

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

OAKWOOD MINERALS I LP
% KIRKWOOD & DARBY INC
2601 SCOTT AVENUE SUITE 400
FORT WORTH TX 76103



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: 708153 1072
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	160	860	Lease: 790 Type: REAL Owner #: 708153
C & R	160	860	Legal: COBB, F G -A-
VAN VLK ISD I&S	160	860	URBAN OIL & GAS GROU
VAN VLK ISD M&O	160	860	AB 22 CUMMINS MARIA #35
DRAIN 1	160	860	RRC 20364
COASTAL PLAINS	160	860	Agent: 300
COUNTY	160	860	.001509 Royalty Interest
HOSPITAL	160	860	Category: G1
HB1984: The Appraised value of \$860 in 2023 as compared to \$550 in 2018 is a 56.36% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	160	0	860
C & R	160	0	860
VAN VLK ISD I&S	160	0	860
VAN VLK ISD M&O	160	0	860
DRAIN 1	160	0	860
COASTAL PLAINS	160	0	860
COUNTY	160	0	860
HOSPITAL	160	0	860

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	1,800	2,240	Lease: 810 Type: REAL Owner #: 708153
C & R	1,800	2,240	Legal: COBB, F G -B-
VAN VLK ISD I&S	1,800	2,240	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,800	2,240	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	1,800	2,240	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	1,800	2,240	Agent: 300
COUNTY	1,800	2,240	.001509 Royalty Interest
HOSPITAL	1,800	2,240	Category: G1
HB1984: The Appraised value of \$2,240 in 2023 as compared to \$1,740 in 2018 is a 28.74% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,800	0	2,240
C & R	1,800	0	2,240
VAN VLK ISD I&S	1,800	0	2,240
VAN VLK ISD M&O	1,800	0	2,240
DRAIN 1	1,800	0	2,240
COASTAL PLAINS	1,800	0	2,240
COUNTY	1,800	0	2,240
HOSPITAL	1,800	0	2,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	250	490	Lease: 2230 Type: REAL Owner #: 708153
C & R	250	490	Legal: JOHNSON, SALLIE #03L
VAN VLK ISD I&S	250	490	URBAN OIL & GAS GROU
VAN VLK ISD M&O	250	490	AB 22 CUMMINS MARIA #35
DRAIN 1	250	490	RRC 9495
COASTAL PLAINS	250	490	Agent: 300
COUNTY	250	490	.002188 Royalty Interest
HOSPITAL	250	490	Category: G1
HB1984: The Appraised value of \$490 in 2023 as compared to \$160 in 2018 is a 206.25% increase.			Railroad #: 9495
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	250	0	490
C & R	250	0	490
VAN VLK ISD I&S	250	0	490
VAN VLK ISD M&O	250	0	490
DRAIN 1	250	0	490
COASTAL PLAINS	250	0	490
COUNTY	250	0	490
HOSPITAL	250	0	490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	750	1,020	Lease: 10240 Type: REAL Owner #: 708153
C & R	750	1,020	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	750	1,020	HILCORP ENERGY
VAN VLK ISD M&O	750	1,020	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	750	1,020	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	750	1,020	Agent: 300
HOSPITAL	750	1,020	.000129 Royalty Interest
COASTAL PLAINS	750	1,020	Category: G1
HB1984: The Appraised value of \$1,020 in 2023 as compared to \$490 in 2018 is a 108.16% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	750	0	1,020
C & R	750	0	1,020
VAN VLK ISD I&S	750	0	1,020
VAN VLK ISD M&O	750	0	1,020
PORT OF BAY CTY	750	0	1,020
DRAIN 1	750	0	1,020
HOSPITAL	750	0	1,020
COASTAL PLAINS	750	0	1,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	540	730	Lease: 10382 Type: REAL Owner #: 708153
HOSPITAL	540	730	Legal: COBB F G -B-
VAN VLK ISD I&S	540	730	URBAN OIL & GAS GROU
VAN VLK ISD M&O	540	730	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	540	730	RRC 24446
PORT OF BAY CTY	540	730	
DRAIN 1	540	730	.001509 Royalty Interest
C & R	540	730	Category: G1
HB1984: The Appraised value of \$730 in 2023 as compared to \$180 in 2018 is a 305.56% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	540	0	730
HOSPITAL	540	0	730
