

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

TEMIN 1987 PARTNERSHIP  
% 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: 701165 1466  
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 C & R VAN VLK ISD I&S G VAN VLK ISD M&O G DRAIN 1 G COASTAL PLAINS COUNTY HOSPITAL		40 40 40 40 40 40 40	Lease: 453 Type: REAL Owner #: 701165 Legal: BOULDIN, FLORENCE V OAK ENERGY LLC AB 40 FREEMAN GEORGE SUR RRC 50817 Agent: 300 .003906 Royalty Interest Category: G1 Railroad #: 27483
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2023 as compared to \$190 in 2018 is a 78.95% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	0	0	40
C & R	0	0	40
VAN VLK ISD I&S	0	40	0
VAN VLK ISD M&O	0	40	0
DRAIN 1	0	40	0
COASTAL PLAINS	0	0	40
COUNTY	0	0	40
HOSPITAL	0	0	40

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 C & R VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	G G G	10 10 10 10 10 10 10 10	Lease: 455 Type: REAL Owner #: 701165 Legal: BOULDIN, FLORENCE V -B- W#2&3 OAK ENERGY LLC AB 40 F GEORGE SUR RRC 9880  .003906 Royalty Interest Category: G1 Railroad #: 9880  Agent: 300
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$130 in 2018 is a 92.31% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	0 0 0 0 0 0 0 0	0 0 10 10 10 0 0 0	10 10 0 0 0 10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY DRAIN 2 TIDEHAVEN ISD COUNTY C & R COASTAL PLAINS HOSPITAL	60 60 60 60 60 60 60	70 70 70 70 70 70 70	Lease: 2520 Type: REAL Owner #: 701165 Legal: LEWIS, J C ATLAS OPERATING LLC AB 18 C G COX SUR RRC 160251  .001282 Override Royalty Category: G1 Railroad #: 160251  Agent: 300
HB1984: The Appraised value of \$70 in 2023 as compared to \$190 in 2018 is a 63.16% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY DRAIN 2 TIDEHAVEN ISD COUNTY C & R COASTAL PLAINS HOSPITAL	60 60 60 60 60 60 60	0 0 0 0 0 0 0	70 70 70 70 70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD PORT OF BAY CTY DRAIN 2 C & R COASTAL PLAINS	410 410 410 410 410 410 410	540 540 540 540 540 540 540	Lease: 10514 Type: REAL Owner #: 701165 Legal: LEWIS J C "C" WELL #1 ATLAS OPERATING LLC AB 18 CG COX SURVEY RRC 24940 217099  .001281 Override Royalty Category: G1 Railroad #: 24940  Agent: 300
HB1984: The Appraised value of \$540 in 2023 as compared to \$160 in 2018 is a 237.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD PORT OF BAY CTY DRAIN 2 C & R COASTAL PLAINS	410 410 410 410 410 410 410	0 0 0 0 0 0 0	540 540 540 540 540 540 540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		30	70	Lease: 10548	Type: REAL Owner #: 701165
HOSPITAL		30	70	Legal: LEWIS J C WELL #3	
TIDEHAVEN ISD		30	70	ATLAS OPERATING LLC	
COASTAL PLAINS		30	70	AB 18 CG CPX SURVEY	
NAV #1	G	30	70	RRC 214657	
DRAIN 3	G	30	70		Agent: 300
SEAWALL	G	30	70	.001281 Override Royalty	
				Category: G1	
				Railroad #: 214657	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$70 in 2023 as compared to \$80 in 2018 is a 12.50% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	30	0	70		
HOSPITAL	30	0	70		
TIDEHAVEN ISD	30	0	70		
COASTAL PLAINS	30	0	70		
NAV #1	0	70	0		
DRAIN 3	0	70	0		
SEAWALL	0	70	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY			10	Lease: 10738	Type: REAL Owner #: 701165
HOSPITAL			10	Legal: BOULDIN, FV -B- W #3	
VAN VLK ISD I&S	G		10	OAK ENERGY LLC	
VAN VLK ISD M&O	G		10	AB 13 BURNETT & SOJOURNER	
COASTAL PLAINS			10	RRC #25578	
PORT OF BAY CTY			10		Agent: 300
DRAIN 1	G		10	.003906 Royalty Interest	
C & R			10	Category: G1	
				Railroad #: 25578	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2023 as compared to \$50 in 2018 is a 80.00% decrease.					
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	10	0		
VAN VLK ISD M&O	0	10	0		
COASTAL PLAINS	0	0	10		
PORT OF BAY CTY	0	0	10		
DRAIN 1	0	10	0		
C & R	0	0	10		

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	470	0	670		
C & R	470	0	670		
VAN VLK ISD I&S	0	60	0		
VAN VLK ISD M&O	0	60	0		
DRAIN 1	0	60	0		
COASTAL PLAINS	500	0	740		
COUNTY	500	0	740		
HOSPITAL	500	0	740		
DRAIN 2	470	0	610		
TIDEHAVEN ISD	500	0	680		
NAV #1	0	70	0		
DRAIN 3	0	70	0		
SEAWALL	0	70	0		

