

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

WINSTON LACY MANAGEMENT TRUST
% 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: 711186 1653
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
COASTAL PLAINS	4,220	4,180	Lease: 10076 Type: REAL Owner #: 711186
NAV #1	2,580	2,550	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	1,640	1,620	HUGOTON OPERATING CO
TIDEHAVEN ISD	4,220	4,180	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	4,220	4,180	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	2,580	2,550	Agent: 291
COUNTY	4,220	4,180	.010524 Royalty Interest
C & R	1,640	1,620	Category: G1
HOSPITAL	4,220	4,180	Railroad #: 9803
HB1984: The Appraised value of \$4,180 in 2023 as compared to \$10,710 in 2018 is a 60.97% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	4,220	0	4,180
NAV #1	2,580	0	2,550
PORT OF BAY CTY	1,640	0	1,620
TIDEHAVEN ISD	4,220	0	4,180
DRAIN 4	4,220	0	4,180
SEAWALL	2,580	0	2,550
COUNTY	4,220	0	4,180
C & R	1,640	0	1,620
HOSPITAL	4,220	0	4,180

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
COUNTY	4,520	5,360	Lease: 10412 Type: REAL Owner #: 711186
HOSPITAL	4,520	5,360	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	4,520	5,360	KEBO OIL & GAS INC
COASTAL PLAINS	4,520	5,360	AB 208 H&GN RR CO
NAV #1	4,520	5,360	RRC 26169
DRAIN 4	4,520	5,360	
SEAWALL	4,520	5,360	
No 2018 Hist			.023223 Royalty Interest Category: G1 Railroad #: 26169
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,520	0	5,360
HOSPITAL	4,520	0	5,360
TIDEHAVEN ISD	4,520	0	5,360
COASTAL PLAINS	4,520	0	5,360
NAV #1	4,520	0	5,360
DRAIN 4	4,520	0	5,360
SEAWALL	4,520	0	5,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		130	Lease: 10413 Type: REAL Owner #: 711186
HOSPITAL		130	Legal: BLESSING UNIT W#1
TIDEHAVEN ISD		130	GTG OPERATING LLC
COASTAL PLAINS		130	AB 448 W FUNCK
NAV #1		130	RRC 204742
DRAIN 4		130	
SEAWALL		130	
HB1984: The Appraised value of \$130 in 2023 as compared to \$1,160 in 2018 is a 88.79% decrease.			.023224 Royalty Interest Category: G1 Railroad #: 204742
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	130
HOSPITAL	0	0	130
TIDEHAVEN ISD	0	0	130
COASTAL PLAINS	0	0	130
NAV #1	0	0	130
DRAIN 4	0	0	130
SEAWALL	0	0	130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10,660	15,220	Lease: 10574 Type: REAL Owner #: 711186
HOSPITAL	10,660	15,220	Legal: NEVADA BLESSING UNIT #1
TIDEHAVEN ISD	10,660	15,220	GTG OPERATING LLC
COASTAL PLAINS	10,660	15,220	AB 458 S F SPARKS
PORT OF BAY CTY	10,660	15,220	RRC 225941
DRAIN 4	10,660	15,220	
C & R	10,660	15,220	
No 2018 Hist			.013940 Royalty Interest Category: G1 Railroad #: 225941
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10,660	0	15,220
HOSPITAL	10,660	0	15,220
TIDEHAVEN ISD	10,660	0	15,220
COASTAL PLAINS	10,660	0	15,220
PORT OF BAY CTY	10,660	0	15,220
DRAIN 4	10,660	0	15,220
C & R	10,660	0	15,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,900	9,600	Lease: 10693 Type: REAL Owner #: 711186
HOSPITAL	4,900	9,600	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	4,900	9,600	SQUARE MILE ENERGY
COASTAL PLAINS	4,900	9,600	AB 103 WILLIAMS G J
PORT OF BAY CTY	4,900	9,600	RRC 246621
DRAIN 2	4,900	9,600	
C & R	4,900	9,600	.004582 Royalty Interest
HB1984: The Appraised value of \$9,600 in 2023 as compared to \$9,940 in 2018 is a 3.42% decrease.			Category: G1
			Railroad #: 246621
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,900	0	9,600
HOSPITAL	4,900	0	9,600
TIDEHAVEN ISD	4,900	0	9,600
COASTAL PLAINS	4,900	0	9,600
PORT OF BAY CTY	4,900	0	9,600
DRAIN 2	4,900	0	9,600
