

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

CAT HIL D&C RE LLC  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



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: 712696 247  
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	850	1,170	Lease: 10240 Type: REAL Owner #: 712696
C & R	850	1,170	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	850	1,170	HILCORP ENERGY
VAN VLK ISD M&O	850	1,170	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	850	1,170	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	850	1,170	Agent: 574
HOSPITAL	850	1,170	.000147 Royalty Interest
COASTAL PLAINS	850	1,170	Category: G1
HB1984: The Appraised value of \$1,170 in 2023 as compared to \$560 in 2018 is a 108.93% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	850	0	1,170
C & R	850	0	1,170
VAN VLK ISD I&S	850	0	1,170
VAN VLK ISD M&O	850	0	1,170
PORT OF BAY CTY	850	0	1,170
DRAIN 1	850	0	1,170
HOSPITAL	850	0	1,170
COASTAL PLAINS	850	0	1,170

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](https://www.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	1,070	1,970	Lease: 10497 Type: REAL Owner #: 712696
HOSPITAL	1,070	1,970	Legal: JOHNSON FOUNDATION
VAN VLK ISD I&S	1,070	1,970	SHOCO PRODUCTION LLC
VAN VLK ISD M&O	1,070	1,970	AB 40 F GEORGE SEC 31
COASTAL PLAINS	1,070	1,970	RRC 263244
PORT OF BAY CTY	1,070	1,970	
DRAIN 1	1,070	1,970	.001172 Royalty Interest Agent: 574
C & R	1,070	1,970	Category: G1
HB1984: The Appraised value of \$1,970 in 2023 as compared to \$90 in 2018 is a 2088.89% increase.			Railroad #: 263244
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,070	0	1,970
HOSPITAL	1,070	0	1,970
VAN VLK ISD I&S	1,070	0	1,970
VAN VLK ISD M&O	1,070	0	1,970
COASTAL PLAINS	1,070	0	1,970
PORT OF BAY CTY	1,070	0	1,970
DRAIN 1	1,070	0	1,970
C & R	1,070	0	1,970

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
COUNTY	1,920	0	3,140
C & R	1,920	0	3,140
VAN VLK ISD I&S	1,920	0	3,140
VAN VLK ISD M&O	1,920	0	3,140
PORT OF BAY CTY	1,920	0	3,140
DRAIN 1	1,920	0	3,140
HOSPITAL	1,920	0	3,140
COASTAL PLAINS	1,920	0	3,140