

LEE CENTRAL APPRAISAL DISTRICT
898 E RICHMOND ST SUITE 100
GIDDINGS TX 78942-4252

832-243-9600

APPRAISAL YEAR 2023

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/16/2023 AT: 9:00 AM
LEE CENTRAL APPRAISAL DISTRICT
898 E. RICHMOND ST., SUITE 100
GIDDINGS, TEXAS 78942-4252
FOR QUESTIONS CONCERNING VALUE CALL PRITCHARD & ABBOTT, INC.
AT 832-243-9600

Protest Deadline: 5-24-2023
ARB Hearing: 6-16-2023
Owner: 94980 692

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

COASTAL MANAGEMENT TRUST
PERRY L SHAW TRUSTEE
PO BOX 1569
PORTER TX 77365-1569



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 |
|---|---------------------|---------------------|--|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist | | 20 20 20 | Lease: 12554 Type: REAL Owner #: 94980 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554 .000150 Override Royalty Category: G1 Railroad #: 12554 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 0 0 0 | 0 0 0 | 20 20 20 |

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,

Chief Appraiser

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|------------------------------------|---|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist | | | 90 90 90 | Lease: 13988 Type: REAL Owner #: 94980 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .000145 Override Royalty Category: G1 Railroad #: 13988 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 0 0 0 | 0 0 0 | 90 90 90 | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|------------------------------------|---|
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist | | 340 340 340 | 1,140 1,140 1,140 | Lease: 16316 Type: REAL Owner #: 94980 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316 .001236 Royalty Interest Category: G1 Railroad #: 16316 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | |
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | 340 340 340 | 0 0 0 | 1,140 1,140 1,140 | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|------------------------------------|---|
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist | | | 10 10 10 | Lease: 16728 Type: REAL Owner #: 94980 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .000048 Override Royalty Category: G1 Railroad #: 16728 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | |
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | 0 0 0 | 0 0 0 | 10 10 10 | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|------------------------------------|--|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$450 in 2023 as compared to \$300 in 2018 is a 50.00% increase. | | 290 290 290 | 450 450 450 | Lease: 17786 Type: REAL Owner #: 94980 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786 .000925 Override Royalty Category: G1 Railroad #: 17786 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 290 290 290 | 0 0 0 | 450 450 450 | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION | |
|---|--|---------------------|---------------------|---|----------------|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist | | | 50 50 50 | Lease: 20529 Type: REAL Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .000181 Override Royalty Category: G1 Railroad #: 20529 | Owner #: 94980 |
| Taxing Units | | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | | 0 0 0 | 0 0 0 | 50 50 50 | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION | |
|---|--|-------------------------|-------------------------|--|----------------|
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist | | 2,150 2,150 2,150 | 2,850 2,850 2,850 | Lease: 22743 Type: REAL Legal: LINCECUM -2- MAGNOLIA OIL & GAS AB 19 STEPHENS A R & 102 ESPER RRC #22743 LEE92%/WASH 8% .005536 Royalty Interest Category: G1 Railroad #: 22743 | Owner #: 94980 |
| Taxing Units | | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | |
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | | 2,150 2,150 2,150 | 0 0 0 | 2,850 2,850 2,850 | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION | |
|---|--|---------------------|---------------------|--|----------------|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist | | | 10 10 10 | Lease: 23071 Type: REAL Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000031 Override Royalty Category: G1 Railroad #: 23071 | Owner #: 94980 |
| Taxing Units | | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | | 0 0 0 | 0 0 0 | 10 10 10 | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION | |
|---|--|-------------------------|----------------------------|--|----------------|
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist | | 9,200 9,200 9,200 | 18,650 18,650 18,650 | Lease: 103617 Type: REAL Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .022959 Royalty Interest Category: G1 Railroad #: 103617 | Owner #: 94980 |
| Taxing Units | | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | |
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | | 9,200 9,200 9,200 | 0 0 0 | 18,650 18,650 18,650 | |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|---|
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist | | 10 10 10 | Lease: 148761 Type: REAL Owner #: 94980 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .000243 Override Royalty Category: G1 Railroad #: 148761 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | 0 0 0 | 0 0 0 | 10 10 10 |

Total of all Above Parcels

| Taxing Units | Owner's Last Year's Taxable | Owner's Proposed Exemptions | Owner's Proposed Taxable |
|---------------|-----------------------------|-----------------------------|--------------------------|
| LEE COUNTY | 11,980 | 0 | 23,280 |
| ROAD & BRIDGE | 11,980 | 0 | 23,280 |
| DIME BOX ISD | 290 | 0 | 620 |
| GIDDINGS ISD | 11,690 | 0 | 22,660 |