

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

PEDEN JOHN HAWKINS EXEMPT TRUS  
U/W OF FRANK H LEWIS JR  
2020 AVENUE H  
BAY CITY TX 77414-5121



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: 712481 1118  
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	60	90	Lease: 630 Type: REAL Owner #: 712481
C & R	60	90	Legal: OHIO-SUN UNIT TR#1-A
TIDEHAVEN ISD G	60	90	ALLEGiant RESOURCES
DRAIN 2 G	60	90	AB 229 I & GN UNIT 990100
COASTAL PLAINS	60	90	TRACT NAME: J C CARLSON ET AL
COUNTY	60	90	
HOSPITAL	60	90	
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			.000126 Royalty Interest Category: G1 Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	60	0	90
C & R	60	0	90
TIDEHAVEN ISD	0	90	0
DRAIN 2	0	90	0
COASTAL PLAINS	60	0	90
COUNTY	60	0	90
HOSPITAL	60	0	90

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 TIDEHAVEN ISD           G DRAIN 2                   G COASTAL PLAINS COUNTY HOSPITAL  Exemptions :           G=LESS THAN \$500 MIN INT No 2018 Hist	20 20 20 20 20 20 20	30 30 30 30 30 30 30	Lease: 3380   Type: REAL   Owner #: 712481 Legal: OHIO-SUN UNIT TR#3-C ALLEGiant RESOURCES AB 377 J ROBERTSON UNIT 990100 TRACT NAME: AD W PIETZ  .000366 Royalty Interest Category:   G1 Railroad #:               2996

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	20 20 0 0 20 20 20	0 0 30 30 0 0 0	30 30 0 0 30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COASTAL PLAINS NAV #1                   G PORT OF BAY CTY TIDEHAVEN ISD           G DRAIN 4                   G SEAWALL                  G COUNTY C & R HOSPITAL  Exemptions :           G=LESS THAN \$500 MIN INT No 2018 Hist	30 20 10 30 30 20 30 10 30	30 20 10 30 30 20 30 10 30	Lease: 10076   Type: REAL   Owner #: 712481 Legal: BLESSING F-3 UNIT HUGOTON OPERATING CO AB 65 GW NEXSEN, AB 540 PIERCE AB 562 SMITH, AB 208 & 209 H&G  .000064 Royalty Interest Category:   G1 Railroad #:               9803

