

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

HEFFELFINGER STEPHEN M CS TR  
% 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: 706959 630  
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                | 6,760               | 6,690               | Lease: 10076 Type: REAL Owner #: 706959 |
| NAV #1                        | 4,130               | 4,090               | Legal: BLESSING F-3 UNIT                |
| PORT OF BAY CTY               | 2,630               | 2,600               | HUGOTON OPERATING CO                    |
| TIDEHAVEN ISD                 | 6,760               | 6,690               | AB 65 GW NEXSEN, AB 540 PIERCE          |
| DRAIN 4                       | 6,760               | 6,690               | AB 562 SMITH, AB 208 & 209 H&G          |
| SEAWALL                       | 4,130               | 4,090               | Agent: 291                              |
| COUNTY                        | 6,760               | 6,690               | .016851 Royalty Interest                |
| C & R                         | 2,630               | 2,600               | Category: G1                            |
| HOSPITAL                      | 6,760               | 6,690               | Railroad #: 9803                        |
| No 2018 Hist                  |                     |                     |   |
| Taxing Units                  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COASTAL PLAINS                | 6,760               | 0                   | 6,690                                   |
| NAV #1                        | 4,130               | 0                   | 4,090                                   |
| PORT OF BAY CTY               | 2,630               | 0                   | 2,600                                   |
| TIDEHAVEN ISD                 | 6,760               | 0                   | 6,690                                   |
| DRAIN 4                       | 6,760               | 0                   | 6,690                                   |
| SEAWALL                       | 4,130               | 0                   | 4,090                                   |
| COUNTY                        | 6,760               | 0                   | 6,690                                   |
| C & R                         | 2,630               | 0                   | 2,600                                   |
| HOSPITAL                      | 6,760               | 0                   | 6,690                                   |

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                        | 7,240               | 8,590               | Lease: 10412 Type: REAL Owner #: 706959 |
| HOSPITAL                      | 7,240               | 8,590               | Legal: PIERCE ESTATE W#1                |
| TIDEHAVEN ISD                 | 7,240               | 8,590               | KEBO OIL & GAS INC                      |
| COASTAL PLAINS                | 7,240               | 8,590               | AB 208 H&GN RR CO                       |
| NAV #1                        | 7,240               | 8,590               | RRC 26169                               |
| DRAIN 4                       | 7,240               | 8,590               |   |
| SEAWALL                       | 7,240               | 8,590               | .037196 Royalty Interest                |
| No 2018 Hist                  |                     |                     | Category: G1                            |
|                               |                     |                     | Railroad #: 26169                       |
| Taxing Units                  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COUNTY                        | 7,240               | 0                   | 8,590                                   |
| HOSPITAL                      | 7,240               | 0                   | 8,590                                   |
| TIDEHAVEN ISD                 | 7,240               | 0                   | 8,590                                   |
| COASTAL PLAINS                | 7,240               | 0                   | 8,590                                   |
| NAV #1                        | 7,240               | 0                   | 8,590                                   |
| DRAIN 4                       | 7,240               | 0                   | 8,590                                   |
| SEAWALL                       | 7,240               | 0                   | 8,590                                   |

