

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

832-243-9600

UNIVERSAL ROYALTY COMPANY LTD
PO BOX 12167
DALLAS TX 75225-0167



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: 118595 3823

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 GIDDINGS CITY	2,190 2,190 2,190 2,190	2,690 2,690 2,690 2,690	Lease: 11314 Type: REAL Owner #: 118595 Legal: M & K #1RE MAGNOLIA OIL & GAS AB 32 BARKER J RRC #11314 .003268 Royalty Interest Category: G1 Railroad #: 11314
HB1984: The Appraised value of \$2,690 in 2023 as compared to \$1,930 in 2018 is a 39.38% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	2,190 2,190 2,190 2,190	0 0 0 0	2,690 2,690 2,690 2,690

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	620 620 620	300 300 300	300 300 300	Lease: 12139 Type: REAL Owner #: 118595 Legal: RUTH ANNE 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12139 .000909 Royalty Interest Category: G1 Railroad #: 12139 HB1984: The Appraised value of \$300 in 2023 as compared to \$390 in 2018 is a 23.08% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	620 620 620	0 0 0	300 300 300	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,600 2,600 2,600	2,570 2,570 2,570	2,570 2,570 2,570	Lease: 12970 Type: REAL Owner #: 118595 Legal: BRENDA -2- U S OPERATING INC AB 22 WALLACE J Y RRC #12970 .010417 Royalty Interest Category: G1 Railroad #: 12970 HB1984: The Appraised value of \$2,570 in 2023 as compared to \$1,650 in 2018 is a 55.76% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,600 2,600 2,600	0 0 0	2,570 2,570 2,570	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	370 370 370	490 490 490	490 490 490	Lease: 15651 Type: REAL Owner #: 118595 Legal: PATRICIA UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #15651 .000446 Royalty Interest Category: G1 Railroad #: 15651 HB1984: The Appraised value of \$490 in 2023 as compared to \$320 in 2018 is a 53.13% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	370 370 370	0 0 0	490 490 490	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			10 10 10	Lease: 17468 Type: REAL Owner #: 118595 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .000098 Royalty Interest Category: G1 Railroad #: 17468 HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% 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	10 10 10	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,690 6,690 6,690	4,700 4,700 4,700	Lease: 22110 Type: REAL Owner #: 118595 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .004217 Royalty Interest Category: G1 Railroad #: 22110
HB1984: The Appraised value of \$4,700 in 2023 as compared to \$2,910 in 2018 is a 61.51% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,690 6,690 6,690	0 0 0	4,700 4,700 4,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,430 1,430 470 960	1,910 1,910 630 1,280	Lease: 23160 Type: REAL Owner #: 118595 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .002561 Royalty Interest Category: G1 Railroad #: 23160
HB1984: The Appraised value of \$1,910 in 2023 as compared to \$1,610 in 2018 is a 18.63% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,430 1,430 470 960	0 0 0 0	1,910 1,910 630 1,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,400 1,400 1,400	1,520 1,520 1,520	Lease: 24523 Type: REAL Owner #: 118595 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523 .001421 Override Royalty Category: G1 Railroad #: 24523
HB1984: The Appraised value of \$1,520 in 2023 as compared to \$1,400 in 2018 is a 8.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,400 1,400 1,400	0 0 0	1,520 1,520 1,520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 83135 Type: REAL Owner #: 118595 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135 .000098 Royalty Interest Category: G1 Railroad #: 83135
No 2018 Hist			
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		50 50 50	70 70 70	Lease: 192205 Type: REAL Owner #: 118595 Legal: HARRELL "E" #1A MAGNOLIA OIL & GAS AB 2 BEST H RRC #192205 .001703 Royalty Interest Category: G1 Railroad #: 192205
HB1984: The Appraised value of \$70 in 2023 as compared to \$550 in 2018 is a 87.27% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		50 50 50	0 0 0	70 70 70

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		22,390 22,390 22,390	15,720 15,720 15,720	Lease: 720249 Type: REAL Owner #: 118595 Legal: LEHMANN HEIRS OL UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912 .004217 Royalty Interest Category: G1 Railroad #: 22110
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		22,390 22,390 22,390	0 0 0	15,720 15,720 15,720

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			440 440 440	Lease: 720275 Type: REAL Owner #: 118595 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92% .000367 Override Royalty Category: G1 Railroad #: 27997
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	440 440 440

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			330 330 330	Lease: 720276 Type: REAL Owner #: 118595 Legal: BOONE D W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27985 LEE6%/FAY2%/WAS92% .000367 Override Royalty Category: G1 Railroad #: 27985
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	330 330 330

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	37,740	0	30,760		
ROAD & BRIDGE	37,740	0	30,760		
GIDDINGS ISD	32,280	0	25,250		
GIDDINGS CITY	2,190	0	2,690		
DIME BOX ISD	5,460	0	5,510		

