type: REAL Owner #: 708217 Legal: BOULDIN, FLORENCE V OAK ENERGY LLC AB 40 FREEMAN GEORGE SUR RRC 50817 Agent: 015 .009211 Royalty Interest Category: G1 Railroad #: 27483
HB1984: The Appraised value of \$90 in 2023 as compared to \$440 in 2018 is a 79.55% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	0	0	90
C & R	0	0	90
VAN VLK ISD I&S	0	0	90
VAN VLK ISD M&O	0	0	90
DRAIN 1	0	0	90
COASTAL PLAINS	0	0	90
COUNTY	0	0	90
HOSPITAL	0	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 C & R VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL		20 20 20 20 20 20 20 20	Lease: 455 Type: REAL Owner #: 708217 Legal: BOULDIN, FLORENCE V -B- W#2&3 OAK ENERGY LLC AB 40 F GEORGE SUR RRC 9880  .009211 Royalty Interest Category: G1 Railroad #: 9880 Agent: 015
HB1984: The Appraised value of \$20 in 2023 as compared to \$320 in 2018 is a 93.75% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	0	0	20
C & R	0	0	20
VAN VLK ISD I&S	0	0	20
VAN VLK ISD M&O	0	0	20
DRAIN 1	0	0	20
COASTAL PLAINS	0	0	20
COUNTY	0	0	20
HOSPITAL	0	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY C & R VAN VLK ISD I&S VAN VLK ISD M&O PORT OF BAY CTY DRAIN 1 HOSPITAL COASTAL PLAINS	770 770 770 770 770 770 770 770	1,050 1,050 1,050 1,050 1,050 1,050 1,050 1,050	Lease: 10240 Type: REAL Owner #: 708217 Legal: OLD OCEAN UNIT HILCORP ENERGY AB 3 BATTLE ETAL SUR AB 66 M B NUCHOLS SUR AB 76 POLLY & CHAN Agent: 015  .000132 Royalty Interest Category: G1 Railroad #: 208139
HB1984: The Appraised value of \$1,050 in 2023 as compared to \$510 in 2018 is a 105.88% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	770	0	1,050
C & R	770	0	1,050
VAN VLK ISD I&S	770	0	1,050
VAN VLK ISD M&O	770	0	1,050
PORT OF BAY CTY	770	0	1,050
DRAIN 1	770	0	1,050
HOSPITAL	770	0	1,050
COASTAL PLAINS	770	0	1,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R		10 10 10 10 10 10 10 10	Lease: 10738 Type: REAL Owner #: 708217 Legal: BOULDIN, FV -B- W #3 OAK ENERGY LLC AB 13 BURNETT & SOJOURNER RRC #25578 Agent: 015  .009212 Royalty Interest Category: G1 Railroad #: 25578
HB1984: The Appraised value of \$10 in 2023 as compared to \$110 in 2018 is a 90.91% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	10
HOSPITAL	0	0	10
VAN VLK ISD I&S	0	0	10
VAN VLK ISD M&O	0	0	10
COASTAL PLAINS	0	0	10
PORT OF BAY CTY	0	0	10
DRAIN 1	0	0	10
C & R	0	0	10

**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	770	0	1,170		
C & R	770	0	1,170		
VAN VLK ISD I&S	770	0	1,170		
VAN VLK ISD M&O	770	0	1,170		
DRAIN 1	770	0	1,170		
COASTAL PLAINS	770	0	1,170		
COUNTY	770	0	1,170		
HOSPITAL	770	0	1,170		