| MINERAL APPRAISAL INFORMATION | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION                    |
|-------------------------------|---------------------|---------------------|---|
| COUNTY                        |                     | 210                 | Lease: 10413 Type: REAL Owner #: 706959 |
| HOSPITAL                      |                     | 210                 | Legal: BLESSING UNIT W#1                |
| TIDEHAVEN ISD                 |                     | 210                 | GTG OPERATING LLC                       |
| COASTAL PLAINS                |                     | 210                 | AB 448 W FUNCK                          |
| NAV #1                        |                     | 210                 | RRC 204742                              |
| DRAIN 4                       |                     | 210                 |   |
| SEAWALL                       |                     | 210                 | .037196 Royalty Interest                |
| No 2018 Hist                  |                     |                     | Category: G1                            |
|                               |                     |                     | Railroad #: 204742                      |
| Taxing Units                  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COUNTY                        | 0                   | 0                   | 210                                     |
| HOSPITAL                      | 0                   | 0                   | 210                                     |
| TIDEHAVEN ISD                 | 0                   | 0                   | 210                                     |
| COASTAL PLAINS                | 0                   | 0                   | 210                                     |
| NAV #1                        | 0                   | 0                   | 210                                     |
| DRAIN 4                       | 0                   | 0                   | 210                                     |
| SEAWALL                       | 0                   | 0                   | 210                                     |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION                    |
|---|---------------------|---------------------|---|
| COUNTY  | 17,070              | 24,370              | Lease: 10574 Type: REAL Owner #: 706959 |
| HOSPITAL  | 17,070              | 24,370              | Legal: NEVADA BLESSING UNIT #1          |
| TIDEHAVEN ISD   | 17,070              | 24,370              | GTG OPERATING LLC                       |
| COASTAL PLAINS  | 17,070              | 24,370              | AB 458 S F SPARKS                       |
| PORT OF BAY CTY   | 17,070              | 24,370              | RRC 225941                              |
| DRAIN 4   | 17,070              | 24,370              |   |
| C & R   | 17,070              | 24,370              | .022322 Royalty Interest                |
| HB1984: The Appraised value of \$24,370 in 2023 as compared to \$44,450 in 2018 is a 45.17% decrease. |                     |                     | Category: G1                            |
|   |                     |                     | Railroad #: 225941                      |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COUNTY  | 17,070              | 0                   | 24,370                                  |
| HOSPITAL  | 17,070              | 0                   | 24,370                                  |
| TIDEHAVEN ISD   | 17,070              | 0                   | 24,370                                  |
| COASTAL PLAINS  | 17,070              | 0                   | 24,370                                  |
| PORT OF BAY CTY   | 17,070              | 0                   | 24,370                                  |
| DRAIN 4   | 17,070              | 0                   | 24,370                                  |
| C & R   | 17,070              | 0                   | 24,370                                  |

| MINERAL APPRAISAL INFORMATION  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|--|---------------------|---------------------|--|
| COUNTY   | 12,240              | 23,980              | Lease: 10693 Type: REAL Owner #: 706959                        |
| HOSPITAL   | 12,240              | 23,980              | Legal: SAHA-PETERSEN GU W3                                     |
| TIDEHAVEN ISD  | 12,240              | 23,980              | SQUARE MILE ENERGY   |
| COASTAL PLAINS   | 12,240              | 23,980              | AB 103 WILLIAMS G J  |
| PORT OF BAY CTY  | 12,240              | 23,980              | RRC 246621   |
| DRAIN 2  | 12,240              | 23,980              |  |
| C & R  | 12,240              | 23,980              | .011443 Royalty Interest<br>Category: G1<br>Railroad #: 246621 |
| HB1984: The Appraised value of \$23,980 in 2023 as compared to \$24,830 in 2018 is a 3.42% decrease. |                     |                     |  |
| Taxing Units   | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                             |
| COUNTY   | 12,240              | 0                   | 23,980   |
| HOSPITAL   | 12,240              | 0                   | 23,980   |
| TIDEHAVEN ISD  | 12,240              | 0                   | 23,980   |
| COASTAL PLAINS   | 12,240              | 0                   | 23,980   |
| PORT OF BAY CTY  | 12,240              | 0                   | 23,980   |
| DRAIN 2  | 12,240              | 0                   | 23,980   |
| C & R  | 12,240              | 0                   | 23,980   |

