

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

URBAN OIL & GAS GROUP LLC
% BDO USA LLP
PO BOX 938
MUSTANG OK 73064



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:	711962 1561
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	29,420	173,060	Lease: 790 Type: REAL Owner #: 711962
C & R	29,420	173,060	Legal: COBB, F G -A-
VAN VLK ISD I&S	29,420	173,060	URBAN OIL & GAS GROU
VAN VLK ISD M&O	29,420	173,060	AB 22 CUMMINS MARIA #35
DRAIN 1	29,420	173,060	RRC 20364
COASTAL PLAINS	29,420	173,060	
COUNTY	29,420	173,060	.854167 Working Interest Agent: 903
HOSPITAL	29,420	173,060	Category: G1
			Railroad #: 20364
HB1984: The Appraised value of \$173,060 in 2023 as compared			to \$143,340 in 2018 is a 20.73% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	29,420	0	173,060
C & R	29,420	0	173,060
VAN VLK ISD I&S	29,420	0	173,060
VAN VLK ISD M&O	29,420	0	173,060
DRAIN 1	29,420	0	173,060
COASTAL PLAINS	29,420	0	173,060
COUNTY	29,420	0	173,060
HOSPITAL	29,420	0	173,060

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
PORT OF BAY CTY	476,480	617,690	Lease: 810 Type: REAL Owner #: 711962
C & R	476,480	617,690	Legal: COBB, F G -B-
VAN VLK ISD I&S	476,480	617,690	URBAN OIL & GAS GROU
VAN VLK ISD M&O	476,480	617,690	AB 22 & 267 CUMMINS-I & CN RR
DRAIN 1	476,480	617,690	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	476,480	617,690	Agent: 903
COUNTY	476,480	617,690	.875000 Working Interest
HOSPITAL	476,480	617,690	Category: G1
HB1984: The Appraised value of \$617,690 in 2023 as compared			Railroad #: 9470
			to \$454,950 in 2018 is a 35.77% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	476,480	0	617,690
C & R	476,480	0	617,690
VAN VLK ISD I&S	476,480	0	617,690
VAN VLK ISD M&O	476,480	0	617,690
DRAIN 1	476,480	0	617,690
COASTAL PLAINS	476,480	0	617,690
COUNTY	476,480	0	617,690
HOSPITAL	476,480	0	617,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	10,340	31,780	Lease: 2230 Type: REAL Owner #: 711962
C & R	10,340	31,780	Legal: JOHNSON, SALLIE #03L
VAN VLK ISD I&S	10,340	31,780	URBAN OIL & GAS GROU
VAN VLK ISD M&O	10,340	31,780	AB 22 CUMMINS MARIA #35
DRAIN 1	10,340	31,780	RRC 9495
COASTAL PLAINS	10,340	31,780	Agent: 903
COUNTY	10,340	31,780	.812500 Working Interest
HOSPITAL	10,340	31,780	Category: G1
HB1984: The Appraised value of \$31,780 in 2023 as compared			Railroad #: 9495
			to \$19,860 in 2018 is a 60.02% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	10,340	0	31,780
C & R	10,340	0	31,780
VAN VLK ISD I&S	10,340	0	31,780
VAN VLK ISD M&O	10,340	0	31,780
DRAIN 1	10,340	0	31,780
COASTAL PLAINS	10,340	0	31,780
COUNTY	10,340	0	31,780
HOSPITAL	10,340	0	31,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	27,240	118,910	Lease: 3000 Type: REAL Owner #: 711962
C & R	27,240	118,910	Legal: MOORE ESTATE
BAY CTY ISD I&S	27,240	118,910	URBAN OIL & GAS GROU
BAY CTY ISD M&O	27,240	118,910	AB 260 & 267 I & CN RR CO SUR
DRAIN 1	27,240	118,910	RRC 9467
COASTAL PLAINS	27,240	118,910	Agent: 903
COUNTY	27,240	118,910	.875000 Working Interest
HOSPITAL	27,240	118,910	Category: G1