C & R	4,900	0	9,600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,380	5,320	Lease: 10695 Type: REAL Owner #: 711186
HOSPITAL	3,380	5,320	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	3,380	5,320	ARCADIA OPERATING
COASTAL PLAINS	3,380	5,320	AB 93 J TILLEY
PORT OF BAY CTY	3,380	5,320	RRC 247837
DRAIN 2	3,380	5,320	
C & R	3,380	5,320	.021546 Royalty Interest
HB1984: The Appraised value of \$5,320 in 2023 as compared to \$6,440 in 2018 is a 17.39% decrease.			Category: G1
			Railroad #: 247837
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,380	0	5,320
HOSPITAL	3,380	0	5,320
TIDEHAVEN ISD	3,380	0	5,320
COASTAL PLAINS	3,380	0	5,320
PORT OF BAY CTY	3,380	0	5,320
DRAIN 2	3,380	0	5,320
C & R	3,380	0	5,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	24,760	20,280	Lease: 10756 Type: REAL Owner #: 711186
HOSPITAL	24,760	20,280	Legal: HEFFELFINGER B W#1
TIDEHAVEN ISD	24,760	20,280	KEBO OIL & GAS, INC.
COASTAL PLAINS	24,760	20,280	AB 99 WALLACE JWE
PORT OF BAY CTY	24,760	20,280	RRC 26519
DRAIN 4	24,760	20,280	
C & R	24,760	20,280	.069444 Royalty Interest
HB1984: The Appraised value of \$20,280 in 2023 as compared to \$10,460 in 2018 is a 93.88% increase.			Category: G1
			Railroad #: 26519
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	24,760	0	20,280
HOSPITAL	24,760	0	20,280
TIDEHAVEN ISD	24,760	0	20,280
COASTAL PLAINS	24,760	0	20,280
PORT OF BAY CTY	24,760	0	20,280
DRAIN 4	24,760	0	20,280
C & R	24,760	0	20,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,620	1,020	Lease: 10811 Type: REAL Owner #: 711186
HOSPITAL	1,620	1,020	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	1,620	1,020	KEBO OIL & GAS INC.
COASTAL PLAINS	1,620	1,020	AB 103 WILLIAMS, G J
PORT OF BAY CTY	1,620	1,020	RRC# 278352
DRAIN 2	1,620	1,020	
C & R	1,620	1,020	.008120 Royalty Interest Category: G1 Railroad #: 278352
HB1984: The Appraised value of \$1,020 in 2023 as compared to \$820 in 2018 is a 24.39% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,620	0	1,020
HOSPITAL	1,620	0	1,020
TIDEHAVEN ISD	1,620	0	1,020
COASTAL PLAINS	1,620	0	1,020
PORT OF BAY CTY	1,620	0	1,020
DRAIN 2	1,620	0	1,020
C & R	1,620	0	1,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,440	1,340	Lease: 10817 Type: REAL Owner #: 711186
HOSPITAL	3,440	1,340	Legal: PECAN UNIT #2
TIDEHAVEN ISD	3,440	1,340	KEBO OIL & GAS
COASTAL PLAINS	3,440	1,340	AB 103 WILLIAMS, G J
PORT OF BAY CTY	3,440	1,340	RRC# 279574
DRAIN 2	3,440	1,340	
C & R	3,440	1,340	.008120 Royalty Interest Category: G1 Railroad #: 279574
HB1984: The Appraised value of \$1,340 in 2023 as compared to \$1,120 in 2018 is a 19.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,440	0	1,340
HOSPITAL	3,440	0	1,340
TIDEHAVEN ISD	3,440	0	1,340
COASTAL PLAINS	3,440	0	1,340
PORT OF BAY CTY	3,440	0	1,340
DRAIN 2	3,440	0	1,340
C & R	3,440	0	1,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,800	2,200	Lease: 10821 Type: REAL Owner #: 711186
HOSPITAL	2,800	2,200	Legal: BLESSING (F-14)
PALACIOS ISD	2,800	2,200	SUE-ANN OPERATING
COASTAL PLAINS	2,800	2,200	AB 202 HOLMES E L
NAV #1	2,800	2,200	P# 796813
DRAIN 3	2,800	2,200	
SEAWALL	2,800	2,200	.004467 Royalty Interest Category: G1 Railroad #: 27359
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,800	0	2,200
HOSPITAL	2,800	0	2,200
PALACIOS ISD	2,800	0	2,200
COASTAL PLAINS	2,800	0	2,200
NAV #1	2,800	0	2,200
DRAIN 3	2,800	0	2,200
SEAWALL	2,800	0	2,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	18,460	24,630	Lease: 10831 Type: REAL Owner #: 711186
HOSPITAL	18,460	24,630	Legal: HEFFELFINGER "A" W#1
TIDEHAVEN ISD	18,460	24,630	KEBO OIL & GAS, INC.
