

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

EAGLEBINE MINERALS LP
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330



<p align="center">APPRAISAL YEAR 2023</p> <p>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</p> <p>Protest Deadline: 5-24-2023 ARB Hearing: 6-16-2023 Owner: 201473 988</p> <p>VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.</p>	
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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 GIDDINGS ISD	300 300 300	320 320 320	Lease: 11863 Type: REAL Owner #: 201473 Legal: KUEHN-CARPENTER MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #11863 Agent: 574 .007624 Royalty Interest Category: G1 Railroad #: 11863
HB1984: The Appraised value of \$320 in 2023 as compared to \$90 in 2018 is a 255.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	300	0	320
ROAD & BRIDGE	300	0	320
GIDDINGS ISD	300	0	320

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](https://www.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	120 120 120	130 130 130	Lease: 12296 Type: REAL Owner #: 201473 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296 .001132 Royalty Interest Category: G1 Railroad #: 12296 Agent: 574
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	130 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$200 in 2023 as compared to \$220 in 2018 is a 9.09% decrease.	170 170 170	200 200 200	Lease: 13388 Type: REAL Owner #: 201473 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .000976 Royalty Interest Category: G1 Railroad #: 13388 Agent: 574
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD HB1984: The Appraised value of \$190 in 2023 as compared to \$780 in 2018 is a 75.64% decrease.	140 140 140	190 190 190	Lease: 15544 Type: REAL Owner #: 201473 Legal: LENOISE UNIT MAGNOLIA OIL & GAS AB 32 BARKER J RRC #15544 .003763 Royalty Interest Category: G1 Railroad #: 15544 Agent: 574
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	190 190 190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$2,450 in 2023 as compared to \$240 in 2018 is a 920.83% increase.	2,440 2,440 2,440	2,450 2,450 2,450	Lease: 16455 Type: REAL Owner #: 201473 Legal: NORA U S OPERATING INC AB 2 BEST H RRC #16455 .003791 Royalty Interest Category: G1 Railroad #: 16455 Agent: 574
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,440 2,440 2,440	0 0 0	2,450 2,450 2,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	160 160 160	Lease: 17012 Type: REAL Owner #: 201473 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012 .000482 Royalty Interest Category: G1 Railroad #: 17012 Agent: 574 HB1984: The Appraised value of \$160 in 2023 as compared to \$180 in 2018 is a 11.11% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	0 0 0	160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	840 840 840	Lease: 18302 Type: REAL Owner #: 201473 Legal: SLEDGE UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #18302 .003148 Royalty Interest Category: G1 Railroad #: 18302 Agent: 574 HB1984: The Appraised value of \$840 in 2023 as compared to \$460 in 2018 is a 82.61% 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	840 840 840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	100 100 100	Lease: 18415 Type: REAL Owner #: 201473 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .000560 Royalty Interest Category: G1 Railroad #: 18415 Agent: 574 HB1984: The Appraised value of \$100 in 2023 as compared to \$100 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	360 360 360	300 300 300	Lease: 18984 Type: REAL Owner #: 201473 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20% Agent: 574 .000289 Royalty Interest Category: G1 Railroad #: 18984 HB1984: The Appraised value of \$300 in 2023 as compared to \$340 in 2018 is a 11.76% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	360 360 360	0 0 0	300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	60 60 60	Lease: 19265 Type: REAL Owner #: 201473 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265 .001823 Royalty Interest Category: G1 Railroad #: 19265 Agent: 574 HB1984: The Appraised value of \$60 in 2023 as compared to \$60 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	600 600 600 600	610 610 610 610	Lease: 21075 Type: REAL Owner #: 201473 Legal: SIMPSON MAGNOLIA OIL & GAS AB 267 REID S H RRC #21075 .000772 Royalty Interest Category: G1 Railroad #: 21075 Agent: 574 HB1984: The Appraised value of \$610 in 2023 as compared to \$540 in 2018 is a 12.96% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	600 600 600 600	0 0 0 0	610 610 610 610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 22106 Type: REAL Owner #: 201473 Legal: NAILS CREEK MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #22106 .002372 Royalty Interest Category: G1 Railroad #: 22106 Agent: 574 HB1984: The Appraised value of \$10 in 2023 as compared to \$280 in 2018 is a 96.43% decrease.
