

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

ATLAS OPERATING LLC
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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: 712664 60
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 DRAIN 2 TIDEHAVEN ISD COUNTY C & R COASTAL PLAINS HOSPITAL	16,020 16,020 16,020 16,020 16,020 16,020 16,020	21,990 21,990 21,990 21,990 21,990 21,990 21,990	Lease: 2520 Type: REAL Owner #: 712664 Legal: LEWIS, J C ATLAS OPERATING LLC AB 18 C G COX SUR RRC 160251 Agent: 040 .700000 Working Interest Category: G1 Railroad #: 160251
HB1984: The Appraised value of \$21,990 in 2023 as compared to \$38,480 in 2018 is a 42.85% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY DRAIN 2 TIDEHAVEN ISD COUNTY C & R COASTAL PLAINS HOSPITAL	16,020 16,020 16,020 16,020 16,020 16,020 16,020	0 0 0 0 0 0 0	21,990 21,990 21,990 21,990 21,990 21,990 21,990

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	71,890 71,890 71,890 71,890 71,890 71,890 71,890 71,890	307,520 307,520 307,520 307,520 307,520 307,520 307,520 307,520	Lease: 4725 Type: REAL Owner #: 712664 Legal: WATSON F M TRUST ET AL "B" ATLAS OPERATING LLC AB 66 M B NUCKOLS SUR RRC 94134 Agent: 040 .700000 Working Interest Category: G1 Railroad #: 94134
HB1984: The Appraised value of \$307,520 in 2023 as compared to \$145,490 in 2018 is a 111.37% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	71,890 71,890 71,890 71,890 71,890 71,890 71,890 71,890	0 0 0 0 0 0 0 0	307,520 307,520 307,520 307,520 307,520 307,520 307,520 307,520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD PORT OF BAY CTY DRAIN 2 C & R COASTAL PLAINS	17,660 17,660 17,660 17,660 17,660 17,660 17,660	209,730 209,730 209,730 209,730 209,730 209,730 209,730	Lease: 10278 Type: REAL Owner #: 712664 Legal: LEWIS SANTOS GU W#1 ATLAS OPERATING LLC AB 17 GBM COTTON SUR RRC 188995 Agent: 040 .731013 Working Interest Category: G1 Railroad #: 188995
HB1984: The Appraised value of \$209,730 in 2023 as compared to \$149,450 in 2018 is a 40.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD PORT OF BAY CTY DRAIN 2 C & R COASTAL PLAINS	17,660 17,660 17,660 17,660 17,660 17,660 17,660	0 0 0 0 0 0 0	209,730 209,730 209,730 209,730 209,730 209,730 209,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD PORT OF BAY CTY DRAIN 2 C & R COASTAL PLAINS	57,910 57,910 57,910 57,910 57,910 57,910 57,910	112,910 112,910 112,910 112,910 112,910 112,910 112,910	Lease: 10514 Type: REAL Owner #: 712664 Legal: LEWIS J C "C" WELL #1 ATLAS OPERATING LLC AB 18 CG COX SURVEY RRC 24940 217099 Agent: 040 .703326 Working Interest Category: G1 Railroad #: 24940
HB1984: The Appraised value of \$112,910 in 2023 as compared to \$31,870 in 2018 is a 254.28% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD PORT OF BAY CTY DRAIN 2 C & R COASTAL PLAINS	57,910 57,910 57,910 57,910 57,910 57,910 57,910	0 0 0 0 0 0 0	112,910 112,910 112,910 112,910 112,910 112,910 112,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	6,980	16,660	Lease: 10548 Type: REAL Owner #: 712664
HOSPITAL	6,980	16,660	Legal: LEWIS J C WELL #3
TIDEHAVEN ISD	6,980	16,660	ATLAS OPERATING LLC
COASTAL PLAINS	6,980	16,660	AB 18 CG CPX SURVEY
NAV #1	6,980	16,660	RRC 214657
DRAIN 3	6,980	16,660	
SEAWALL	6,980	16,660	
HB1984: The Appraised value of \$16,660 in 2023 as compared to \$17,730 in 2018 is a 6.03% decrease.			.700000 Working Interest Category: G1 Railroad #: 214657 Agent: 040
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	6,980	0	16,660
HOSPITAL	6,980	0	16,660
TIDEHAVEN ISD	6,980	0	16,660
COASTAL PLAINS	6,980	0	16,660
NAV #1	6,980	0	16,660
DRAIN 3	6,980	0	16,660
SEAWALL	6,980	0	16,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		12,550	Lease: 10764 Type: REAL Owner #: 712664
HOSPITAL		12,550	Legal: THOMPSON G U W#5
CITY BAY CITY		12,550	ATLAS OPERATING LLC
BAY CTY ISD I&S		12,550	AB 271 I&GN RR CO
BAY CTY ISD M&O		12,550	RRC 271691
COASTAL PLAINS		12,550	
PORT OF BAY CTY		12,550	.793388 Working Interest
DRAIN 1		12,550	Category: G1
C & R		12,550	Railroad #: 27255
HB1984: The Appraised value of \$12,550 in 2023 as compared to \$61,590 in 2018 is a 79.62% decrease.			Agent: 040
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	12,550
HOSPITAL	0	0	12,550
CITY BAY CITY	0	0	12,550
BAY CTY ISD I&S	0	0	12,550
BAY CTY ISD M&O	0	0	12,550
COASTAL PLAINS	0	0	12,550
PORT OF BAY CTY	0	0	12,550
DRAIN 1	0	0	12,550
C & R	0	0	12,550

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	163,480	0	664,700		
DRAIN 2	91,590	0	344,630		
TIDEHAVEN ISD	98,570	0	361,290		
COUNTY	170,460	0	681,360		
C & R	163,480	0	664,700		
COASTAL PLAINS	170,460	0	681,360		
HOSPITAL	170,460	0	681,360		
VAN VLK ISD I&S	71,890	0	307,520		
VAN VLK ISD M&O	71,890	0	307,520		
DRAIN 1	71,890	0	320,070		
NAV #1	6,980	0	16,660		
DRAIN 3	6,980	0	16,660		
SEAWALL	6,980	0	16,660		
CITY BAY CITY	0	0	12,550		
BAY CTY ISD I&S	0	0	12,550		
BAY CTY ISD M&O	0	0	12,550		

