

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

ARCADIA 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: 711487 44
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
COUNTY	36,500	47,060	Lease: 3292 Type: REAL Owner #: 711487
NAV #1	36,500	47,060	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	36,500	47,060	ARCADIA OPERATING
DRAIN 3	36,500	47,060	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	36,500	47,060	RRC 48189
COASTAL PLAINS	36,500	47,060	Agent: 040
HOSPITAL	36,500	47,060	.681633 Working Interest
HB1984: The Appraised value of \$47,060 in 2023 as compared to \$7,390 in 2018 is a 536.81% increase.			Category: G1
			Railroad #: 48189
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	36,500	0	47,060
NAV #1	36,500	0	47,060
TIDEHAVEN ISD	36,500	0	47,060
DRAIN 3	36,500	0	47,060
SEAWALL	36,500	0	47,060
COASTAL PLAINS	36,500	0	47,060
HOSPITAL	36,500	0	47,060

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
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	7,810 7,810 7,810 7,810 7,810 7,810 7,810	20,580 20,580 20,580 20,580 20,580 20,580 20,580	Lease: 10242 Type: REAL Owner #: 711487 Legal: RUNNELLS GAS UNIT #3 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 181480 .729159 Working Interest Category: G1 Railroad #: 181480 Agent: 040
HB1984: The Appraised value of \$20,580 in 2023 as compared to \$7,840 in 2018 is a 162.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	7,810 7,810 7,810 7,810 7,810 7,810 7,810	0 0 0 0 0 0 0	20,580 20,580 20,580 20,580 20,580 20,580 20,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	9,250 9,250 9,250 9,250 9,250 9,250 9,250	9,430 9,430 9,430 9,430 9,430 9,430 9,430	Lease: 10304 Type: REAL Owner #: 711487 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268 .728711 Working Interest Category: G1 Railroad #: 189268 Agent: 040
HB1984: The Appraised value of \$9,430 in 2023 as compared to \$8,750 in 2018 is a 7.77% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	9,250 9,250 9,250 9,250 9,250 9,250 9,250	0 0 0 0 0 0 0	9,430 9,430 9,430 9,430 9,430 9,430 9,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	131,560 131,560 131,560 131,560 131,560 131,560 131,560	209,410 209,410 209,410 209,410 209,410 209,410 209,410	Lease: 10386 Type: REAL Owner #: 711487 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102 .729159 Working Interest Category: G1 Railroad #: 201102 Agent: 040
HB1984: The Appraised value of \$209,410 in 2023 as compared to \$26,900 in 2018 is a 678.48% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	131,560 131,560 131,560 131,560 131,560 131,560 131,560	0 0 0 0 0 0 0	209,410 209,410 209,410 209,410 209,410 209,410 209,410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,500	2,360	Lease: 10695 Type: REAL Owner #: 711487
HOSPITAL	1,500	2,360	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	1,500	2,360	ARCADIA OPERATING
COASTAL PLAINS	1,500	2,360	AB 93 J TILLEY
PORT OF BAY CTY	1,500	2,360	RRC 247837
DRAIN 2	1,500	2,360	
C & R	1,500	2,360	
No 2018 Hist			.009546 Override Royalty Category: G1 Railroad #: 247837
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,500	0	2,360
HOSPITAL	1,500	0	2,360
TIDEHAVEN ISD	1,500	0	2,360
COASTAL PLAINS	1,500	0	2,360
PORT OF BAY CTY	1,500	0	2,360
DRAIN 2	1,500	0	2,360
C & R	1,500	0	2,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	47,420	72,160	Lease: 10695 Type: REAL Owner #: 711487
HOSPITAL	47,420	72,160	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	47,420	72,160	ARCADIA OPERATING
COASTAL PLAINS	47,420	72,160	AB 93 J TILLEY
PORT OF BAY CTY	47,420	72,160	RRC 247837
DRAIN 2	47,420	72,160	
C & R	47,420	72,160	
HB1984: The Appraised value of \$72,160 in 2023 as compared to \$146,370 in 2018 is a 50.70% decrease.			.769912 Working Interest Category: G1 Railroad #: 247837
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	47,420	0	72,160
HOSPITAL	47,420	0	72,160
TIDEHAVEN ISD	47,420	0	72,160
COASTAL PLAINS	47,420	0	72,160
PORT OF BAY CTY	47,420	0	72,160
DRAIN 2	47,420	0	72,160
C & R	47,420	0	72,160

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	234,040	0	361,000		
NAV #1	53,560	0	77,070		
TIDEHAVEN ISD	234,040	0	361,000		
DRAIN 3	53,560	0	77,070		
SEAWALL	53,560	0	77,070		
COASTAL PLAINS	234,040	0	361,000		
HOSPITAL	234,040	0	361,000		
PORT OF BAY CTY	180,480	0	283,930		
DRAIN 2	180,480	0	283,930		
C & R	180,480	0	283,930		

