

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

COALE CHRISTOPHER FRANK COBB  
2230 COUNTY ROAD 220  
ANGLETON TX 77515-8629



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: 707653 285  
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   | 440                 | 2,380               | Lease: 790 Type: REAL Owner #: 707653 |
| C & R   | 440                 | 2,380               | Legal: COBB, F G -A-                  |
| VAN VLK ISD I&S   | 440                 | 2,380               | URBAN OIL & GAS GROU                  |
| VAN VLK ISD M&O   | 440                 | 2,380               | AB 22 CUMMINS MARIA #35               |
| DRAIN 1   | 440                 | 2,380               | RRC 20364                             |
| COASTAL PLAINS  | 440                 | 2,380               |                                       |
| COUNTY  | 440                 | 2,380               | .004167 Royalty Interest              |
| HOSPITAL  | 440                 | 2,380               | Category: G1                          |
| HB1984: The Appraised value of \$2,380 in 2023 as compared to \$1,510 in 2018 is a 57.62% increase. |                     |                     |                                       |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)    |
| PORT OF BAY CTY   | 440                 | 0                   | 2,380                                 |
| C & R   | 440                 | 0                   | 2,380                                 |
| VAN VLK ISD I&S   | 440                 | 0                   | 2,380                                 |
| VAN VLK ISD M&O   | 440                 | 0                   | 2,380                                 |
| DRAIN 1   | 440                 | 0                   | 2,380                                 |
| COASTAL PLAINS  | 440                 | 0                   | 2,380                                 |
| COUNTY  | 440                 | 0                   | 2,380                                 |
| HOSPITAL  | 440                 | 0                   | 2,380                                 |

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   | 4,970               | 6,190               | Lease: 810 Type: REAL Owner #: 707653 |
| C & R   | 4,970               | 6,190               | Legal: COBB, F G -B-                  |
| VAN VLK ISD I&S   | 4,970               | 6,190               | URBAN OIL & GAS GROU                  |
| VAN VLK ISD M&O   | 4,970               | 6,190               | AB 22 & 267 CUMMINS-I & GN RR         |
| DRAIN 1   | 4,970               | 6,190               | RRC 9470 9500 9504 20608 23919        |
| COASTAL PLAINS  | 4,970               | 6,190               |                                       |
| COUNTY  | 4,970               | 6,190               | .004167 Royalty Interest              |
| HOSPITAL  | 4,970               | 6,190               | Category: G1                          |
|   |                     |                     | Railroad #: 9470                      |
| HB1984: The Appraised value of \$6,190 in 2023 as compared to \$4,810 in 2018 is a 28.69% increase. |                     |                     |                                       |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)    |
| PORT OF BAY CTY   | 4,970               | 0                   | 6,190                                 |
| C & R   | 4,970               | 0                   | 6,190                                 |
| VAN VLK ISD I&S   | 4,970               | 0                   | 6,190                                 |
| VAN VLK ISD M&O   | 4,970               | 0                   | 6,190                                 |
| DRAIN 1   | 4,970               | 0                   | 6,190                                 |
| COASTAL PLAINS  | 4,970               | 0                   | 6,190                                 |
| COUNTY  | 4,970               | 0                   | 6,190                                 |
| HOSPITAL  | 4,970               | 0                   | 6,190                                 |

| MINERAL APPRAISAL INFORMATION  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION                    |
|--|---------------------|---------------------|---|
| COUNTY   | 1,480               | 2,010               | Lease: 10382 Type: REAL Owner #: 707653 |
| HOSPITAL   | 1,480               | 2,010               | Legal: COBB F G -B-                     |
| VAN VLK ISD I&S  | 1,480               | 2,010               | URBAN OIL & GAS GROU                    |
| VAN VLK ISD M&O  | 1,480               | 2,010               | AB 22 CUMMINS MARIA #35                 |
| COASTAL PLAINS   | 1,480               | 2,010               | RRC 24446                               |
| PORT OF BAY CTY  | 1,480               | 2,010               |   |
| DRAIN 1  | 1,480               | 2,010               | .004167 Royalty Interest                |
| C & R  | 1,480               | 2,010               | Category: G1                            |
|  |                     |                     | Railroad #: 24446                       |
| HB1984: The Appraised value of \$2,010 in 2023 as compared to \$500 in 2018 is a 302.00% increase. |                     |                     |   |
| Taxing Units   | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COUNTY   | 1,480               | 0                   | 2,010                                   |
| HOSPITAL   | 1,480               | 0                   | 2,010                                   |
| VAN VLK ISD I&S  | 1,480               | 0                   | 2,010                                   |
| VAN VLK ISD M&O  | 1,480               | 0                   | 2,010                                   |
| COASTAL PLAINS   | 1,480               | 0                   | 2,010                                   |
| PORT OF BAY CTY  | 1,480               | 0                   | 2,010                                   |
| DRAIN 1  | 1,480               | 0                   | 2,010                                   |
| C & R  | 1,480               | 0                   | 2,010                                   |