COASTAL PLAINS	18,460	24,630	AB 93 TILLEY J
PORT OF BAY CTY	18,460	24,630	RRC 282603
DRAIN 2	18,460	24,630	
C & R	18,460	24,630	.043092 Royalty Interest
			Category: G1
			Railroad #: 282603
HB1984: The Appraised value of \$24,630 in 2023 as compared to \$60,910 in 2018 is a 59.56% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	18,460	0	24,630
HOSPITAL	18,460	0	24,630
TIDEHAVEN ISD	18,460	0	24,630
COASTAL PLAINS	18,460	0	24,630
PORT OF BAY CTY	18,460	0	24,630
DRAIN 2	18,460	0	24,630
C & R	18,460	0	24,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	161,840	307,340	Lease: 10856 Type: REAL Owner #: 711186
HOSPITAL	161,840	307,340	Legal: GREEN W#1
PALACIOS ISD	161,840	307,340	HILCORP ENERGY COMP
COASTAL PLAINS	161,840	307,340	AB 145 DEMOSS L
NAV #1	161,840	307,340	RRC# 288489
DRAIN 3	161,840	307,340	
SEAWALL	161,840	307,340	.005943 Royalty Interest
			Category: G1
			Railroad #: 288489
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	161,840	0	307,340
HOSPITAL	161,840	0	307,340
PALACIOS ISD	161,840	0	307,340
COASTAL PLAINS	161,840	0	307,340
NAV #1	161,840	0	307,340
DRAIN 3	161,840	0	307,340
SEAWALL	161,840	0	307,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	118,440	181,880	Lease: 10866 Type: REAL Owner #: 711186
HOSPITAL	118,440	181,880	Legal: GREEN W#2
PALACIOS ISD	118,440	181,880	HILCORP ENERGY
COASTAL PLAINS	118,440	181,880	AB 145 DEMOSS L
NAV #1	118,440	181,880	RRC# 289857
DRAIN 3	118,440	181,880	
SEAWALL	118,440	181,880	.005943 Royalty Interest
			Category: G1
			Railroad #: 289857
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	118,440	0	181,880
HOSPITAL	118,440	0	181,880
PALACIOS ISD	118,440	0	181,880
COASTAL PLAINS	118,440	0	181,880
NAV #1	118,440	0	181,880
DRAIN 3	118,440	0	181,880
SEAWALL	118,440	0	181,880

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS	359,040	0	578,500		
NAV #1	290,180	0	499,460		
PORT OF BAY CTY	68,860	0	79,030		
TIDEHAVEN ISD	75,960	0	87,080		
DRAIN 4	44,160	0	45,170		
SEAWALL	290,180	0	499,460		
COUNTY	359,040	0	578,500		
C & R	68,860	0	79,030		
HOSPITAL	359,040	0	578,500		
DRAIN 2	31,800	0	41,910		
PALACIOS ISD	283,080	0	491,420		
DRAIN 3	283,080	0	491,420		