

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

CYPRESS PT ROYALTIES LP
201 W 5TH ST STE 1350
AUSTIN TX 78701



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: 712296 347
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	3,510	4,790	Lease: 10240 Type: REAL Owner #: 712296
C & R	3,510	4,790	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	3,510	4,790	HILCORP ENERGY
VAN VLK ISD M&O	3,510	4,790	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	3,510	4,790	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	3,510	4,790	
HOSPITAL	3,510	4,790	.000605 Royalty Interest
COASTAL PLAINS	3,510	4,790	Category: G1
HB1984: The Appraised value of \$4,790 in 2023 as compared to \$1,380 in 2018 is a 247.10% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,510	0	4,790
C & R	3,510	0	4,790
VAN VLK ISD I&S	3,510	0	4,790
VAN VLK ISD M&O	3,510	0	4,790
PORT OF BAY CTY	3,510	0	4,790
DRAIN 1	3,510	0	4,790
HOSPITAL	3,510	0	4,790
COASTAL PLAINS	3,510	0	4,790

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	370	730	Lease: 10693 Type: REAL Owner #: 712296
HOSPITAL	370	730	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	370	730	SQUARE MILE ENERGY
COASTAL PLAINS	370	730	AB 103 WILLIAMS G J
PORT OF BAY CTY	370	730	RRC 246621
DRAIN 2	370	730	
C & R	370	730	.000346 Override Royalty
HB1984: The Appraised value of \$730 in 2023 as compared to \$750 in 2018 is a 2.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	370	0	730
HOSPITAL	370	0	730
TIDEHAVEN ISD	370	0	730
COASTAL PLAINS	370	0	730
PORT OF BAY CTY	370	0	730
DRAIN 2	370	0	730
C & R	370	0	730

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	3,880	0	5,520		
C & R	3,880	0	5,520		
VAN VLK ISD I&S	3,510	0	4,790		
VAN VLK ISD M&O	3,510	0	4,790		
PORT OF BAY CTY	3,880	0	5,520		
DRAIN 1	3,510	0	4,790		
HOSPITAL	3,880	0	5,520		
COASTAL PLAINS	3,880	0	5,520		
TIDEHAVEN ISD	370	0	730		
DRAIN 2	370	0	730		