

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

CIRRUS PRODUCTION COMPANY  
% COCHRAN & COMPANY INC  
12807 HAYNES ROAD SUITE F  
HOUSTON TX 77066



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: 96297 665  
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 ROAD & BRIDGE DIME BOX ISD	1,290 1,290 1,290	1,630 1,630 1,630	Lease: 11 Type: REAL Owner #: 96297 Legal: GERDES GARWOOD UNIT TRACT FIRE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 Agent: 400 .001764 Override Royalty Category: G1 Railroad #: 12519
HB1984: The Appraised value of \$1,630 in 2023 as compared to \$1,190 in 2018 is a 36.97% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,290 1,290 1,290	0 0 0	1,630 1,630 1,630

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	3,180 3,180 3,180	3,660 3,660 3,660	Lease: 13659 Type: REAL Owner #: 96297 Legal: SELMA 1RE U S OPERATING INC AB 81 DOBBINS J RRC #13659  .002525 Override Royalty Category: G1 Railroad #: 13659  Agent: 400  HB1984: The Appraised value of \$3,660 in 2023 as compared to \$3,230 in 2018 is a 13.31% increase.
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	3,660 3,660 3,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	60 60 60	Lease: 13976 Type: REAL Owner #: 96297 Legal: TISH 1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13976  .001213 Override Royalty Category: G1 Railroad #: 13976  Agent: 400  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	20 20 20	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	630 630 630	660 660 660	Lease: 14903 Type: REAL Owner #: 96297 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903  .002987 Royalty Interest Category: G1 Railroad #: 14903  Agent: 400  HB1984: The Appraised value of \$660 in 2023 as compared to \$1,670 in 2018 is a 60.48% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	630 630 630	0 0 0	660 660 660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		80 80 80	Lease: 14903 Type: REAL Owner #: 96297 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903  .000364 Override Royalty Category: G1 Railroad #: 14903  Agent: 400  HB1984: The Appraised value of \$80 in 2023 as compared to \$200 in 2018 is a 60.00% 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	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	630 630 630	630 630 630	Lease: 14976 Type: REAL Owner #: 96297 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976  .001443 Override Royalty Category: G1 Railroad #: 14976  HB1984: The Appraised value of \$630 in 2023 as compared to \$330 in 2018 is a 90.91% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	630 630 630	0 0 0	630 630 630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	150 150 150	Lease: 15651 Type: REAL Owner #: 96297 Legal: PATRICIA UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #15651  .000138 Override Royalty Category: G1 Railroad #: 15651  HB1984: The Appraised value of \$150 in 2023 as compared to \$100 in 2018 is a 50.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,040 1,040 1,040	1,090 1,090 1,090	Lease: 16116 Type: REAL Owner #: 96297 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116  .002768 Royalty Interest Category: G1 Railroad #: 16116  HB1984: The Appraised value of \$1,090 in 2023 as compared to \$960 in 2018 is a 13.54% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,040 1,040 1,040	0 0 0	1,090 1,090 1,090

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		40 40 40	Lease: 16116 Type: REAL Owner #: 96297 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116  .000099 Override Royalty Category: G1 Railroad #: 16116  HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,250 3,250 2,600 650	5,250 5,250 4,200 1,050	Lease: 16158 Type: REAL Owner #: 96297 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158  .005579 Override Royalty Category: G1 Railroad #: 16158 Agent: 400  HB1984: The Appraised value of \$5,250 in 2023 as compared to \$4,210 in 2018 is a 24.70% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,250 3,250 2,600 650	0 0 0 0	5,250 5,250 4,200 1,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	250 250 250	1,140 1,140 1,140	Lease: 16971 Type: REAL Owner #: 96297 Legal: SPITZENBERGER H E 1 S&JB LLC AB 1 AUSTIN S F RRC #16971  .018243 Override Royalty Category: G1 Railroad #: 16971 Agent: 400  HB1984: The Appraised value of \$1,140 in 2023 as compared to \$390 in 2018 is a 192.31% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	250 250 250	0 0 0	1,140 1,140 1,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	880 880 880	5,710 5,710 5,710	Lease: 17423 Type: REAL Owner #: 96297 Legal: SPITZENBERGER H E 1A BETRO INC AB 1 AUSTIN S F RRC #17423  .036486 Override Royalty Category: G1 Railroad #: 17423 Agent: 400  HB1984: The Appraised value of \$5,710 in 2023 as compared to \$530 in 2018 is a 977.36% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	880 880 880	0 0 0	5,710 5,710 5,710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	170 170 170	Lease: 18731 Type: REAL Owner #: 96297 Legal: LEITKO UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731  .000676 Override Royalty Category: G1 Railroad #: 18731 Agent: 400  HB1984: The Appraised value of \$170 in 2023 as compared to \$310 in 2018 is a 45.16% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	170 170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	300 300 300	Lease: 19745 Type: REAL Owner #: 96297 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL Agent: 400  .000791 Override Royalty Category: G1 Railroad #: 19745  HB1984: The Appraised value of \$300 in 2023 as compared to \$600 in 2018 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	230 230 230	730 730 730	Lease: 22806 Type: REAL Owner #: 96297 Legal: GERDES "B" MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #22806 Agent: 400  .004868 Override Royalty Category: G1 Railroad #: 22806  HB1984: The Appraised value of \$730 in 2023 as compared to \$1,500 in 2018 is a 51.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	230 230 230	0 0 0	730 730 730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	280 280 280	280 280 280	Lease: 22835 Type: REAL Owner #: 96297 Legal: GERDES H #2 RE U S OPERATING INC AB 189 LAWRENCE C RRC #22835 Agent: 400  .001083 Override Royalty Category: G1 Railroad #: 22835  HB1984: The Appraised value of \$280 in 2023 as compared to \$260 in 2018 is a 7.69% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	280 280 280	0 0 0	280 280 280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	470 470 470	490 490 490	Lease: 23856 Type: REAL Owner #: 96297 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 Agent: 400  .000498 Override Royalty Category: G1 Railroad #: 23856  HB1984: The Appraised value of \$490 in 2023 as compared to \$250 in 2018 is a 96.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	470 470 470	0 0 0	490 490 490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		250 250 250	Lease: 24064 Type: REAL Owner #: 96297 Legal: WES #1 & 2 ERNEST OPERATING CO AB 220 MCKEEN H RRC 24064 LEE 85% BURLESON 15% Agent: 400  .001254 Override Royalty Category: G1 Railroad #: 24064  HB1984: The Appraised value of \$250 in 2023 as compared to \$130 in 2018 is a 92.31% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	250 250 250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	260 260 260	270 270 270	Lease: 75992 Type: REAL Owner #: 96297 Legal: TISH #2 U S OPERATING INC AB 189 LAWRENCE C RRC #75992 Agent: 400  .002526 Override Royalty Category: G1 Railroad #: 75992  HB1984: The Appraised value of \$270 in 2023 as compared to \$200 in 2018 is a 35.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	260 260 260	0 0 0	270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	30 30 30	Lease: 121609 Type: REAL Owner #: 96297 Legal: PUNCHARD UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #121609 Agent: 400  .002004 Override Royalty Category: G1 Railroad #: 121609  HB1984: The Appraised value of \$30 in 2023 as compared to \$40 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	140 140 140	0 0 0	30 30 30

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	12,830	0	22,620		
ROAD & BRIDGE	12,830	0	22,620		
DIME BOX ISD	8,790	0	17,230		
GIDDINGS ISD	4,040	0	5,390		