

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

832-243-9600

CLEAR FORK ROYALTY II LP
6300 RIDGLEA PL STE 950
FORT WORTH TX 76116-5704



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: 200339 683 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 No 2018 Hist	40 40 40	80 80 80	Lease: 14106 Type: REAL Owner #: 200339 Legal: LONIE MAE #1-H LEEXUS OIL LLC AB 352 WILKERSON W L RRC #14106 .000174 Royalty Interest Category: G1 Railroad #: 14106
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	80 80 80

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		10	20	Lease: 22639 Type: REAL Owner #: 200339 Legal: PARRISH E J MAGNOLIA OIL & GAS AB 352 WILKERSON W L RRC #22639 .000146 Royalty Interest Category: G1 Railroad #: 22639
ROAD & BRIDGE		10	20	
GIDDINGS ISD		10	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	20
ROAD & BRIDGE		10	0	20
GIDDINGS ISD		10	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	250	Lease: 22834 Type: REAL Owner #: 200339 Legal: WILL JESSIE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22834 .000398 Royalty Interest Category: G1 Railroad #: 22834
ROAD & BRIDGE		160	250	
GIDDINGS ISD		160	250	
HB1984: The Appraised value of \$250 in 2023 as compared to \$190 in 2018 is a 31.58% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	250
ROAD & BRIDGE		160	0	250
GIDDINGS ISD		160	0	250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,400	2,360	Lease: 103617 Type: REAL Owner #: 200339 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .002904 Royalty Interest Category: G1 Railroad #: 103617
ROAD & BRIDGE		2,400	2,360	
GIDDINGS ISD		2,400	2,360	
HB1984: The Appraised value of \$2,360 in 2023 as compared to \$1,180 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,400	0	2,360
ROAD & BRIDGE		2,400	0	2,360
GIDDINGS ISD		2,400	0	2,360

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		650	380	Lease: 720233 Type: REAL Owner #: 200339 Legal: DUNKIN UNIT 1H MAGNOLIA OIL & GAS AB 384 POPPNOE J RRC 27708 DP 842479 .000185 Royalty Interest Category: G1 Railroad #: 27708
ROAD & BRIDGE		650	380	
GIDDINGS ISD		650	380	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		650	0	380
ROAD & BRIDGE		650	0	380
GIDDINGS ISD		650	0	380

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	3,260	0	3,090		
ROAD & BRIDGE	3,260	0	3,090		
GIDDINGS ISD	3,260	0	3,090		

