

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

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

832-243-9600

LEEXUS OIL & GAS LLP
PO BOX 726
GIDDINGS TX 78942-0726

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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: 93299 2190
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	200	350	Lease: 12585 Type: REAL Owner #: 93299
ROAD & BRIDGE	200	350	Legal: KING R
GIDDINGS ISD	200	350	LEEXUS OIL LLC AB 123 FREEMAN T RRC #12585 .029812 Override Royalty Category: G1 Railroad #: 12585
HB1984: The Appraised value of \$350 in 2023 as compared to \$2,460 in 2018 is a 85.77% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	200	0	350
ROAD & BRIDGE	200	0	350
GIDDINGS ISD	200	0	350

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	1,490 1,490 1,490	4,790 4,790 4,790	Lease: 12987 Type: REAL Owner #: 93299 Legal: ZONA MARY UNIT LEEXUS OIL LLC AB 18 SPARKS M RRC #12987 .039375 Override Royalty Category: G1 Railroad #: 12987 HB1984: The Appraised value of \$4,790 in 2023 as compared to \$1,760 in 2018 is a 172.16% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,490 1,490 1,490	0 0 0	4,790 4,790 4,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	40 40 40 40	230 230 230 230	Lease: 13802 Type: REAL Owner #: 93299 Legal: KOEHLER UNIT 2 CREATIVE OIL & GAS AB 20 VARELMAN J D & 80 CAMER RRC #13802 .004230 Override Royalty Category: G1 Railroad #: 13802 HB1984: The Appraised value of \$230 in 2023 as compared to \$40 in 2018 is a 475.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	40 40 40 40	0 0 0 0	230 230 230 230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,780 7,780 7,780	14,960 14,960 14,960	Lease: 14106 Type: REAL Owner #: 93299 Legal: LONIE MAE #1-H LEEXUS OIL LLC AB 352 WILKERSON W L RRC #14106 .034915 Override Royalty Category: G1 Railroad #: 14106 HB1984: The Appraised value of \$14,960 in 2023 as compared to \$160 in 2018 is a 9250.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,780 7,780 7,780	0 0 0	14,960 14,960 14,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	12,570 12,570 12,570	12,910 12,910 12,910	Lease: 14613 Type: REAL Owner #: 93299 Legal: BECKER FRED W#1H CREATIVE OIL & GAS AB 243 MC DONALD A J RRC #14613 .035016 Override Royalty Category: G1 Railroad #: 14613 HB1984: The Appraised value of \$12,910 in 2023 as compared to \$7,650 in 2018 is a 68.76% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	12,570 12,570 12,570	0 0 0	12,910 12,910 12,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	4,740 4,740 4,740 4,740	5,790 5,790 5,790 5,790	Lease: 18071 Type: REAL Owner #: 93299 Legal: EL CAPITAN CREATIVE OIL & GAS AB 18 SPARKS M RRC #18071 .040797 Override Royalty Category: G1 Railroad #: 18071 HB1984: The Appraised value of \$5,790 in 2023 as compared to \$1,480 in 2018 is a 291.22% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	4,740 4,740 4,740 4,740	0 0 0 0	5,790 5,790 5,790 5,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	110 110 110	Lease: 20092 Type: REAL Owner #: 93299 Legal: BECKER-OLTMANN #1H LEEXUS OIL LLC AB 322 TAYLOR F RRC #20092 .008088 Override Royalty Category: G1 Railroad #: 20092 HB1984: The Appraised value of \$110 in 2023 as compared to \$390 in 2018 is a 71.79% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	670 670 670	Lease: 21658 Type: REAL Owner #: 93299 Legal: KLEIBER #1 CREATIVE OIL & GAS AB 379 GREEN D G RRC #21658 89% LEE 11% FAYETTE .034312 Override Royalty Category: G1 Railroad #: 21658 HB1984: The Appraised value of \$670 in 2023 as compared to \$530 in 2018 is a 26.42% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	0 0 0	670 670 670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	430 430 430	Lease: 108670 Type: REAL Owner #: 93299 Legal: KIMBERLY #1 CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670 .018900 Override Royalty Category: G1 Railroad #: 108670 HB1984: The Appraised value of \$430 in 2023 as compared to \$490 in 2018 is a 12.24% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	430 430 430

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	27,130	0	40,240		
ROAD & BRIDGE	27,130	0	40,240		
GIDDINGS ISD	27,130	0	40,240		
CUMMINGS CREEK	4,780	0	6,020		