

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

WORLD MINERALS LLC  
5331 TANBARK RD  
DALLAS TX 75229



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: 711045 1667  
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	80	410	Lease: 790 Type: REAL Owner #: 711045
C & R	80	410	Legal: COBB, F G -A-
VAN VLK ISD I&S	80	410	URBAN OIL & GAS GROU
VAN VLK ISD M&O	80	410	AB 22 CUMMINS MARIA #35
DRAIN 1	80	410	RRC 20364
COASTAL PLAINS	80	410	
COUNTY	80	410	.000716 Royalty Interest
HOSPITAL	80	410	Category: G1
HB1984: The Appraised value of \$410 in 2023 as compared to \$260 in 2018 is a 57.69% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	80	0	410
C & R	80	0	410
VAN VLK ISD I&S	80	0	410
VAN VLK ISD M&O	80	0	410
DRAIN 1	80	0	410
COASTAL PLAINS	80	0	410
COUNTY	80	0	410
HOSPITAL	80	0	410

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	860	1,070	Lease: 810 Type: REAL Owner #: 711045
C & R	860	1,070	Legal: COBB, F G -B-
VAN VLK ISD I&S	860	1,070	URBAN OIL & GAS GROU
VAN VLK ISD M&O	860	1,070	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	860	1,070	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	860	1,070	
COUNTY	860	1,070	.000717 Royalty Interest
HOSPITAL	860	1,070	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$1,070 in 2023 as compared to \$830 in 2018 is a 28.92% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	860	0	1,070
C & R	860	0	1,070
VAN VLK ISD I&S	860	0	1,070
VAN VLK ISD M&O	860	0	1,070
DRAIN 1	860	0	1,070
COASTAL PLAINS	860	0	1,070
COUNTY	860	0	1,070
HOSPITAL	860	0	1,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	260	350	Lease: 10382 Type: REAL Owner #: 711045
HOSPITAL	260	350	Legal: COBB F G -B-
VAN VLK ISD I&S	260	350	URBAN OIL & GAS GROU
VAN VLK ISD M&O	260	350	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	260	350	RRC 24446
PORT OF BAY CTY	260	350	
DRAIN 1	260	350	.000716 Royalty Interest
C & R	260	350	Category: G1
			Railroad #: 24446
HB1984: The Appraised value of \$350 in 2023 as compared to \$90 in 2018 is a 288.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	260	0	350
HOSPITAL	260	0	350
VAN VLK ISD I&S	260	0	350
VAN VLK ISD M&O	260	0	350
COASTAL PLAINS	260	0	350
PORT OF BAY CTY	260	0	350
DRAIN 1	260	0	350
C & R	260	0	350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	220	400	Lease: 10383 Type: REAL Owner #: 711045
HOSPITAL	220	400	Legal: COBB F G -A-
VAN VLK ISD I&S	220	400	URBAN OIL & GAS GROU
VAN VLK ISD M&O	220	400	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	220	400	RRC 24389
PORT OF BAY CTY	220	400	
DRAIN 1	220	400	.000716 Royalty Interest
C & R	220	400	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$400 in 2023 as compared to \$180 in 2018 is a 122.22% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	220	0	400
HOSPITAL	220	0	400
VAN VLK ISD I&S	220	0	400
VAN VLK ISD M&O	220	0	400
COASTAL PLAINS	220	0	400
PORT OF BAY CTY	220	0	400
DRAIN 1	220	0	400
C & R	220	0	400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	50	160	Lease: 10762 Type: REAL Owner #: 711045
HOSPITAL	50	160	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	50	160	URBAN OIL & GAS GROU
VAN VLK ISD M&O	50	160	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	50	160	RRC #25806
PORT OF BAY CTY	50	160	
DRAIN 1	50	160	.000716 Royalty Interest
C & R	50	160	Category: G1
HB1984: The Appraised value of \$160 in 2023 as compared to \$100 in 2018 is a 60.00% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	50	0	160
HOSPITAL	50	0	160
VAN VLK ISD I&S	50	0	160
VAN VLK ISD M&O	50	0	160
COASTAL PLAINS	50	0	160
PORT OF BAY CTY	50	0	160
DRAIN 1	50	0	160
C & R	50	0	160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	140	230	Lease: 10779 Type: REAL Owner #: 711045
HOSPITAL	140	230	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	140	230	URBAN OIL & GAS GROU
VAN VLK ISD M&O	140	230	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	140	230	RRC 26134
PORT OF BAY CTY	140	230	
DRAIN 1	140	230	.000716 Royalty Interest
C & R	140	230	Category: G1
HB1984: The Appraised value of \$230 in 2023 as compared to \$30 in 2018 is a 666.67% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	140	0	230
HOSPITAL	140	0	230
VAN VLK ISD I&S	140	0	230
VAN VLK ISD M&O	140	0	230
COASTAL PLAINS	140	0	230
PORT OF BAY CTY	140	0	230
DRAIN 1	140	0	230
C & R	140	0	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 10861 Type: REAL Owner #: 711045
HOSPITAL	20	20	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	20	20	URBAN OIL & GAS
VAN VLK ISD M&O	20	20	AB 22 CUMMINS M
COASTAL PLAINS	20	20	RRC#290027
PORT OF BAY CTY	20	20	
DRAIN 1	20	20	.000716 Royalty Interest
C & R	20	20	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	20
HOSPITAL	20	0	20
VAN VLK ISD I&S	20	0	20
VAN VLK ISD M&O	20	0	20
COASTAL PLAINS	20	0	20
PORT OF BAY CTY	20	0	20
DRAIN 1	20	0	20
C & R	20	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	1,630	0	2,640		
C & R	1,630	0	2,640		
VAN VLK ISD I&S	1,630	0	2,640		
VAN VLK ISD M&O	1,630	0	2,640		
DRAIN 1	1,630	0	2,640		
COASTAL PLAINS	1,630	0	2,640		
COUNTY	1,630	0	2,640		
HOSPITAL	1,630	0	2,640		