| MINERAL APPRAISAL INFORMATION  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|--|---------------------|---------------------|--|
| COUNTY   | 5,420               | 8,520               | Lease: 10695 Type: REAL Owner #: 706959                        |
| HOSPITAL   | 5,420               | 8,520               | Legal: PHS GAS UNIT W1   |
| TIDEHAVEN ISD  | 5,420               | 8,520               | ARCADIA OPERATING  |
| COASTAL PLAINS   | 5,420               | 8,520               | AB 93 J TILLEY   |
| PORT OF BAY CTY  | 5,420               | 8,520               | RRC 247837   |
| DRAIN 2  | 5,420               | 8,520               |  |
| C & R  | 5,420               | 8,520               | .034505 Royalty Interest<br>Category: G1<br>Railroad #: 247837 |
| HB1984: The Appraised value of \$8,520 in 2023 as compared to \$10,320 in 2018 is a 17.44% decrease. |                     |                     |  |
| Taxing Units   | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                             |
| COUNTY   | 5,420               | 0                   | 8,520  |
| HOSPITAL   | 5,420               | 0                   | 8,520  |
| TIDEHAVEN ISD  | 5,420               | 0                   | 8,520  |
| COASTAL PLAINS   | 5,420               | 0                   | 8,520  |
| PORT OF BAY CTY  | 5,420               | 0                   | 8,520  |
| DRAIN 2  | 5,420               | 0                   | 8,520  |
| C & R  | 5,420               | 0                   | 8,520  |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION  |
|---|---------------------|---------------------|---|
| COUNTY  | 39,620              | 32,440              | Lease: 10756 Type: REAL Owner #: 706959                       |
| HOSPITAL  | 39,620              | 32,440              | Legal: HEFFELFINGER B W#1                                     |
| TIDEHAVEN ISD   | 39,620              | 32,440              | KEBO OIL & GAS, INC.  |
| COASTAL PLAINS  | 39,620              | 32,440              | AB 99 WALLACE JWE   |
| PORT OF BAY CTY   | 39,620              | 32,440              | RRC 26519   |
| DRAIN 4   | 39,620              | 32,440              |   |
| C & R   | 39,620              | 32,440              | .111111 Royalty Interest<br>Category: G1<br>Railroad #: 26519 |
| HB1984: The Appraised value of \$32,440 in 2023 as compared to \$16,740 in 2018 is a 93.79% increase. |                     |                     |   |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                            |
| COUNTY  | 39,620              | 0                   | 32,440  |
| HOSPITAL  | 39,620              | 0                   | 32,440  |
| TIDEHAVEN ISD   | 39,620              | 0                   | 32,440  |
| COASTAL PLAINS  | 39,620              | 0                   | 32,440  |
| PORT OF BAY CTY   | 39,620              | 0                   | 32,440  |
| DRAIN 4   | 39,620              | 0                   | 32,440  |
| C & R   | 39,620              | 0                   | 32,440  |

| MINERAL APPRAISAL INFORMATION | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|-------------------------------|---------------------|---------------------|--|
| COUNTY                        | 2,600               | 1,640               | Lease: 10811 Type: REAL Owner #: 706959                        |
| HOSPITAL                      | 2,600               | 1,640               | Legal: PECAN UNIT W#1  |
| TIDEHAVEN ISD                 | 2,600               | 1,640               | KEBO OIL & GAS INC.  |
| COASTAL PLAINS                | 2,600               | 1,640               | AB 103 WILLIAMS, G J   |
| PORT OF BAY CTY               | 2,600               | 1,640               | RRC# 278352  |
| DRAIN 2                       | 2,600               | 1,640               |  |
| C & R                         | 2,600               | 1,640               |  |
| No 2018 Hist                  |                     |                     | .013003 Royalty Interest<br>Category: G1<br>Railroad #: 278352 |
| Taxing Units                  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                             |
| COUNTY                        | 2,600               | 0                   | 1,640  |
| HOSPITAL                      | 2,600               | 0                   | 1,640  |
| TIDEHAVEN ISD                 | 2,600               | 0                   | 1,640  |
| COASTAL PLAINS                | 2,600               | 0                   | 1,640  |
| PORT OF BAY CTY               | 2,600               | 0                   | 1,640  |
| DRAIN 2                       | 2,600               | 0                   | 1,640  |
| C & R                         | 2,600               | 0                   | 1,640  |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|---|---------------------|---------------------|--|
| COUNTY  | 5,510               | 2,150               | Lease: 10817 Type: REAL Owner #: 706959                        |
| HOSPITAL  | 5,510               | 2,150               | Legal: PECAN UNIT #2   |
| TIDEHAVEN ISD   | 5,510               | 2,150               | KEBO OIL & GAS   |
| COASTAL PLAINS  | 5,510               | 2,150               | AB 103 WILLIAMS, G J   |
| PORT OF BAY CTY   | 5,510               | 2,150               | RRC# 279574  |
| DRAIN 2   | 5,510               | 2,150               |  |
| C & R   | 5,510               | 2,150               |  |
| HB1984: The Appraised value of \$2,150 in 2023 as compared to \$1,790 in 2018 is a 20.11% increase. |                     |                     | .013003 Royalty Interest<br>Category: G1<br>Railroad #: 279574 |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                             |
| COUNTY  | 5,510               | 0                   | 2,150  |
| HOSPITAL  | 5,510               | 0                   | 2,150  |
| TIDEHAVEN ISD   | 5,510               | 0                   | 2,150  |
| COASTAL PLAINS  | 5,510               | 0                   | 2,150  |
| PORT OF BAY CTY   | 5,510               | 0                   | 2,150  |
| DRAIN 2   | 5,510               | 0                   | 2,150  |
| C & R   | 5,510               | 0                   | 2,150  |

