

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

XANDER LP  
8214 WESTCHESTER DR STE 950  
DALLAS TX 75225



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: 712731 1674  
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	1,680	1,330	Lease: 10688 Type: REAL Owner #: 712731
HOSPITAL	1,680	1,330	Legal: WEST BLESSING GU B W1
TIDEHAVEN ISD	1,680	1,330	DALLAS PETROLEUM
COASTAL PLAINS	1,680	1,330	AB 369 PAYNE GA
NAV #1	1,680	1,330	RRC 245923
DRAIN 4	1,680	1,330	
SEAWALL	1,680	1,330	.003614 Override Royalty
No 2018 Hist			Category: G1
			Railroad #: 245923
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,680	0	1,330
HOSPITAL	1,680	0	1,330
TIDEHAVEN ISD	1,680	0	1,330
COASTAL PLAINS	1,680	0	1,330
NAV #1	1,680	0	1,330
DRAIN 4	1,680	0	1,330
SEAWALL	1,680	0	1,330

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 HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R  No 2018 Hist	6,220 6,220 6,220 6,220 6,220 6,220 6,220	6,210 6,210 6,210 6,210 6,210 6,210 6,210	Lease: 10733 Type: REAL Owner #: 712731 Legal: PHEASANT BLESSING W #1 DALLAS PETROLEUM AB 373 REED N RRC 25474  .003955 Override Royalty Category: G1 Railroad #: 25474
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	6,220 6,220 6,220 6,220 6,220 6,220 6,220	0 0 0 0 0 0 0	6,210 6,210 6,210 6,210 6,210 6,210 6,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 PORT OF BAY CTY DRAIN 3 C & R SEAWALL  No 2018 Hist	4,350 4,350 4,350 4,350 4,350 4,350 4,350 4,350 4,350	3,920 3,920 3,920 3,920 3,920 3,920 3,920 3,920 3,920	Lease: 10768 Type: REAL Owner #: 712731 Legal: GRESHAM GAS UNIT W#1 DALLAS PETROLEUM AB 43 GRAYSON P W RRC 265865  .003306 Override Royalty Category: G1 Railroad #: 265865
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 PORT OF BAY CTY DRAIN 3 C & R SEAWALL	4,350 4,350 4,350 4,350 4,350 4,350 4,350 4,350 4,350	0 0 0 0 0 0 0 0 0	3,920 3,920 3,920 3,920 3,920 3,920 3,920 3,920 3,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 PORT OF BAY CTY DRAIN 3 C & R SEAWALL  No 2018 Hist		250 250 250 250 250 250 250 250 250	Lease: 10785 Type: REAL Owner #: 712731 Legal: GRESHAM GAS UNIT W#2 DALLAS PETROLEUM AB 43 GRAYSON P W RRC 272687 API 321-32333  .003306 Override Royalty Category: G1 Railroad #: 272687
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 PORT OF BAY CTY DRAIN 3 C & R SEAWALL	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	250 250 250 250 250 250 250 250 250

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	12,250	0	11,710		
HOSPITAL	12,250	0	11,710		
TIDEHAVEN ISD	12,250	0	11,710		
COASTAL PLAINS	12,250	0	11,710		
NAV #1	6,030	0	5,500		
DRAIN 4	1,680	0	1,330		
SEAWALL	6,030	0	5,500		
PORT OF BAY CTY	10,570	0	10,380		
DRAIN 2	6,220	0	6,210		
C & R	10,570	0	10,380		
DRAIN 3	4,350	0	4,170		

