

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

LEEXUS OIL LLC
PO BOX 726
GIDDINGS TX 78942-0726



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: 106294 2191
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 GIDDINGS ISD No 2018 Hist	7,440 7,440 7,440	11,220 11,220 11,220	Lease: 12585 Type: REAL Owner #: 106294 Legal: KING R LEEXUS OIL LLC AB 123 FREEMAN T RRC #12585 .727613 Working Interest Category: G1 Railroad #: 12585
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	0 0 0	11,220 11,220 11,220

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	7,440 7,440 7,440	36,460 36,460 36,460	Lease: 12987 Type: REAL Owner #: 106294 Legal: ZONA MARY UNIT LEEXUS OIL LLC AB 18 SPARKS M RRC #12987 .742013 Working Interest Category: G1 Railroad #: 12987		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	0 0 0	36,460 36,460 36,460		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	44,730 44,730 44,730	139,560 139,560 139,560	Lease: 14106 Type: REAL Owner #: 106294 Legal: LONIE MAE #1-H LEEXUS OIL LLC AB 352 WILKERSON W L RRC #14106 .740101 Working Interest Category: G1 Railroad #: 14106		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	44,730 44,730 44,730	0 0 0	139,560 139,560 139,560		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	7,810 7,810 7,810	11,600 11,600 11,600	Lease: 14980 Type: REAL Owner #: 106294 Legal: SIEGMUND MAX LEEXUS OIL LLC AB 68 CROSBY J J RRC #14980 .750000 Working Interest Category: G1 Railroad #: 14980		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,810 7,810 7,810	0 0 0	11,600 11,600 11,600		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD HB1984: The Appraised value of \$7,810 in 2023 as compared to \$7,390 in 2018 is a 5.68% increase.	7,440 7,440 7,440	7,810 7,810 7,810	Lease: 16737 Type: REAL Owner #: 106294 Legal: JENNY "P" LEEXUS OIL LLC AB 20 VARELMAN J D RRC #16737 .751910 Working Interest Category: G1 Railroad #: 16737		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	0 0 0	7,810 7,810 7,810		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	620 620 620	1,020 1,020 1,020	Lease: 18018 Type: REAL Owner #: 106294 Legal: GOIN 1H LEEUS OIL LLC AB 196 LAVERMAN L RRC #18018 .020000 Override Royalty Category: G1 Railroad #: 18018 HB1984: The Appraised value of \$1,020 in 2023 as compared to \$440 in 2018 is a 131.82% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	620 620 620	0 0 0	1,020 1,020 1,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	20,730 20,730 20,730	Lease: 18018 Type: REAL Owner #: 106294 Legal: GOIN 1H LEEUS OIL LLC AB 196 LAVERMAN L RRC #18018 .750000 Working Interest Category: G1 Railroad #: 18018 HB1984: The Appraised value of \$20,730 in 2023 as compared to \$7,390 in 2018 is a 180.51% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	0 0 0	20,730 20,730 20,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	39,660 39,660 39,660	Lease: 19461 Type: REAL Owner #: 106294 Legal: PATSY LEEUS OIL LLC AB 81 DOBBINS J RRC #19461 .750000 Working Interest Category: G1 Railroad #: 19461 HB1984: The Appraised value of \$39,660 in 2023 as compared to \$7,630 in 2018 is a 419.79% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	0 0 0	39,660 39,660 39,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	14,220 14,220 14,220	Lease: 20092 Type: REAL Owner #: 106294 Legal: BECKER-OLTMANN #1H LEEUS OIL LLC AB 322 TAYLOR F RRC #20092 .776676 Working Interest Category: G1 Railroad #: 20092 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	0 0 0	14,220 14,220 14,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	360 360 360	Lease: 20151 Type: REAL Owner #: 106294 Legal: SCHULZE LEEXUS OIL LLC