| MINERAL APPRAISAL INFORMATION | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION  |
|-------------------------------|---------------------|---------------------|---|
| COUNTY                        | 4,490               | 3,520               | Lease: 10821 Type: REAL Owner #: 706959                       |
| HOSPITAL                      | 4,490               | 3,520               | Legal: BLESSING (F-14)  |
| PALACIOS ISD                  | 4,490               | 3,520               | SUE-ANN OPERATING   |
| COASTAL PLAINS                | 4,490               | 3,520               | AB 202 HOLMES E L   |
| NAV #1                        | 4,490               | 3,520               | P# 796813   |
| DRAIN 3                       | 4,490               | 3,520               |   |
| SEAWALL                       | 4,490               | 3,520               |   |
| No 2018 Hist                  |                     |                     | .007154 Royalty Interest<br>Category: G1<br>Railroad #: 27359 |
| Taxing Units                  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                            |
| COUNTY                        | 4,490               | 0                   | 3,520   |
| HOSPITAL                      | 4,490               | 0                   | 3,520   |
| PALACIOS ISD                  | 4,490               | 0                   | 3,520   |
| COASTAL PLAINS                | 4,490               | 0                   | 3,520   |
| NAV #1                        | 4,490               | 0                   | 3,520   |
| DRAIN 3                       | 4,490               | 0                   | 3,520   |
| SEAWALL                       | 4,490               | 0                   | 3,520   |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|---|---------------------|---------------------|--|
| COUNTY  | 29,570              | 39,450              | Lease: 10831 Type: REAL Owner #: 706959                        |
| HOSPITAL  | 29,570              | 39,450              | Legal: HEFFELFINGER "A" W#1                                    |
| TIDEHAVEN ISD   | 29,570              | 39,450              | KEBO OIL & GAS, INC.   |
| COASTAL PLAINS  | 29,570              | 39,450              | AB 93 TILLEY J   |
| PORT OF BAY CTY   | 29,570              | 39,450              | RRC 282603   |
| DRAIN 2   | 29,570              | 39,450              |  |
| C & R   | 29,570              | 39,450              | .069017 Royalty Interest<br>Category: G1<br>Railroad #: 282603 |
| HB1984: The Appraised value of \$39,450 in 2023 as compared to \$97,550 in 2018 is a 59.56% decrease. |                     |                     |  |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                             |
| COUNTY  | 29,570              | 0                   | 39,450   |
| HOSPITAL  | 29,570              | 0                   | 39,450   |
| TIDEHAVEN ISD   | 29,570              | 0                   | 39,450   |
| COASTAL PLAINS  | 29,570              | 0                   | 39,450   |
| PORT OF BAY CTY   | 29,570              | 0                   | 39,450   |
| DRAIN 2   | 29,570              | 0                   | 39,450   |
| C & R   | 29,570              | 0                   | 39,450   |