HB1984: The Appraised value of \$118,910 in 2023 as compared			Railroad #: 9467
			to \$42,910 in 2018 is a 177.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	27,240	0	118,910
C & R	27,240	0	118,910
BAY CTY ISD I&S	27,240	0	118,910
BAY CTY ISD M&O	27,240	0	118,910
DRAIN 1	27,240	0	118,910
COASTAL PLAINS	27,240	0	118,910
COUNTY	27,240	0	118,910
HOSPITAL	27,240	0	118,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	116,300	195,400	Lease: 10382 Type: REAL Owner #: 711962
HOSPITAL	116,300	195,400	Legal: COBB F G -B-
VAN VLK ISD I&S	116,300	195,400	URBAN OIL & GAS GROU
VAN VLK ISD M&O	116,300	195,400	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	116,300	195,400	RRC 24446
PORT OF BAY CTY	116,300	195,400	
DRAIN 1	116,300	195,400	.875000 Working Interest Agent: 903
C & R	116,300	195,400	Category: G1
HB1984: The Appraised value of \$195,400 in 2023 as compared to \$29,020 in 2018 is a 573.33% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	116,300	0	195,400
HOSPITAL	116,300	0	195,400
VAN VLK ISD I&S	116,300	0	195,400
VAN VLK ISD M&O	116,300	0	195,400
COASTAL PLAINS	116,300	0	195,400
PORT OF BAY CTY	116,300	0	195,400
DRAIN 1	116,300	0	195,400
C & R	116,300	0	195,400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	73,920	200,280	Lease: 10383 Type: REAL Owner #: 711962
HOSPITAL	73,920	200,280	Legal: COBB F G -A-
VAN VLK ISD I&S	73,920	200,280	URBAN OIL & GAS GROU
VAN VLK ISD M&O	73,920	200,280	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	73,920	200,280	RRC 24389
PORT OF BAY CTY	73,920	200,280	
DRAIN 1	73,920	200,280	.854166 Working Interest Agent: 903
C & R	73,920	200,280	Category: G1
HB1984: The Appraised value of \$200,280 in 2023 as compared to \$106,660 in 2018 is a 87.77% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	73,920	0	200,280
HOSPITAL	73,920	0	200,280
VAN VLK ISD I&S	73,920	0	200,280
VAN VLK ISD M&O	73,920	0	200,280
COASTAL PLAINS	73,920	0	200,280
PORT OF BAY CTY	73,920	0	200,280
DRAIN 1	73,920	0	200,280
C & R	73,920	0	200,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	7,450	35,310	Lease: 10762 Type: REAL Owner #: 711962
HOSPITAL	7,450	35,310	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	7,450	35,310	URBAN OIL & GAS GROU
VAN VLK ISD M&O	7,450	35,310	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	7,450	35,310	RRC #25806
PORT OF BAY CTY	7,450	35,310	
DRAIN 1	7,450	35,310	.875000 Working Interest Agent: 903
C & R	7,450	35,310	Category: G1
HB1984: The Appraised value of \$35,310 in 2023 as compared to \$34,730 in 2018 is a 1.67% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	7,450	0	35,310
HOSPITAL	7,450	0	35,310
VAN VLK ISD I&S	7,450	0	35,310
VAN VLK ISD M&O	7,450	0	35,310
COASTAL PLAINS	7,450	0	35,310
PORT OF BAY CTY	7,450	0	35,310
DRAIN 1	7,450	0	35,310
C & R	7,450	0	35,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	84,460	155,980	Lease: 10779 Type: REAL Owner #: 711962
HOSPITAL	84,460	155,980	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	84,460	155,980	URBAN OIL & GAS GROU
VAN VLK ISD M&O	84,460	155,980	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	84,460	155,980	RRC 26134