AB 140 GIBSON W RRC #20151 .002165 Override Royalty Category: G1 Railroad #: 20151 HB1984: The Appraised value of \$360 in 2023 as compared to \$250 in 2018 is a 44.00% 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	360 360 360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	32,920 32,920 32,920	68,460 68,460 68,460	Lease: 20151 Type: REAL Owner #: 106294 Legal: SCHULZE LEEXUS OIL LLC AB 140 GIBSON W RRC #20151 .750000 Working Interest Category: G1 Railroad #: 20151 HB1984: The Appraised value of \$68,460 in 2023 as compared to \$37,300 in 2018 is a 83.54% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	32,920 32,920 32,920	0 0 0	68,460 68,460 68,460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,580 5,580 5,580	9,040 9,040 9,040	Lease: 22122 Type: REAL Owner #: 106294 Legal: LOEBAU LEEXUS OIL LLC AB 148 HODGE & AB 10 GATES & RRC #22122 AB 149 HINDS .749800 Working Interest Category: G1 Railroad #: 22122 HB1984: The Appraised value of \$9,040 in 2023 as compared to \$5,540 in 2018 is a 63.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,580 5,580 5,580	0 0 0	9,040 9,040 9,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	33,260 33,260 33,260	Lease: 83554 Type: REAL Owner #: 106294 Legal: HAWN LEEXUS OIL LLC AB 207 MANCHA J F RRC #083554 .750000 Working Interest Category: G1 Railroad #: 26011 HB1984: The Appraised value of \$33,260 in 2023 as compared to \$23,360 in 2018 is a 42.38% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,440 7,440 7,440	0 0 0	33,260 33,260 33,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	6,970 6,970 6,970	6,960 6,960 6,960	Lease: 173743 Type: REAL Owner #: 106294 Legal: WATT-COLVIN #1 LEEXUS OIL LLC AB 2 HUMPHREY B RRC #173743 .875000 Working Interest Category: G1 Railroad #: 173743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,970 6,970 6,970	0 0 0	6,960 6,960 6,960		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	6,970 6,970 6,970	11,190 11,190 11,190	Lease: 720158 Type: REAL Owner #: 106294 Legal: ROADRUNNER-KNOX UNIT LEEXUS OIL LLC AB 81 DOBBINS JOHN LEAGUE RRC 265996 .757150 Working Interest Category: G1 Railroad #: 265996		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,970 6,970 6,970	0 0 0	11,190 11,190 11,190		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD HB1984: The Appraised value of \$2,120 in 2023 as compared to \$2,480 in 2018 is a 14.52% decrease.	1,190 1,190 1,190	2,120 2,120 2,120	Lease: 720159 Type: REAL Owner #: 106294 Legal: TRAPPER UNIT 13A TRIVISTA OPERATING AB 140 GIBSON W RRC 26298 .008446 Override Royalty Category: G1 Railroad #: 26298		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,190 1,190 1,190	0 0 0	2,120 2,120 2,120		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	25,840 25,840 25,840	66,480 66,480 66,480	Lease: 720190 Type: REAL Owner #: 106294 Legal: BECKER-OLTMANN UNIT #2H LEEXUS OIL LLC AB 349 WILLMAN G RRC 26844 DP 788582 .760047 Working Interest Category: G1 Railroad #: 26844		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	25,840 25,840 25,840	0 0 0	66,480 66,480 66,480		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD No 2018 Hist		339,570 339,570 224,120 115,450	Lease: 720278 Type: REAL Owner #: 106294 Legal: STUERMER EVELYN W#1 LEEXUS OIL LLC AB 81 DOBBINS J 66%DISD RRC 114485 34%G1SD 1.000000 Working Interest Category: G1 Railroad #: 114485
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	0	0	339,570
ROAD & BRIDGE	0	0	339,570
DIME BOX ISD	0	0	224,120
GIDDINGS ISD	0	0	115,450

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	184,930	0	819,720
ROAD & BRIDGE	184,930	0	819,720
GIDDINGS ISD	179,350	0	586,560
DIME BOX ISD	5,580	0	233,160