| MINERAL APPRAISAL INFORMATION  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION                    |
|--|---------------------|---------------------|---|
| COUNTY   | 1,290               | 2,310               | Lease: 10383 Type: REAL Owner #: 707653 |
| HOSPITAL   | 1,290               | 2,310               | Legal: COBB F G -A-                     |
| VAN VLK ISD I&S  | 1,290               | 2,310               | URBAN OIL & GAS GROU                    |
| VAN VLK ISD M&O  | 1,290               | 2,310               | AB 22 CUMMINS MARIA #35                 |
| COASTAL PLAINS   | 1,290               | 2,310               | RRC 24389                               |
| PORT OF BAY CTY  | 1,290               | 2,310               |   |
| DRAIN 1  | 1,290               | 2,310               | .004167 Royalty Interest                |
| C & R  | 1,290               | 2,310               | Category: G1                            |
|  |                     |                     | Railroad #: 24389                       |
| HB1984: The Appraised value of \$2,310 in 2023 as compared to \$1,040 in 2018 is a 122.12% increase. |                     |                     |   |
| Taxing Units   | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COUNTY   | 1,290               | 0                   | 2,310                                   |
| HOSPITAL   | 1,290               | 0                   | 2,310                                   |
| VAN VLK ISD I&S  | 1,290               | 0                   | 2,310                                   |
| VAN VLK ISD M&O  | 1,290               | 0                   | 2,310                                   |
| COASTAL PLAINS   | 1,290               | 0                   | 2,310                                   |
| PORT OF BAY CTY  | 1,290               | 0                   | 2,310                                   |
| DRAIN 1  | 1,290               | 0                   | 2,310                                   |
| C & R  | 1,290               | 0                   | 2,310                                   |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION                    |
|---|---------------------|---------------------|---|
| COUNTY  | 310                 | 910                 | Lease: 10762 Type: REAL Owner #: 707653 |
| HOSPITAL  | 310                 | 910                 | Legal: COBB F G -B- W#45                |
| VAN VLK ISD I&S   | 310                 | 910                 | URBAN OIL & GAS GROU                    |
| VAN VLK ISD M&O   | 310                 | 910                 | AB 22 CUMMINS MARIA #35                 |
| COASTAL PLAINS  | 310                 | 910                 | RRC #25806                              |
| PORT OF BAY CTY   | 310                 | 910                 |   |
| DRAIN 1   | 310                 | 910                 | .004167 Royalty Interest                |
| C & R   | 310                 | 910                 | Category: G1                            |
| HB1984: The Appraised value of \$910 in 2023 as compared to \$570 in 2018 is a 59.65% increase. |                     |                     | Railroad #: 25806                       |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COUNTY  | 310                 | 0                   | 910                                     |
| HOSPITAL  | 310                 | 0                   | 910                                     |
| VAN VLK ISD I&S   | 310                 | 0                   | 910                                     |
| VAN VLK ISD M&O   | 310                 | 0                   | 910                                     |
| COASTAL PLAINS  | 310                 | 0                   | 910                                     |
| PORT OF BAY CTY   | 310                 | 0                   | 910                                     |
| DRAIN 1   | 310                 | 0                   | 910                                     |
| C & R   | 310                 | 0                   | 910                                     |

