

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: 95537 800

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

CWPLCO INC  
% KE ANDREWS & COMPANY  
2424 RIDGE ROAD  
ROCKWALL TX 75087



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<br>ROAD & BRIDGE<br>GIDDINGS ISD  | 1,310<br>1,310<br>1,310 | 5,730<br>5,730<br>5,730 | Lease: 13672 Type: REAL Owner #: 95537<br>Legal: GANTT W1<br>MAGNOLIA OIL & GAS<br>AB 226 MCNEESE I & 68 CROSBY<br>RRC #13672<br>Agent: 040<br>.012484 Override Royalty<br>Category: G1<br>Railroad #: 13672 |
| HB1984: The Appraised value of \$5,730 in 2023 as compared to \$2,270 in 2018 is a 152.42% increase. |                         |                         |  |
| Taxing Units   | Last Year's Taxable     | Proposed Exemptions     | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD  | 1,310<br>1,310<br>1,310 | 0<br>0<br>0             | 5,730<br>5,730<br>5,730  |

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](http://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  |     | 920                 | 1,620               | Lease: 16531 Type: REAL Owner #: 95537<br>Legal: PAYTON C F # 1 & 3<br>ERNEST OPERATING CO<br>AB 220 MCKEEN H<br>RRC #16531<br><br>.097500 Override Royalty<br>Category: G1<br>Railroad #: 16531<br><br>Agent: 040 |
| ROAD & BRIDGE   | 920 | 1,620               |                     |  |
| DIME BOX ISD  | 920 | 1,620               |                     |  |
| HB1984: The Appraised value of \$1,620 in 2023 as compared to \$1,280 in 2018 is a 26.56% increase. |     |                     |                     |  |
| Taxing Units  |     | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY  |     | 920                 | 0                   | 1,620  |
| ROAD & BRIDGE   |     | 920                 | 0                   | 1,620  |
| DIME BOX ISD  |     | 920                 | 0                   | 1,620  |

| MINERAL APPRAISAL INFORMATION   |       | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION  |
|---|-------|---------------------|---------------------|---|
| LEE COUNTY  |       | 4,200               | 9,990               | Lease: 16660 Type: REAL Owner #: 95537<br>Legal: ERNEST "T"<br>MAGNOLIA OIL & GAS<br>AB 4 BOATWRIGHT F<br>RRC #16660<br><br>.029210 Override Royalty<br>Category: G1<br>Railroad #: 16660<br><br>Agent: 040 |
| ROAD & BRIDGE   | 4,200 | 9,990               |                     |   |
| GIDDINGS ISD  | 4,200 | 9,990               |                     |   |
| HB1984: The Appraised value of \$9,990 in 2023 as compared to \$7,540 in 2018 is a 32.49% increase. |       |                     |                     |   |
| Taxing Units  |       | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)  |
| LEE COUNTY  |       | 4,200               | 0                   | 9,990   |
| ROAD & BRIDGE   |       | 4,200               | 0                   | 9,990   |
| GIDDINGS ISD  |       | 4,200               | 0                   | 9,990   |

| MINERAL APPRAISAL INFORMATION   |        | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION  |
|---|--------|---------------------|---------------------|---|
| LEE COUNTY  |        | 19,060              | 14,430              | Lease: 16966 Type: REAL Owner #: 95537<br>Legal: K-BOB #1<br>MAGNOLIA OIL & GAS<br>AB 4 BOATWRIGHT F<br>RRC #16966<br><br>.027697 Override Royalty<br>Category: G1<br>Railroad #: 16966<br><br>Agent: 040 |
| ROAD & BRIDGE   | 19,060 | 14,430              |                     |   |
| GIDDINGS ISD  | 19,060 | 14,430              |                     |   |
| HB1984: The Appraised value of \$14,430 in 2023 as compared to \$17,440 in 2018 is a 17.26% decrease. |        |                     |                     |   |
| Taxing Units  |        | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)  |
| LEE COUNTY  |        | 19,060              | 0                   | 14,430  |
| ROAD & BRIDGE   |        | 19,060              | 0                   | 14,430  |
| GIDDINGS ISD  |        | 19,060              | 0                   | 14,430  |

