

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

CWPLCO INC
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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: 95537 800
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	1,310	5,730	Lease: 13672 Type: REAL Owner #: 95537
ROAD & BRIDGE	1,310	5,730	Legal: GANTT W1
GIDDINGS ISD	1,310	5,730	MAGNOLIA OIL & GAS AB 226 MCNEESE I & 68 CROSBY RRC #13672 Agent: 040 .012484 Override Royalty Category: G1 Railroad #: 13672
HB1984: The Appraised value of \$5,730 in 2023 as compared to \$2,270 in 2018 is a 152.42% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	1,310	0	5,730
ROAD & BRIDGE	1,310	0	5,730
GIDDINGS ISD	1,310	0	5,730

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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	920 920 920	1,620 1,620 1,620	Lease: 16531 Type: REAL Owner #: 95537 Legal: PAYTON C F # 1 & 3 ERNEST OPERATING CO AB 220 MCKEEN H RRC #16531 .097500 Override Royalty Category: G1 Railroad #: 16531 Agent: 040 HB1984: The Appraised value of \$1,620 in 2023 as compared to \$1,280 in 2018 is a 26.56% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	920 920 920	0 0 0	1,620 1,620 1,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,200 4,200 4,200	9,990 9,990 9,990	Lease: 16660 Type: REAL Owner #: 95537 Legal: ERNEST "T" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660 .029210 Override Royalty Category: G1 Railroad #: 16660 Agent: 040 HB1984: The Appraised value of \$9,990 in 2023 as compared to \$7,540 in 2018 is a 32.49% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,200 4,200 4,200	0 0 0	9,990 9,990 9,990

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	19,060 19,060 19,060	14,430 14,430 14,430	Lease: 16966 Type: REAL Owner #: 95537 Legal: K-BOB #1 MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16966 .027697 Override Royalty Category: G1 Railroad #: 16966 Agent: 040 HB1984: The Appraised value of \$14,430 in 2023 as compared to \$17,440 in 2018 is a 17.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	19,060 19,060 19,060	0 0 0	14,430 14,430 14,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,690 2,690 2,690	4,800 4,800 4,800	Lease: 17040 Type: REAL Owner #: 95537 Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040 .012042 Override Royalty Category: G1 Railroad #: 17040 Agent: 040 HB1984: The Appraised value of \$4,800 in 2023 as compared to \$2,660 in 2018 is a 80.45% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,690 2,690 2,690	0 0 0	4,800 4,800 4,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	740 740 740	1,150 1,150 1,150	Lease: 17786 Type: REAL Owner #: 95537 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786 .002372 Override Royalty Category: G1 Railroad #: 17786 Agent: 040 HB1984: The Appraised value of \$1,150 in 2023 as compared to \$780 in 2018 is a 47.44% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	740 740 740	0 0 0	1,150 1,150 1,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	850 850 850	3,450 3,450 3,450	Lease: 19257 Type: REAL Owner #: 95537 Legal: THOMAS W#1 MAGNOLIA OIL & GAS AB 182 SHARP J RRC #19257 35% LEE 65% WASH Agent: 040 .027500 Override Royalty Category: G1 Railroad #: 19257 HB1984: The Appraised value of \$3,450 in 2023 as compared to \$3,120 in 2018 is a 10.58% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	850 850 850	0 0 0	3,450 3,450 3,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	1,040 1,040 1,040	Lease: 19867 Type: REAL Owner #: 95537 Legal: LEHMANN QUINTUS MAGNOLIA OIL & GAS AB 98 ESTES A RRC #19867 Agent: 040 .072882 Override Royalty Category: G1 Railroad #: 19867 HB1984: The Appraised value of \$1,040 in 2023 as compared to \$480 in 2018 is a 116.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	0 0 0	1,040 1,040 1,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	380 380 380	5,150 5,150 5,150	Lease: 22209 Type: REAL Owner #: 95537 Legal: STRINGER MAGNOLIA OIL & GAS AB 182 SHARP J RRC #22209 Agent: 040 .004204 Override Royalty Category: G1 Railroad #: 22209 HB1984: The Appraised value of \$5,150 in 2023 as compared to \$1,530 in 2018 is a 236.60% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	380 380 380	0 0 0	5,150 5,150 5,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	8,020 8,020 8,020	7,880 7,880 7,880	Lease: 103617 Type: REAL Owner #: 95537 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .009695 Override Royalty Category: G1 Railroad #: 103617 Agent: 040 HB1984: The Appraised value of \$7,880 in 2023 as compared to \$3,930 in 2018 is a 100.51% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	8,020 8,020 8,020	0 0 0	7,880 7,880 7,880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	380 380 380	1,330 1,330 1,330	Lease: 107760 Type: REAL Owner #: 95537 Legal: KOUDELKE #1 SAN DIA PRODUCING CO AB 1 AUSTIN S F RRC #107760 .097500 Override Royalty Category: G1 Railroad #: 107760 Agent: 040 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	380 380 380	0 0 0	1,330 1,330 1,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	45,320 45,320 45,320	55,780 55,780 55,780	Lease: 108671 Type: REAL Owner #: 95537 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008 .044424 Override Royalty Category: G1 Railroad #: 26008 Agent: 040 HB1984: The Appraised value of \$55,780 in 2023 as compared to \$49,870 in 2018 is a 11.85% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	45,320 45,320 45,320	0 0 0	55,780 55,780 55,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,400 2,400 2,400	2,490 2,490 2,490	Lease: 720268 Type: REAL Owner #: 95537 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000169 Override Royalty Category: G1 Railroad #: 27973 Agent: 040 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,400 2,400 2,400	0 0 0	2,490 2,490 2,490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	1,940 1,940 1,940	2,360 2,360 2,360	Lease: 720269 Type: REAL Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000169 Override Royalty Category: G1 Railroad #: 27974	Owner #: 95537 Agent: 040	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,940 1,940 1,940	0 0 0	2,360 2,360 2,360		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	2,310 2,310 2,310	3,450 3,450 3,450	Lease: 720270 Type: REAL Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000169 Override Royalty Category: G1 Railroad #: 27975	Owner #: 95537 Agent: 040	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,310 2,310 2,310	0 0 0	3,450 3,450 3,450		

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 GIDDINGS ISD DIME BOX ISD	90,630 90,630 85,900 4,730	0 0 0 0	120,650 120,650 111,750 8,900		