PORT OF BAY CTY	84,460	155,980	
DRAIN 1	84,460	155,980	.875000 Working Interest Agent: 903
C & R	84,460	155,980	Category: G1
HB1984: The Appraised value of \$155,980 in 2023 as compared to \$9,990 in 2018 is a 1461.36% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	84,460	0	155,980
HOSPITAL	84,460	0	155,980
VAN VLK ISD I&S	84,460	0	155,980
VAN VLK ISD M&O	84,460	0	155,980
COASTAL PLAINS	84,460	0	155,980
PORT OF BAY CTY	84,460	0	155,980
DRAIN 1	84,460	0	155,980
C & R	84,460	0	155,980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,900	4,130	Lease: 10822 Type: REAL Owner #: 711962
HOSPITAL	3,900	4,130	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S	3,900	4,130	URBAN OIL & GAS
VAN VLK ISD M&O	3,900	4,130	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	3,900	4,130	RRC# 9465
PORT OF BAY CTY	3,900	4,130	
DRAIN 1	3,900	4,130	.875000 Working Interest Agent: 903
C & R	3,900	4,130	Category: G1
HB1984: The Appraised value of \$4,130 in 2023 as compared to \$4,170 in 2018 is a .96% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,900	0	4,130
HOSPITAL	3,900	0	4,130
VAN VLK ISD I&S	3,900	0	4,130
VAN VLK ISD M&O	3,900	0	4,130
COASTAL PLAINS	3,900	0	4,130
PORT OF BAY CTY	3,900	0	4,130
DRAIN 1	3,900	0	4,130
C & R	3,900	0	4,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	7,440	20,650	Lease: 10827 Type: REAL Owner #: 711962
HOSPITAL	7,440	20,650	Legal: HENRY RUGELEY W# 12
BAY CTY ISD I&S	7,440	20,650	URBAN OIL & GAS
BAY CTY ISD M&O	7,440	20,650	AB 260 I&GN RR CO
COASTAL PLAINS	7,440	20,650	RRC# 27013
PORT OF BAY CTY	7,440	20,650	
DRAIN 1	7,440	20,650	.864584 Working Interest Agent: 903
C & R	7,440	20,650	Category: G1
HB1984: The Appraised value of \$20,650 in 2023 as compared to \$130,530 in 2018 is a 84.18% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	7,440	0	20,650
HOSPITAL	7,440	0	20,650
BAY CTY ISD I&S	7,440	0	20,650
BAY CTY ISD M&O	7,440	0	20,650
COASTAL PLAINS	7,440	0	20,650
PORT OF BAY CTY	7,440	0	20,650
DRAIN 1	7,440	0	20,650
C & R	7,440	0	20,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	13,690	12,400	Lease: 10861 Type: REAL Owner #: 711962
HOSPITAL	13,690	12,400	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	13,690	12,400	URBAN OIL & GAS
VAN VLK ISD M&O	13,690	12,400	AB 22 CUMMINS M
COASTAL PLAINS	13,690	12,400	RRC#290027
PORT OF BAY CTY	13,690	12,400	
DRAIN 1	13,690	12,400	.875000 Working Interest
C & R	13,690	12,400	Category: G1
			Railroad #: 290027
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	13,690	0	12,400
HOSPITAL	13,690	0	12,400
VAN VLK ISD I&S	13,690	0	12,400
VAN VLK ISD M&O	13,690	0	12,400
COASTAL PLAINS	13,690	0	12,400
PORT OF BAY CTY	13,690	0	12,400
DRAIN 1	13,690	0	12,400
C & R	13,690	0	12,400

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	850,640	0	1,565,590
C & R	850,640	0	1,565,590
VAN VLK ISD I&S	815,960	0	1,426,030
VAN VLK ISD M&O	815,960	0	1,426,030
DRAIN 1	850,640	0	1,565,590
COASTAL PLAINS	850,640	0	1,565,590
COUNTY	850,640	0	1,565,590
HOSPITAL	850,640	0	1,565,590
BAY CTY ISD I&S	34,680	0	139,560
BAY CTY ISD M&O	34,680	0	139,560