| MINERAL APPRAISAL INFORMATION   |       | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|---|-------|---------------------|---------------------|--|
| LEE COUNTY  |       | 2,690               | 4,800               | Lease: 17040 Type: REAL Owner #: 95537<br>Legal: LINDA K UNIT 1 RE<br>MAGNOLIA OIL & GAS<br>AB 1 AUSTIN S F<br>RRC #17040<br><br>.012042 Override Royalty<br>Category: G1<br>Railroad #: 17040<br><br>Agent: 040 |
| ROAD & BRIDGE   | 2,690 | 4,800               |                     |  |
| DIME BOX ISD  | 2,690 | 4,800               |                     |  |
| HB1984: The Appraised value of \$4,800 in 2023 as compared to \$2,660 in 2018 is a 80.45% increase. |       |                     |                     |  |
| Taxing Units  |       | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY  |       | 2,690               | 0                   | 4,800  |
| ROAD & BRIDGE   |       | 2,690               | 0                   | 4,800  |
| DIME BOX ISD  |       | 2,690               | 0                   | 4,800  |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023           | PROPERTY DESCRIPTION   |
|---|---------------------|-------------------------|--|
| LEE COUNTY<br>ROAD & BRIDGE<br>DIME BOX ISD   | 740<br>740<br>740   | 1,150<br>1,150<br>1,150 | Lease: 17786 Type: REAL Owner #: 95537<br>Legal: LOUIS "B"<br>MAGNOLIA OIL & GAS<br>AB 1 AUSTIN S F<br>RRC #17786<br><br>.002372 Override Royalty<br>Category: G1<br>Railroad #: 17786<br><br>Agent: 040 |
| HB1984: The Appraised value of \$1,150 in 2023 as compared to \$780 in 2018 is a 47.44% increase. |                     |                         |  |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions     | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY<br>ROAD & BRIDGE<br>DIME BOX ISD   | 740<br>740<br>740   | 0<br>0<br>0             | 1,150<br>1,150<br>1,150  |

| MINERAL APPRAISAL INFORMATION   | LAST YEAR           | PROPOSED 2023           | PROPERTY DESCRIPTION  |
|---|---------------------|-------------------------|---|
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD   | 850<br>850<br>850   | 3,450<br>3,450<br>3,450 | Lease: 19257 Type: REAL Owner #: 95537<br>Legal: THOMAS W#1<br>MAGNOLIA OIL & GAS<br>AB 182 SHARP J<br>RRC #19257 35% LEE 65% WASH<br><br>.027500 Override Royalty<br>Category: G1<br>Railroad #: 19257<br><br>Agent: 040 |
| HB1984: The Appraised value of \$3,450 in 2023 as compared to \$3,120 in 2018 is a 10.58% increase. |                     |                         |   |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions     | Proposed Taxable (Less Exemptions)  |
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD   | 850<br>850<br>850   | 0<br>0<br>0             | 3,450<br>3,450<br>3,450   |

| MINERAL APPRAISAL INFORMATION  | LAST YEAR           | PROPOSED 2023           | PROPERTY DESCRIPTION   |
|--|---------------------|-------------------------|--|
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD  | 110<br>110<br>110   | 1,040<br>1,040<br>1,040 | Lease: 19867 Type: REAL Owner #: 95537<br>Legal: LEHMANN QUINTUS<br>MAGNOLIA OIL & GAS<br>AB 98 ESTES A<br>RRC #19867<br><br>.072882 Override Royalty<br>Category: G1<br>Railroad #: 19867<br><br>Agent: 040 |
| HB1984: The Appraised value of \$1,040 in 2023 as compared to \$480 in 2018 is a 116.67% increase. |                     |                         |  |
| Taxing Units   | Last Year's Taxable | Proposed Exemptions     | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD  | 110<br>110<br>110   | 0<br>0<br>0             | 1,040<br>1,040<br>1,040  |

