

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

NORTEX CORPORATION
% 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: 704149 1058
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 | | 150 150 150 150 150 150 150 150 | Lease: 453 Type: REAL Owner #: 704149 Legal: BOULDIN, FLORENCE V OAK ENERGY LLC AB 40 FREEMAN GEORGE SUR RRC 50817 Agent: 291 .015625 Royalty Interest Category: G1 Railroad #: 27483 |
| HB1984: The Appraised value of \$150 in 2023 as compared to \$740 in 2018 is a 79.73% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| PORT OF BAY CTY | 0 | 0 | 150 |
| C & R | 0 | 0 | 150 |
| VAN VLK ISD I&S | 0 | 0 | 150 |
| VAN VLK ISD M&O | 0 | 0 | 150 |
| DRAIN 1 | 0 | 0 | 150 |
| COASTAL PLAINS | 0 | 0 | 150 |
| COUNTY | 0 | 0 | 150 |
| HOSPITAL | 0 | 0 | 150 |

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 | | 30 30 30 30 30 30 30 30 | Lease: 455 Type: REAL Owner #: 704149 Legal: BOULDIN, FLORENCE V -B- W#2&3 OAK ENERGY LLC AB 40 F GEORGE SUR RRC 9880 Agent: 291 .015625 Royalty Interest Category: G1 Railroad #: 9880 |
| HB1984: The Appraised value of \$30 in 2023 as compared to \$540 in 2018 is a 94.44% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| PORT OF BAY CTY | 0 | 0 | 30 |
| C & R | 0 | 0 | 30 |
| VAN VLK ISD I&S | 0 | 0 | 30 |
| VAN VLK ISD M&O | 0 | 0 | 30 |
| DRAIN 1 | 0 | 0 | 30 |
| COASTAL PLAINS | 0 | 0 | 30 |
| COUNTY | 0 | 0 | 30 |
| HOSPITAL | 0 | 0 | 30 |

| 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 | | 20 20 20 20 20 20 20 20 | Lease: 10738 Type: REAL Owner #: 704149 Legal: BOULDIN, FV -B- W #3 OAK ENERGY LLC AB 13 BURNETT & SOJOURNER RRC #25578 Agent: 291 .015625 Royalty Interest Category: G1 Railroad #: 25578 |
| HB1984: The Appraised value of \$20 in 2023 as compared to \$190 in 2018 is a 89.47% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 0 | 0 | 20 |
| HOSPITAL | 0 | 0 | 20 |
| VAN VLK ISD I&S | 0 | 0 | 20 |
| VAN VLK ISD M&O | 0 | 0 | 20 |
| COASTAL PLAINS | 0 | 0 | 20 |
| PORT OF BAY CTY | 0 | 0 | 20 |
| DRAIN 1 | 0 | 0 | 20 |
| C & R | 0 | 0 | 20 |

| 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 | 23,400 23,400 23,400 23,400 23,400 23,400 23,400 23,400 | 11,310 11,310 11,310 11,310 11,310 11,310 11,310 11,310 | Lease: 10813 Type: REAL Owner #: 704149 Legal: TAYLOR RANCH PONDEROSA OIL & GAS AB 40 GEORGE, F RRC 26872 Agent: 291 .017857 Royalty Interest Category: G1 Railroad #: 26872 |
| HB1984: The Appraised value of \$11,310 in 2023 as compared to \$11,710 in 2018 is a 3.42% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 23,400 | 0 | 11,310 |
| HOSPITAL | 23,400 | 0 | 11,310 |
| VAN VLK ISD I&S | 23,400 | 0 | 11,310 |
| VAN VLK ISD M&O | 23,400 | 0 | 11,310 |
| COASTAL PLAINS | 23,400 | 0 | 11,310 |
| PORT OF BAY CTY | 23,400 | 0 | 11,310 |
| DRAIN 1 | 23,400 | 0 | 11,310 |
| C & R | 23,400 | 0 | 11,310 |

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 | 23,400 | 0 | 11,510 | | |
| C & R | 23,400 | 0 | 11,510 | | |
| VAN VLK ISD I&S | 23,400 | 0 | 11,510 | | |
| VAN VLK ISD M&O | 23,400 | 0 | 11,510 | | |
| DRAIN 1 | 23,400 | 0 | 11,510 | | |
| COASTAL PLAINS | 23,400 | 0 | 11,510 | | |
| COUNTY | 23,400 | 0 | 11,510 | | |
| HOSPITAL | 23,400 | 0 | 11,510 | | |