| MINERAL APPRAISAL INFORMATION | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|-------------------------------|---------------------|---------------------|--|
| COUNTY                        | 258,630             | 491,140             | Lease: 10856 Type: REAL Owner #: 706959                        |
| HOSPITAL                      | 258,630             | 491,140             | Legal: GREEN W#1   |
| PALACIOS ISD                  | 258,630             | 491,140             | HILCORP ENERGY COMP  |
| COASTAL PLAINS                | 258,630             | 491,140             | AB 145 DEMOSS L  |
| NAV #1                        | 258,630             | 491,140             | RRC# 288489  |
| DRAIN 3                       | 258,630             | 491,140             |  |
| SEAWALL                       | 258,630             | 491,140             | .009497 Royalty Interest<br>Category: G1<br>Railroad #: 288489 |
| No 2018 Hist                  |                     |                     |  |
| Taxing Units                  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                             |
| COUNTY                        | 258,630             | 0                   | 491,140  |
| HOSPITAL                      | 258,630             | 0                   | 491,140  |
| PALACIOS ISD                  | 258,630             | 0                   | 491,140  |
| COASTAL PLAINS                | 258,630             | 0                   | 491,140  |
| NAV #1                        | 258,630             | 0                   | 491,140  |
| DRAIN 3                       | 258,630             | 0                   | 491,140  |
| SEAWALL                       | 258,630             | 0                   | 491,140  |

| MINERAL APPRAISAL INFORMATION | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|-------------------------------|---------------------|---------------------|--|
| COUNTY                        | 189,260             | 290,650             | Lease: 10866 Type: REAL Owner #: 706959                        |
| HOSPITAL                      | 189,260             | 290,650             | Legal: GREEN W#2   |
| PALACIOS ISD                  | 189,260             | 290,650             | HILCORP ENERGY   |
| COASTAL PLAINS                | 189,260             | 290,650             | AB 145 DEMOSS L  |
| NAV #1                        | 189,260             | 290,650             | RRC# 289857  |
| DRAIN 3                       | 189,260             | 290,650             |  |
| SEAWALL                       | 189,260             | 290,650             | .009497 Royalty Interest<br>Category: G1<br>Railroad #: 289857 |
| No 2018 Hist                  |                     |                     |  |
| Taxing Units                  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)                             |
| COUNTY                        | 189,260             | 0                   | 290,650  |
| HOSPITAL                      | 189,260             | 0                   | 290,650  |
| PALACIOS ISD                  | 189,260             | 0                   | 290,650  |
| COASTAL PLAINS                | 189,260             | 0                   | 290,650  |
| NAV #1                        | 189,260             | 0                   | 290,650  |
| DRAIN 3                       | 189,260             | 0                   | 290,650  |
| SEAWALL                       | 189,260             | 0                   | 290,650  |

**Total of all Above Parcels**

| Taxing Units    | Owner's Last<br>Year's Taxable | Owner's Proposed<br>Exemptions | Owner's Proposed<br>Taxable |  |  |
|-----------------|--------------------------------|--------------------------------|-----------------------------|--|--|
| COASTAL PLAINS  | 578,410                        | 0                              | 933,350                     |  |  |
| NAV #1          | 463,750                        | 0                              | 798,200                     |  |  |
| PORT OF BAY CTY | 114,660                        | 0                              | 135,150                     |  |  |
| TIDEHAVEN ISD   | 126,030                        | 0                              | 148,040                     |  |  |
| DRAIN 4         | 70,690                         | 0                              | 72,300                      |  |  |
| SEAWALL         | 463,750                        | 0                              | 798,200                     |  |  |
| COUNTY          | 578,410                        | 0                              | 933,350                     |  |  |
| C & R           | 114,660                        | 0                              | 135,150                     |  |  |
| HOSPITAL        | 578,410                        | 0                              | 933,350                     |  |  |
| DRAIN 2         | 55,340                         | 0                              | 75,740                      |  |  |
| PALACIOS ISD    | 452,380                        | 0                              | 785,310                     |  |  |
| DRAIN 3         | 452,380                        | 0                              | 785,310                     |  |  |