| MINERAL APPRAISAL INFORMATION  | LAST YEAR           | PROPOSED 2023           | PROPERTY DESCRIPTION   |
|--|---------------------|-------------------------|--|
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD  | 380<br>380<br>380   | 5,150<br>5,150<br>5,150 | Lease: 22209 Type: REAL Owner #: 95537<br>Legal: STRINGER<br>MAGNOLIA OIL & GAS<br>AB 182 SHARP J<br>RRC #22209<br><br>.004204 Override Royalty<br>Category: G1<br>Railroad #: 22209<br><br>Agent: 040 |
| HB1984: The Appraised value of \$5,150 in 2023 as compared to \$1,530 in 2018 is a 236.60% increase. |                     |                         |  |
| Taxing Units   | Last Year's Taxable | Proposed Exemptions     | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD  | 380<br>380<br>380   | 0<br>0<br>0             | 5,150<br>5,150<br>5,150  |

| MINERAL APPRAISAL INFORMATION  |  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION               |                           |
|--|--|---------------------|---------------------|------------------------------------|---------------------------|
| LEE COUNTY   |  | 8,020               | 7,880               | Lease: 103617                      | Type: REAL Owner #: 95537 |
| ROAD & BRIDGE  |  | 8,020               | 7,880               | Legal: STRANGER T UNIT 4           |                           |
| GIDDINGS ISD   |  | 8,020               | 7,880               | MAGNOLIA OIL & GAS                 |                           |
|  |  |                     |                     | AB 207 MANCHA J F                  |                           |
|  |  |                     |                     | RRC #103617                        | Agent: 040                |
|  |  |                     |                     | .009695 Override Royalty           |                           |
|  |  |                     |                     | Category: G1                       |                           |
|  |  |                     |                     | Railroad #: 103617                 |                           |
| HB1984: The Appraised value of \$7,880 in 2023 as compared to \$3,930 in 2018 is a 100.51% increase. |  |                     |                     |                                    |                           |
| Taxing Units   |  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |                           |
| LEE COUNTY   |  | 8,020               | 0                   | 7,880                              |                           |
| ROAD & BRIDGE  |  | 8,020               | 0                   | 7,880                              |                           |
| GIDDINGS ISD   |  | 8,020               | 0                   | 7,880                              |                           |

| MINERAL APPRAISAL INFORMATION |  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION               |                           |
|-------------------------------|--|---------------------|---------------------|------------------------------------|---------------------------|
| LEE COUNTY                    |  | 380                 | 1,330               | Lease: 107760                      | Type: REAL Owner #: 95537 |
| ROAD & BRIDGE                 |  | 380                 | 1,330               | Legal: KOUDELKE #1                 |                           |
| DIME BOX ISD                  |  | 380                 | 1,330               | SAN DIA PRODUCING CO               |                           |
|                               |  |                     |                     | AB 1 AUSTIN S F                    |                           |
|                               |  |                     |                     | RRC #107760                        | Agent: 040                |
|                               |  |                     |                     | .097500 Override Royalty           |                           |
|                               |  |                     |                     | Category: G1                       |                           |
|                               |  |                     |                     | Railroad #: 107760                 |                           |
| No 2018 Hist                  |  |                     |                     |                                    |                           |
| Taxing Units                  |  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |                           |
| LEE COUNTY                    |  | 380                 | 0                   | 1,330                              |                           |
| ROAD & BRIDGE                 |  | 380                 | 0                   | 1,330                              |                           |
| DIME BOX ISD                  |  | 380                 | 0                   | 1,330                              |                           |

| MINERAL APPRAISAL INFORMATION   |  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION               |                           |
|---|--|---------------------|---------------------|------------------------------------|---------------------------|
| LEE COUNTY  |  | 45,320              | 55,780              | Lease: 108671                      | Type: REAL Owner #: 95537 |
| ROAD & BRIDGE   |  | 45,320              | 55,780              | Legal: LOU-ANN #1-RE               |                           |
| GIDDINGS ISD  |  | 45,320              | 55,780              | MAGNOLIA OIL & GAS                 |                           |
|   |  |                     |                     | AB 81 DOBBINS J                    |                           |
|   |  |                     |                     | RRC 26008                          | Agent: 040                |
|   |  |                     |                     | .044424 Override Royalty           |                           |
|   |  |                     |                     | Category: G1                       |                           |
|   |  |                     |                     | Railroad #: 26008                  |                           |
| HB1984: The Appraised value of \$55,780 in 2023 as compared to \$49,870 in 2018 is a 11.85% increase. |  |                     |                     |                                    |                           |
| Taxing Units  |  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |                           |
| LEE COUNTY  |  | 45,320              | 0                   | 55,780                             |                           |
| ROAD & BRIDGE   |  | 45,320              | 0                   | 55,780                             |                           |
| GIDDINGS ISD  |  | 45,320              | 0                   | 55,780                             |                           |

