

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

CASTLE ROYALTIES
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330



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: 708650 246
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 TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	470 470 470 470 470 470 470	730 730 730 730 730 730 730	Lease: 630 Type: REAL Owner #: 708650 Legal: OHIO-SUN UNIT TR#1-A ALLEGIAN T RESOURCES AB 229 I & GN UNIT 990100 TRACT NAME: J C CARLSON ET AL Agent: 574 .001027 Royalty Interest Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$730 in 2023 as compared to \$590 in 2018 is a 23.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	470	0	730
C & R	470	0	730
TIDEHAVEN ISD	470	0	730
DRAIN 2	470	0	730
COASTAL PLAINS	470	0	730
COUNTY	470	0	730
HOSPITAL	470	0	730

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	20	110	Lease: 790 Type: REAL Owner #: 708650
C & R	20	110	Legal: COBB, F G -A-
VAN VLK ISD I&S	20	110	URBAN OIL & GAS GROU
VAN VLK ISD M&O	20	110	AB 22 CUMMINS MARIA #35
DRAIN 1	20	110	RRC 20364
COASTAL PLAINS	20	110	
COUNTY	20	110	.000190 Royalty Interest Agent: 574
HOSPITAL	20	110	Category: G1
HB1984: The Appraised value of \$110 in 2023 as compared to \$70 in 2018 is a 57.14% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	20	0	110
C & R	20	0	110
VAN VLK ISD I&S	20	0	110
VAN VLK ISD M&O	20	0	110
DRAIN 1	20	0	110
COASTAL PLAINS	20	0	110
COUNTY	20	0	110
HOSPITAL	20	0	110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	240	1,290	Lease: 790 Type: REAL Owner #: 708650
C & R	240	1,290	Legal: COBB, F G -A-
VAN VLK ISD I&S	240	1,290	URBAN OIL & GAS GROU
VAN VLK ISD M&O	240	1,290	AB 22 CUMMINS MARIA #35
DRAIN 1	240	1,290	RRC 20364
COASTAL PLAINS	240	1,290	
COUNTY	240	1,290	.002266 Override Royalty Agent: 574
HOSPITAL	240	1,290	Category: G1
HB1984: The Appraised value of \$1,290 in 2023 as compared to \$820 in 2018 is a 57.32% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	240	0	1,290
C & R	240	0	1,290
VAN VLK ISD I&S	240	0	1,290
VAN VLK ISD M&O	240	0	1,290
DRAIN 1	240	0	1,290
COASTAL PLAINS	240	0	1,290
COUNTY	240	0	1,290
HOSPITAL	240	0	1,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	230	280	Lease: 810 Type: REAL Owner #: 708650
C & R	230	280	Legal: COBB, F G -B-
VAN VLK ISD I&S	230	280	URBAN OIL & GAS GROU
VAN VLK ISD M&O	230	280	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	230	280	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	230	280	
COUNTY	230	280	.000190 Royalty Interest Agent: 574
HOSPITAL	230	280	Category: G1
HB1984: The Appraised value of \$280 in 2023 as compared to \$220 in 2018 is a 27.27% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	230	0	280
C & R	230	0	280
VAN VLK ISD I&S	230	0	280
VAN VLK ISD M&O	230	0	280
DRAIN 1	230	0	280
COASTAL PLAINS	230	0	280
COUNTY	230	0	280
HOSPITAL	230	0	280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	60	100	Lease: 10383 Type: REAL Owner #: 708650
HOSPITAL	60	100	Legal: COBB F G -A-
VAN VLK ISD I&S	60	100	URBAN OIL & GAS GROU
VAN VLK ISD M&O	60	100	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	60	100	RRC 24389
PORT OF BAY CTY	60	100	
DRAIN 1	60	100	.000186 Royalty Interest
C & R	60	100	Category: G1
HB1984: The Appraised value of \$100 in 2023 as compared to \$50 in 2018 is a 100.00% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	100
HOSPITAL	60	0	100
VAN VLK ISD I&S	60	0	100
VAN VLK ISD M&O	60	0	100
COASTAL PLAINS	60	0	100
PORT OF BAY CTY	60	0	100
DRAIN 1	60	0	100
C & R	60	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	690	1,230	Lease: 10383 Type: REAL Owner #: 708650
HOSPITAL	690	1,230	Legal: COBB F G -A-
VAN VLK ISD I&S	690	1,230	URBAN OIL & GAS GROU
VAN VLK ISD M&O	690	1,230	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	690	1,230	RRC 24389
PORT OF BAY CTY	690	1,230	
DRAIN 1	690	1,230	.002218 Override Royalty
C & R	690	1,230	Category: G1
HB1984: The Appraised value of \$1,230 in 2023 as compared to \$560 in 2018 is a 119.64% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	690	0	1,230
HOSPITAL	690	0	1,230
VAN VLK ISD I&S	690	0	1,230
VAN VLK ISD M&O	690	0	1,230
COASTAL PLAINS	690	0	1,230
PORT OF BAY CTY	690	0	1,230
DRAIN 1	690	0	1,230
C & R	690	0	1,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	40	Lease: 10762 Type: REAL Owner #: 708650
HOSPITAL	10	40	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	10	40	URBAN OIL & GAS GROU
VAN VLK ISD M&O	10	40	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	10	40	RRC #25806
PORT OF BAY CTY	10	40	
DRAIN 1	10	40	.000190 Royalty Interest
C & R	10	40	Category: G1
HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	40
HOSPITAL	10	0	40
VAN VLK ISD I&S	10	0	40
VAN VLK ISD M&O	10	0	40
COASTAL PLAINS	10	0	40
PORT OF BAY CTY	10	0	40
DRAIN 1	10	0	40
C & R	10	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	40	60	Lease: 10779 Type: REAL Owner #: 708650
HOSPITAL	40	60	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	40	60	URBAN OIL & GAS GROU
VAN VLK ISD M&O	40	60	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	40	60	RRC 26134
PORT OF BAY CTY	40	60	
DRAIN 1	40	60	.000190 Royalty Interest Agent: 574
C & R	40	60	Category: G1
HB1984: The Appraised value of \$60 in 2023 as compared to \$10 in 2018 is a 500.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	60
HOSPITAL	40	0	60
VAN VLK ISD I&S	40	0	60
VAN VLK ISD M&O	40	0	60
COASTAL PLAINS	40	0	60
PORT OF BAY CTY	40	0	60
DRAIN 1	40	0	60
C & R	40	0	60

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	1,760	0	3,840
C & R	1,760	0	3,840
TIDEHAVEN ISD	470	0	730
DRAIN 2	470	0	730
COASTAL PLAINS	1,760	0	3,840
COUNTY	1,760	0	3,840
HOSPITAL	1,760	0	3,840
VAN VLK ISD I&S	1,290	0	3,110
VAN VLK ISD M&O	1,290	0	3,110
DRAIN 1	1,290	0	3,110