| MINERAL APPRAISAL INFORMATION  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION                    |
|--|---------------------|---------------------|---|
| COUNTY   | 820                 | 1,320               | Lease: 10779 Type: REAL Owner #: 707653 |
| HOSPITAL   | 820                 | 1,320               | Legal: COBB, F. G. 'B' W#35             |
| VAN VLK ISD I&S  | 820                 | 1,320               | URBAN OIL & GAS GROU                    |
| VAN VLK ISD M&O  | 820                 | 1,320               | AB 22 CUMMINS MARIA SEC 35              |
| COASTAL PLAINS   | 820                 | 1,320               | RRC 26134                               |
| PORT OF BAY CTY  | 820                 | 1,320               |   |
| DRAIN 1  | 820                 | 1,320               | .004167 Royalty Interest                |
| C & R  | 820                 | 1,320               | Category: G1                            |
| HB1984: The Appraised value of \$1,320 in 2023 as compared to \$170 in 2018 is a 676.47% increase. |                     |                     | Railroad #: 26134                       |
| Taxing Units   | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COUNTY   | 820                 | 0                   | 1,320                                   |
| HOSPITAL   | 820                 | 0                   | 1,320                                   |
| VAN VLK ISD I&S  | 820                 | 0                   | 1,320                                   |
| VAN VLK ISD M&O  | 820                 | 0                   | 1,320                                   |
| COASTAL PLAINS   | 820                 | 0                   | 1,320                                   |
| PORT OF BAY CTY  | 820                 | 0                   | 1,320                                   |
| DRAIN 1  | 820                 | 0                   | 1,320                                   |
| C & R  | 820                 | 0                   | 1,320                                   |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION                    |
|---|---------------------|---------------------|---|
| COUNTY  |                     | 30                  | Lease: 10822 Type: REAL Owner #: 707653 |
| HOSPITAL  |                     | 30                  | Legal: COBB, F. G. -B- W# 41            |
| VAN VLK ISD I&S   |                     | 30                  | URBAN OIL & GAS                         |
| VAN VLK ISD M&O   |                     | 30                  | AB 22 CUMMINS MARIA #35                 |
| COASTAL PLAINS  |                     | 30                  | RRC# 9465                               |
| PORT OF BAY CTY   |                     | 30                  |   |
| DRAIN 1   |                     | 30                  | .004167 Royalty Interest                |
| C & R   |                     | 30                  | Category: G1                            |
| HB1984: The Appraised value of \$30 in 2023 as compared to \$60 in 2018 is a 50.00% decrease. |                     |                     | Railroad #: 9465                        |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)      |
| COUNTY  | 0                   | 0                   | 30                                      |
| HOSPITAL  | 0                   | 0                   | 30                                      |
| VAN VLK ISD I&S   | 0                   | 0                   | 30                                      |
| VAN VLK ISD M&O   | 0                   | 0                   | 30                                      |
| COASTAL PLAINS  | 0                   | 0                   | 30                                      |
| PORT OF BAY CTY   | 0                   | 0                   | 30                                      |
| DRAIN 1   | 0                   | 0                   | 30                                      |
| C & R   | 0                   | 0                   | 30                                      |

| MINERAL APPRAISAL INFORMATION |                     | LAST YEAR           | PROPOSED 2023                      | PROPERTY DESCRIPTION     |            |                 |
|-------------------------------|---------------------|---------------------|------------------------------------|--------------------------|------------|-----------------|
| COUNTY                        |                     | 90                  | 110                                | Lease: 10861             | Type: REAL | Owner #: 707653 |
| HOSPITAL                      |                     | 90                  | 110                                | Legal: F.G. COBB -B-     | W#26       |                 |
| VAN VLK ISD I&S               |                     | 90                  | 110                                | URBAN OIL & GAS          |            |                 |
| VAN VLK ISD M&O               |                     | 90                  | 110                                | AB 22 CUMMINS M          |            |                 |
| COASTAL PLAINS                |                     | 90                  | 110                                | RRC#290027               |            |                 |
| PORT OF BAY CTY               |                     | 90                  | 110                                |                          |            |                 |
| DRAIN 1                       |                     | 90                  | 110                                | .004167 Royalty Interest |            |                 |
| C & R                         |                     | 90                  | 110                                | Category: G1             |            |                 |
|                               | No 2018 Hist        |                     |                                    | Railroad #:              | 290027     |                 |
| Taxing Units                  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |                          |            |                 |
| COUNTY                        | 90                  | 0                   | 110                                |                          |            |                 |
| HOSPITAL                      | 90                  | 0                   | 110                                |                          |            |                 |
| VAN VLK ISD I&S               | 90                  | 0                   | 110                                |                          |            |                 |
| VAN VLK ISD M&O               | 90                  | 0                   | 110                                |                          |            |                 |
| COASTAL PLAINS                | 90                  | 0                   | 110                                |                          |            |                 |
| PORT OF BAY CTY               | 90                  | 0                   | 110                                |                          |            |                 |
| DRAIN 1                       | 90                  | 0                   | 110                                |                          |            |                 |
| C & R                         | 90                  | 0                   | 110                                |                          |            |                 |

### 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 | 9,400                       | 0                           | 15,260                   |  |  |
| C & R           | 9,400                       | 0                           | 15,260                   |  |  |
| VAN VLK ISD I&S | 9,400                       | 0                           | 15,260                   |  |  |
| VAN VLK ISD M&O | 9,400                       | 0                           | 15,260                   |  |  |
| DRAIN 1         | 9,400                       | 0                           | 15,260                   |  |  |
| COASTAL PLAINS  | 9,400                       | 0                           | 15,260                   |  |  |
| COUNTY          | 9,400                       | 0                           | 15,260                   |  |  |
| HOSPITAL        | 9,400                       | 0                           | 15,260                   |  |  |