

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

832-243-9600

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: 202321 801

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

CYPRESS PT ROYALTIES LP
201 W 5TH ST STE 1350
AUSTIN TX 78701



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	40 40 40	40 40 40	Lease: 14380 Type: REAL Owner #: 202321 Legal: DONNA W UNIT 3RE MAGNOLIA OIL & GAS AB 98 ESTES A & 11 HATFIELD BM RRC #14380 LEE 82% WASH 18% .000860 Royalty Interest Category: G1 Railroad #: 14380
HB1984: The Appraised value of \$40 in 2023 as compared to \$490 in 2018 is a 91.84% 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	40 40 40

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		30	100	Lease: 15131 Type: REAL Owner #: 202321 Legal: DONNA "W" UNIT 1-H W#2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #15131 LEE 89% WASH 11% .000860 Royalty Interest Category: G1 Railroad #: 15131
ROAD & BRIDGE		30	100	
GIDDINGS ISD		30	100	
HB1984: The Appraised value of \$100 in 2023 as compared to \$170 in 2018 is a 41.18% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	100
ROAD & BRIDGE		30	0	100
GIDDINGS ISD		30	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		230	450	Lease: 18490 Type: REAL Owner #: 202321 Legal: LEACHMAN "A" #7 ADS OIL & GAS INC AB 174 JOHNSON J F RRC #18490 .015625 Royalty Interest Category: G1 Railroad #: 18490
ROAD & BRIDGE		230	450	
LEXINGTON ISD		230	450	
HB1984: The Appraised value of \$450 in 2023 as compared to \$190 in 2018 is a 136.84% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		230	0	450
ROAD & BRIDGE		230	0	450
LEXINGTON ISD		230	0	450

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	150	Lease: 18997 Type: REAL Owner #: 202321 Legal: LEACHMAN "D" #10 ADS OIL & GAS INC AB 214 MOORE L RRC #18997 .009215 Royalty Interest Category: G1 Railroad #: 18997
ROAD & BRIDGE		90	150	
LEXINGTON ISD		90	150	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		90	0	150
ROAD & BRIDGE		90	0	150
LEXINGTON ISD		90	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	850	Lease: 19210 Type: REAL Owner #: 202321 Legal: LEACHMAN "F" 12 ADS OIL & GAS INC AB 107 FURNASH J RRC #19210 .007812 Royalty Interest Category: G1 Railroad #: 19210
ROAD & BRIDGE		90	850	
LEXINGTON ISD		90	850	
HB1984: The Appraised value of \$850 in 2023 as compared to \$860 in 2018 is a 1.16% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		90	0	850
ROAD & BRIDGE		90	0	850
LEXINGTON ISD		90	0	850

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,470	620	Lease: 19476 Type: REAL Owner #: 202321 Legal: LEACHMAN "L" 6 ADS OIL & GAS INC AB 214 MOORE L/AB 168 MOORE L RRC #19476 .008534 Royalty Interest Category: G1 Railroad #: 19476
ROAD & BRIDGE		1,470	620	
LEXINGTON ISD		1,470	620	
HB1984: The Appraised value of \$620 in 2023 as compared to \$760 in 2018 is a 18.42% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,470	0	620
ROAD & BRIDGE		1,470	0	620
LEXINGTON ISD		1,470	0	620

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,250	1,260	Lease: 720172 Type: REAL Owner #: 202321 Legal: FREEMAN UNIT CRESCENT PASS ENERGY AB 174 JOHNSON J F RRC 26377 .000738 Override Royalty Category: G1 Railroad #: 26377
ROAD & BRIDGE		1,250	1,260	
LEXINGTON ISD		1,250	1,260	
HB1984: The Appraised value of \$1,260 in 2023 as compared to \$750 in 2018 is a 68.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,250	0	1,260
ROAD & BRIDGE		1,250	0	1,260
LEXINGTON ISD		1,250	0	1,260

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,270	2,990	Lease: 720179 Type: REAL Owner #: 202321 Legal: KNOBLOCH UNIT W#1H-2H CRESCENT PASS ENERGY AB 15 PETERSON N RRC 26667 .001762 Royalty Interest Category: G1 Railroad #: 26667
ROAD & BRIDGE		3,270	2,990	
DIME BOX ISD		3,100	2,840	
LEXINGTON ISD		160	150	
HB1984: The Appraised value of \$2,990 in 2023 as compared to \$440 in 2018 is a 579.55% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,270	0	2,990
ROAD & BRIDGE		3,270	0	2,990
DIME BOX ISD		3,100	0	2,840
LEXINGTON ISD		160	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,470	8,420	Lease: 720185 Type: REAL Owner #: 202321 Legal: GOLD 107 CHESAPEAKE OPERATING AB 1 AUSTIN S F RRC 26761 DP 779974 .001864 Override Royalty Category: G1 Railroad #: 26761
ROAD & BRIDGE		4,470	8,420	
DIME BOX ISD		4,470	8,420	
HB1984: The Appraised value of \$8,420 in 2023 as compared to \$10,740 in 2018 is a 21.60% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,470	0	8,420
ROAD & BRIDGE		4,470	0	8,420
DIME BOX ISD		4,470	0	8,420

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		5,590 5,590 5,590	8,480 8,480 8,480	Lease: 720222 Type: REAL Owner #: 202321 Legal: DISMUKES EF UNIT 1 CHESAPEAKE OPERATING AB 3 BIRD T RRC 27435 DP 833976 .001708 Override Royalty Category: G1 Railroad #: 27435	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		5,590 5,590 5,590	0 0 0	8,480 8,480 8,480	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		3,180 3,180 3,180	2,540 2,540 2,540	Lease: 720223 Type: REAL Owner #: 202321 Legal: BIEBERSTEIN EF UNIT 1 CHESAPEAKE OPERATING AB 3 BIRD T RRC 27440 DP 833977 .000511 Override Royalty Category: G1 Railroad #: 27440	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		3,180 3,180 3,180	0 0 0	2,540 2,540 2,540	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		810 810 810	930 930 930	Lease: 720234 Type: REAL Owner #: 202321 Legal: GALLANT FOX UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27567 DP 843563 .000600 Override Royalty Category: G1 Railroad #: 27567	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		810 810 810	0 0 0	930 930 930	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		380 380 380	490 490 490	Lease: 720236 Type: REAL Owner #: 202321 Legal: SEATTLE SLEW UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27654 DP 843832 .000267 Override Royalty Category: G1 Railroad #: 27654	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		380 380 380	0 0 0	490 490 490	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		400	410	Lease: 720245	Type: REAL Owner #: 202321
ROAD & BRIDGE		400	410	Legal: FROSC UNIT 1H & 3H	
GIDDINGS ISD		60	60	CRESCENT PASS ENERGY	
LEXINGTON ISD		340	350	AB 305 STEVENS J P	
No 2018 Hist				RRC 26558	
				.000146 Override Royalty	
				Category: G1	
				Railroad #: 26558	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		400	0	410	
ROAD & BRIDGE		400	0	410	
GIDDINGS ISD		60	0	60	
LEXINGTON ISD		340	0	350	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	21,300	0	27,730		
ROAD & BRIDGE	21,300	0	27,730		
GIDDINGS ISD	1,320	0	1,620		
LEXINGTON ISD	3,630	0	3,830		
DIME BOX ISD	16,340	0	22,280		