VAN VLK ISD I&S	540	0	730
VAN VLK ISD M&O	540	0	730
COASTAL PLAINS	540	0	730
PORT OF BAY CTY	540	0	730
DRAIN 1	540	0	730
C & R	540	0	730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	470	840	Lease: 10383 Type: REAL Owner #: 708153
HOSPITAL	470	840	Legal: COBB F G -A-
VAN VLK ISD I&S	470	840	URBAN OIL & GAS GROU
VAN VLK ISD M&O	470	840	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	470	840	RRC 24389
PORT OF BAY CTY	470	840	
DRAIN 1	470	840	.001509 Royalty Interest
C & R	470	840	Category: G1
HB1984: The Appraised value of \$840 in 2023 as compared to \$380 in 2018 is a 121.05% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	470	0	840
HOSPITAL	470	0	840
VAN VLK ISD I&S	470	0	840
VAN VLK ISD M&O	470	0	840
COASTAL PLAINS	470	0	840
PORT OF BAY CTY	470	0	840
DRAIN 1	470	0	840
C & R	470	0	840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	110	330	Lease: 10762 Type: REAL Owner #: 708153
HOSPITAL	110	330	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	110	330	URBAN OIL & GAS GROU
VAN VLK ISD M&O	110	330	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	110	330	RRC #25806
PORT OF BAY CTY	110	330	
DRAIN 1	110	330	.001509 Royalty Interest
C & R	110	330	Category: G1
HB1984: The Appraised value of \$330 in 2023 as compared to \$210 in 2018 is a 57.14% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	110	0	330
HOSPITAL	110	0	330
VAN VLK ISD I&S	110	0	330
VAN VLK ISD M&O	110	0	330
COASTAL PLAINS	110	0	330
PORT OF BAY CTY	110	0	330
DRAIN 1	110	0	330
C & R	110	0	330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	300	480	Lease: 10779 Type: REAL Owner #: 708153
HOSPITAL	300	480	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	300	480	URBAN OIL & GAS GROU
VAN VLK ISD M&O	300	480	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	300	480	RRC 26134
PORT OF BAY CTY	300	480	
DRAIN 1	300	480	.001508 Royalty Interest Agent: 300
C & R	300	480	Category: G1
HB1984: The Appraised value of \$480 in 2023 as compared to \$60 in 2018 is a 700.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	300	0	480
HOSPITAL	300	0	480
VAN VLK ISD I&S	300	0	480
VAN VLK ISD M&O	300	0	480
COASTAL PLAINS	300	0	480
PORT OF BAY CTY	300	0	480
DRAIN 1	300	0	480
C & R	300	0	480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10822 Type: REAL Owner #: 708153
HOSPITAL		10	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		10	URBAN OIL & GAS
VAN VLK ISD M&O		10	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		10	RRC# 9465
PORT OF BAY CTY		10	
DRAIN 1		10	.001509 Royalty Interest Agent: 300
C & R		10	Category: G1
HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.			Railroad #: 9465
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	10
HOSPITAL	0	0	10
VAN VLK ISD I&S	0	0	10
VAN VLK ISD M&O	0	0	10
COASTAL PLAINS	0	0	10
PORT OF BAY CTY	0	0	10
DRAIN 1	0	0	10
C & R	0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	30	40	Lease: 10861 Type: REAL Owner #: 708153
HOSPITAL	30	40	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	30	40	URBAN OIL & GAS
VAN VLK ISD M&O	30	40	AB 22 CUMMINS M
COASTAL PLAINS	30	40	RRC#290027
PORT OF BAY CTY	30	40	
DRAIN 1	30	40	.001509 Royalty Interest Agent: 300
C & R	30	40	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	30	0	40
HOSPITAL	30	0	40
VAN VLK ISD I&S	30	0	40
VAN VLK ISD M&O	30	0	40
COASTAL PLAINS	30	0	40
PORT OF BAY CTY	30	0	40
DRAIN 1	30	0	40
C & R	30	0	40

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	4,410	0	7,040		
C & R	4,410	0	7,040		
VAN VLK ISD I&S	4,410	0	7,040		
VAN VLK ISD M&O	4,410	0	7,040		
DRAIN 1	4,410	0	7,040		
COASTAL PLAINS	4,410	0	7,040		
COUNTY	4,410	0	7,040		
HOSPITAL	4,410	0	7,040		