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 GIDDINGS ISD	70 70 70	60 60 60	Lease: 22442 Type: REAL Owner #: 201473 Legal: SCHULZE UNIT 1H MAGNOLIA OIL & GAS AB 140 GIBSON W RRC #22442 .000314 Royalty Interest Category: G1 Railroad #: 22442 Agent: 574 HB1984: The Appraised value of \$60 in 2023 as compared to \$80 in 2018 is a 25.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	100 100 100	Lease: 22443 Type: REAL Owner #: 201473 Legal: LUCILLE UNIT 1 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443 .000250 Royalty Interest Category: G1 Railroad #: 22443 Agent: 574 HB1984: The Appraised value of \$100 in 2023 as compared to \$90 in 2018 is a 11.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	410 410 410	380 380 380	Lease: 22500 Type: REAL Owner #: 201473 Legal: DOCKERY OL UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500 .002464 Royalty Interest Category: G1 Railroad #: 22500 Agent: 574 HB1984: The Appraised value of \$380 in 2023 as compared to \$240 in 2018 is a 58.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	410 410 410	0 0 0	380 380 380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK GIDDINGS CITY	6,830 6,830 6,830 6,830 6,830	6,450 6,450 6,450 6,450 6,450	Lease: 22699 Type: REAL Owner #: 201473 Legal: DURRENBERGER UNIT CREATIVE OIL & GAS AB 253 PEACOCK J W RRC #22699 .017759 Override Royalty Category: G1 Railroad #: 22699 Agent: 574 HB1984: The Appraised value of \$6,450 in 2023 as compared to \$12,560 in 2018 is a 48.65% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK GIDDINGS CITY	6,830 6,830 6,830 6,830 6,830	0 0 0 0 0	6,450 6,450 6,450 6,450 6,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	100 100 100	Lease: 23071 Type: REAL Owner #: 201473 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000254 Royalty Interest Category: G1 Railroad #: 23071 Agent: 574 HB1984: The Appraised value of \$100 in 2023 as compared to \$50 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	930 930 380 560	1,610 1,610 640 970	Lease: 23321 Type: REAL Owner #: 201473 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .001998 Royalty Interest Category: G1 Railroad #: 23321 Agent: 574
HB1984: The Appraised value of \$1,610 in 2023 as compared to \$920 in 2018 is a 75.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	930 930 380 560	0 0 0 0	1,610 1,610 640 970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	240 240 100 150	430 430 170 250	Lease: 23321 Type: REAL Owner #: 201473 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000526 Override Royalty Category: G1 Railroad #: 23321 Agent: 574
HB1984: The Appraised value of \$430 in 2023 as compared to \$240 in 2018 is a 79.17% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	240 240 100 150	0 0 0 0	430 430 170 250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	580 580 580	570 570 570	Lease: 103617 Type: REAL Owner #: 201473 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000700 Royalty Interest Category: G1 Railroad #: 103617 Agent: 574
HB1984: The Appraised value of \$570 in 2023 as compared to \$280 in 2018 is a 103.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	580 580 580	0 0 0	570 570 570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	220 220 90 130	390 390 160 230	Lease: 145246 Type: REAL Owner #: 201473 Legal: SHEPARD UNIT #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #145246 .006926 Royalty Interest Category: G1 Railroad #: 145246 Agent: 574 HB1984: The Appraised value of \$390 in 2023 as compared to \$350 in 2018 is a 11.43% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	220 220 90 130	0 0 0 0	390 390 160 230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	90 90 90	Lease: 148761 Type: REAL Owner #: 201473 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .002946 Royalty Interest Category: G1 Railroad #: 148761 Agent: 574 HB1984: The Appraised value of \$90 in 2023 as compared to \$110 in 2018 is a 18.18% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,530 2,530 2,530	1,460 1,460 1,460	Lease: 720233 Type: REAL Owner #: 201473 Legal: DUNKIN UNIT 1H MAGNOLIA OIL & GAS AB 384 POPPONOUE J RRC 27708 DP 842479 .000722 Royalty Interest Category: G1 Railroad #: 27708 Agent: 574 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,530 2,530 2,530	0 0 0	1,460 1,460 1,460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	50 50 50	Lease: 720256 Type: REAL Owner #: 201473 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .000560 Royalty Interest Category: G1 Railroad #: 18415 Agent: 574 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	50 50 50

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	16,550	0	17,060		
ROAD & BRIDGE	16,550	0	17,060		
GIDDINGS ISD	13,210	0	13,170		
DIME BOX ISD	3,360	0	3,880		
GIDDINGS CITY	7,430	0	7,060		
CUMMINGS CREEK	6,830	0	6,450		