

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

UNION FCB TEXAS LTD
113 SW 8TH AVE
AMARILLO TX 79101-2305



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: 108642 3820
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	970	1,620	Lease: 16612 Type: REAL Owner #: 108642
ROAD & BRIDGE	970	1,620	Legal: ERNA H
GIDDINGS ISD	970	1,620	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #16612 .003125 Royalty Interest Category: G1 Railroad #: 16612
HB1984: The Appraised value of \$1,620 in 2023 as compared to \$110 in 2018 is a 1372.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	970	0	1,620
ROAD & BRIDGE	970	0	1,620
GIDDINGS ISD	970	0	1,620

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	20 20 20	20 20 20	Lease: 18094 Type: REAL Owner #: 108642 Legal: WARD "N" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #18094 .000120 Royalty Interest Category: G1 Railroad #: 18094 HB1984: The Appraised value of \$20 in 2023 as compared to \$30 in 2018 is a 33.33% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	500 500 250 250	420 420 210 210	Lease: 20743 Type: REAL Owner #: 108642 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743 .001018 Royalty Interest Category: G1 Railroad #: 20743 HB1984: The Appraised value of \$420 in 2023 as compared to \$550 in 2018 is a 23.64% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	500 500 250 250	0 0 0 0	420 420 210 210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	780 780 780	Lease: 21854 Type: REAL Owner #: 108642 Legal: ISELT MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #21854 .001811 Royalty Interest Category: G1 Railroad #: 21854 HB1984: The Appraised value of \$780 in 2023 as compared to \$890 in 2018 is a 12.36% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	0 0 0	780 780 780		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	20 20 20	Lease: 22522 Type: REAL Owner #: 108642 Legal: SCHNEIDER 1H MAGNOLIA OIL & GAS AB 272 RUDESILL M RRC #22522 .000224 Royalty Interest Category: G1 Railroad #: 22522 HB1984: The Appraised value of \$20 in 2023 as compared to \$90 in 2018 is a 77.78% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	200 200 120 80	370 370 210 160	Lease: 105504 Type: REAL Owner #: 108642 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .001450 Royalty Interest Category: G1 Railroad #: 105504 HB1984: The Appraised value of \$370 in 2023 as compared to \$310 in 2018 is a 19.35% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	200 200 120 80	0 0 0 0	370 370 210 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	540 540 540	Lease: 158022 Type: REAL Owner #: 108642 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022 .000827 Royalty Interest Category: G1 Railroad #: 158022 HB1984: The Appraised value of \$540 in 2023 as compared to \$320 in 2018 is a 68.75% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	0 0 0	540 540 540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	370 370 370	400 400 400	Lease: 720178 Type: REAL Owner #: 108642 Legal: KISSMAN UNIT W#1H-3H CRESCENT PASS ENERGY AB 16 PRICE J RRC 26668 .000120 Royalty Interest Category: G1 Railroad #: 26668 HB1984: The Appraised value of \$400 in 2023 as compared to \$30 in 2018 is a 1233.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	370 370 370	0 0 0	400 400 400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,390 2,390 2,390	4,470 4,470 4,470	Lease: 720219 Type: REAL Owner #: 108642 Legal: UMLANG-LEHMANN UNIT 1H-3H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26560 .000377 Royalty Interest Category: G1 Railroad #: 26560 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,390 2,390 2,390	0 0 0	4,470 4,470 4,470

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	5,360	0	8,640		
ROAD & BRIDGE	5,360	0	8,640		
GIDDINGS ISD	4,570	0	7,440		
DIME BOX ISD	790	0	1,200		