| MINERAL APPRAISAL INFORMATION |  | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION               |                           |
|-------------------------------|--|---------------------|---------------------|------------------------------------|---------------------------|
| LEE COUNTY                    |  | 2,400               | 2,490               | Lease: 720268                      | Type: REAL Owner #: 95537 |
| ROAD & BRIDGE                 |  | 2,400               | 2,490               | Legal: CASTLEWOOD 'A' 1H           |                           |
| GIDDINGS ISD                  |  | 2,400               | 2,490               | MAGNOLIA OIL & GAS                 |                           |
|                               |  |                     |                     | AB 342 WELCH R G                   |                           |
|                               |  |                     |                     | RRC 27973                          | 87%LEE/13%WAS Agent: 040  |
|                               |  |                     |                     | .000169 Override Royalty           |                           |
|                               |  |                     |                     | Category: G1                       |                           |
|                               |  |                     |                     | Railroad #: 27973                  |                           |
| No 2018 Hist                  |  |                     |                     |                                    |                           |
| Taxing Units                  |  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |                           |
| LEE COUNTY                    |  | 2,400               | 0                   | 2,490                              |                           |
| ROAD & BRIDGE                 |  | 2,400               | 0                   | 2,490                              |                           |
| GIDDINGS ISD                  |  | 2,400               | 0                   | 2,490                              |                           |

| MINERAL APPRAISAL INFORMATION                                   |  | LAST YEAR               | PROPOSED 2023           | PROPERTY DESCRIPTION  |  |
|---|--|-------------------------|-------------------------|---|--|
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD<br><br>No 2018 Hist |  | 1,940<br>1,940<br>1,940 | 2,360<br>2,360<br>2,360 | Lease: 720269 Type: REAL Owner #: 95537<br>Legal: CASTLEWOOD 'B' 2H<br>MAGNOLIA OIL & GAS<br>AB 342 WELCH R G<br>RRC 27974 87%LEE/13%WAS<br><br>.000169 Override Royalty<br>Category: G1<br>Railroad #: 27974<br><br>Agent: 040 |  |
| Taxing Units  |  | Last Year's Taxable     | Proposed Exemptions     | Proposed Taxable (Less Exemptions)  |  |
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD                     |  | 1,940<br>1,940<br>1,940 | 0<br>0<br>0             | 2,360<br>2,360<br>2,360   |  |

| MINERAL APPRAISAL INFORMATION                                   |  | LAST YEAR               | PROPOSED 2023           | PROPERTY DESCRIPTION  |  |
|---|--|-------------------------|-------------------------|---|--|
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD<br><br>No 2018 Hist |  | 2,310<br>2,310<br>2,310 | 3,450<br>3,450<br>3,450 | Lease: 720270 Type: REAL Owner #: 95537<br>Legal: CASTLEWOOD 'C' 3H<br>MAGNOLIA OIL & GAS<br>AB 342 WELCH R G<br>RRC 27975<br><br>.000169 Override Royalty<br>Category: G1<br>Railroad #: 27975<br><br>Agent: 040 |  |
| Taxing Units  |  | Last Year's Taxable     | Proposed Exemptions     | Proposed Taxable (Less Exemptions)  |  |
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD                     |  | 2,310<br>2,310<br>2,310 | 0<br>0<br>0             | 3,450<br>3,450<br>3,450   |  |

| Total of all Above Parcels |                             |                             |                          |  |  |
|----------------------------|-----------------------------|-----------------------------|--------------------------|--|--|
| Taxing Units               | Owner's Last Year's Taxable | Owner's Proposed Exemptions | Owner's Proposed Taxable |  |  |
| LEE COUNTY                 | 90,630                      | 0                           | 120,650                  |  |  |
| ROAD & BRIDGE              | 90,630                      | 0                           | 120,650                  |  |  |
| GIDDINGS ISD               | 85,900                      | 0                           | 111,750                  |  |  |
| DIME BOX ISD               | 4,730                       | 0                           | 8,900                    |  |  |