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COASTAL PLAINS NAV #1 PORT OF BAY CTY TIDEHAVEN ISD DRAIN 4 SEAWALL COUNTY C & R HOSPITAL	30 0 10 0 0 0 30 10 30	0 20 0 30 30 20 0 0 0	30 0 10 0 0 0 30 10 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	25,260	10,630	Lease: 10263 Type: REAL Owner #: 712481
HOSPITAL	25,260	10,630	Legal: LEWIS #1
BAY CTY ISD I&S	25,260	10,630	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	25,260	10,630	AB 9 BOWMAN & WILLIAMS
PORT OF BAY CTY	25,260	10,630	RRC 185153
DRAIN 1	25,260	10,630	
C & R	25,260	10,630	.019531 Royalty Interest
COASTAL PLAINS	25,260	10,630	Category: G1
			Railroad #: 185153
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	25,260	0	10,630
HOSPITAL	25,260	0	10,630
BAY CTY ISD I&S	25,260	0	10,630
BAY CTY ISD M&O	25,260	0	10,630
PORT OF BAY CTY	25,260	0	10,630
DRAIN 1	25,260	0	10,630
C & R	25,260	0	10,630
COASTAL PLAINS	25,260	0	10,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,850	880	Lease: 10302 Type: REAL Owner #: 712481
HOSPITAL	2,850	880	Legal: LEWIS #2
BAY CTY ISD I&S	2,850	880	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	2,850	880	AB 9 BOWMAN & WILLIAMS
PORT OF BAY CTY	2,850	880	RRC 190214
DRAIN 1	2,850	880	
C & R	2,850	880	.019531 Royalty Interest
COASTAL PLAINS	2,850	880	Category: G1
			Railroad #: 190214
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,850	0	880
HOSPITAL	2,850	0	880
BAY CTY ISD I&S	2,850	0	880
BAY CTY ISD M&O	2,850	0	880
PORT OF BAY CTY	2,850	0	880
DRAIN 1	2,850	0	880
C & R	2,850	0	880
COASTAL PLAINS	2,850	0	880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10383 Type: REAL Owner #: 712481
HOSPITAL		10	Legal: COBB F G -A-
VAN VLK ISD I&S G		10	URBAN OIL & GAS GROU
VAN VLK ISD M&O G		10	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		10	RRC 24389
PORT OF BAY CTY		10	
DRAIN 1		10	.000013 Royalty Interest
C & R		10	Category: G1
			Railroad #: 24389
Exemptions : G=LESS THAN \$500 MIN INT			
No 2018 Hist			
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	0	10
C & R	0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	60	60	Lease: 10452 Type: REAL	Owner #: 712481	
HOSPITAL	60	60	Legal: MILBERGER GU #1		
BAY CTY ISD I&S	60	60	RAP OPERATING LLC		
BAY CTY ISD M&O	60	60	AB 154 W G EWING		
PORT OF BAY CTY	60	60	RRC 210822		
DRAIN 1	60	60			
C & R	60	60	.000403 Royalty Interest		
COASTAL PLAINS	60	60	Category: G1		
			Railroad #: 210822		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	60	0	60		
HOSPITAL	60	0	60		
BAY CTY ISD I&S	60	0	60		
BAY CTY ISD M&O	60	0	60		
PORT OF BAY CTY	60	0	60		
DRAIN 1	60	0	60		
C & R	60	0	60		
COASTAL PLAINS	60	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	890	90	Lease: 10703 Type: REAL	Owner #: 712481	
HOSPITAL	890	90	Legal: LEWIS W3		
BAY CTY ISD I&S	890	90	SHOCO PRODUCTION LLC		
BAY CTY ISD M&O	890	90	AB 9 J BOWMANS		
COASTAL PLAINS	890	90	RRC 249847		
PORT OF BAY CTY	890	90			
DRAIN 1	890	90	.019531 Royalty Interest		
C & R	890	90	Category: G1		
			Railroad #: 249847		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	890	0	90		
HOSPITAL	890	0	90		
BAY CTY ISD I&S	890	0	90		
BAY CTY ISD M&O	890	0	90		
COASTAL PLAINS	890	0	90		
PORT OF BAY CTY	890	0	90		
DRAIN 1	890	0	90		
C & R	890	0	90		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	360	790	Lease: 10714 Type: REAL	Owner #: 712481	
HOSPITAL	360	790	Legal: TALAFUSE GAS UNIT W3		
BAY CTY ISD I&S	360	790	RAP OPERATING LLC		
BAY CTY ISD M&O	360	790	AB 347 P KESTLER		
COASTAL PLAINS	360	790	RRC 254779		
PORT OF BAY CTY	360	790			
DRAIN 1	360	790	.002856 Royalty Interest		
C & R	360	790	Category: G1		
			Railroad #: 254779		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	360	0	790		
HOSPITAL	360	0	790		
BAY CTY ISD I&S	360	0	790		
BAY CTY ISD M&O	360	0	790		
COASTAL PLAINS	360	0	790		
PORT OF BAY CTY	360	0	790		
DRAIN 1	360	0	790		
C & R	360	0	790		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	20	Lease: 10827 Type: REAL Owner #: 712481
HOSPITAL	10	20	Legal: HENRY RUGELEY W# 12
BAY CTY ISD I&S	10	20	URBAN OIL & GAS
BAY CTY ISD M&O	10	20	AB 260 I&GN RR CO
COASTAL PLAINS	10	20	RRC# 27013
PORT OF BAY CTY	10	20	
DRAIN 1	10	20	.000217 Royalty Interest
C & R	10	20	Category: G1
HB1984: The Appraised value of \$20 in 2023 as compared to \$30 in 2018 is a 33.33% decrease.			Railroad #: 27013
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	20
HOSPITAL	10	0	20
BAY CTY ISD I&S	10	0	20
BAY CTY ISD M&O	10	0	20
COASTAL PLAINS	10	0	20
PORT OF BAY CTY	10	0	20
DRAIN 1	10	0	20
C & R	10	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	10	Lease: 10827 Type: REAL Owner #: 712481
HOSPITAL	10	10	Legal: HENRY RUGELEY W# 12
BAY CTY ISD I&S	10	10	URBAN OIL & GAS
BAY CTY ISD M&O	10	10	AB 260 I&GN RR CO
COASTAL PLAINS	10	10	RRC# 27013
PORT OF BAY CTY	10	10	
DRAIN 1	10	10	.000108 Override Royalty
C & R	10	10	Category: G1
No 2018 Hist			Railroad #: 27013
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	10
HOSPITAL	10	0	10
BAY CTY ISD I&S	10	0	10
BAY CTY ISD M&O	10	0	10
COASTAL PLAINS	10	0	10
PORT OF BAY CTY	10	0	10
DRAIN 1	10	0	10
C & R	10	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10880 Type: REAL Owner #: 712481
HOSPITAL		10	Legal: OHIO-SUN UNIT
BAY CTY ISD I&S		10	ALLEGiant RESOURCES
BAY CTY ISD M&O		10	AB 7 BETTS, J
COASTAL PLAINS		10	RRC 293605
PORT OF BAY CTY		10	
DRAIN 1		10	.000040 Royalty Interest
C & R		10	Category: G1
No 2018 Hist			Railroad #: 293605
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	10
HOSPITAL	0	0	10
BAY CTY ISD I&S	0	0	10
BAY CTY 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

**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	29,530	0	12,630		
C & R	29,530	0	12,630		
TIDEHAVEN ISD	0	150	0		
DRAIN 2	0	120	0		
COASTAL PLAINS	29,550	0	12,650		
COUNTY	29,550	0	12,650		
HOSPITAL	29,550	0	12,650		
NAV #1	0	20	0		
DRAIN 4	0	30	0		
SEAWALL	0	20	0		
BAY CTY ISD I&S	29,440	0	12,490		
BAY CTY ISD M&O	29,440	0	12,490		
DRAIN 1	29,440	0	12,500		
VAN VLK ISD I&S	0	10	0		
VAN VLK ISD M&O	0	10	0		