

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

832-243-9600

OAK TREE MINERALS LLC
2601 NETWORK BLVD STE 404
FRISCO TX 75034



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|--|-------------|
| 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: | 203736 2840 |
| 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 |
|---|--------------------------|--------------------------|---|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD No 2018 Hist | 240 240 120 120 | 200 200 100 100 | Lease: 20743 Type: REAL Owner #: 203736 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743 .000488 Override Royalty Category: G1 Railroad #: 20743 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD | 240 240 120 120 | 0 0 0 0 | 200 200 100 100 |

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 GIDDINGS ISD No 2018 Hist | 1,370 1,370 1,370 | 1,350 1,350 1,350 | Lease: 103617 Type: REAL Owner #: 203736 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .001659 Override Royalty Category: G1 Railroad #: 103617 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | 1,370 1,370 1,370 | 0 0 0 | 1,350 1,350 1,350 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|------------------------|-------------------------|---|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD No 2018 Hist | 120 120 70 50 | 220 220 130 90 | Lease: 105504 Type: REAL Owner #: 203736 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .000867 Override Royalty Category: G1 Railroad #: 105504 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD | 120 120 70 50 | 0 0 0 0 | 220 220 130 90 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist | 500 500 500 | 780 780 780 | Lease: 720201 Type: REAL Owner #: 203736 Legal: KOCUREK 151 W1 CHESAPEAKE OPERATING AB 1 STEPHEN F AUSTIN RRC 26919 .000089 Royalty Interest Category: G1 Railroad #: 26919 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 500 500 500 | 0 0 0 | 780 780 780 |

| Total of all Above Parcels | | | | |
|---|--------------------------------|-----------------------------|----------------------------------|--|
| Taxing Units | Owner's Last Year's Taxable | Owner's Proposed Exemptions | Owner's Proposed Taxable | |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD | 2,230 2,230 690 1,540 | 0 0 0 0 | 2,550 2,550 1,010 1,540 | |