

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: 201018 2425

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

MATAGORDA B1 LP  
% P&P OIL & GAS SOLUTIONS LLC  
2441 HIGH TIMBERS DR SUITE 300  
THE WOODLANDS TX 77380



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	20 20 20	40 40 40	Lease: 11182 Type: REAL Owner #: 201018 Legal: DROEMER #2 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #11182  .000702 Override Royalty Category: G1 Railroad #: 11182  Agent: 658
HB1984: The Appraised value of \$40 in 2023 as compared to \$20 in 2018 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	40 40 40

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		70	180	Lease: 17889 Type: REAL Owner #: 201018 Legal: MARVIN UNIT MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #17889  .001695 Override Royalty Category: G1 Railroad #: 17889  Agent: 658
ROAD & BRIDGE		70	180	
GIDDINGS ISD		70	180	
HB1984: The Appraised value of \$180 in 2023 as compared to \$140 in 2018 is a 28.57% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	180
ROAD & BRIDGE		70	0	180
GIDDINGS ISD		70	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	160	Lease: 18302 Type: REAL Owner #: 201018 Legal: SLEDGE UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #18302  .000588 Override Royalty Category: G1 Railroad #: 18302  Agent: 658
ROAD & BRIDGE		40	160	
GIDDINGS ISD		40	160	
HB1984: The Appraised value of \$160 in 2023 as compared to \$90 in 2018 is a 77.78% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	160
ROAD & BRIDGE		40	0	160
GIDDINGS ISD		40	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	320	Lease: 19185 Type: REAL Owner #: 201018 Legal: SAENGER UNIT MAGNOLIA OIL & GAS AB 34 BREEDING J RRC #19185  .002246 Override Royalty Category: G1 Railroad #: 19185  Agent: 658
ROAD & BRIDGE		150	320	
GIDDINGS ISD		150	320	
HB1984: The Appraised value of \$320 in 2023 as compared to \$40 in 2018 is a 700.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		150	0	320
ROAD & BRIDGE		150	0	320
GIDDINGS ISD		150	0	320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	20	Lease: 19780 Type: REAL Owner #: 201018 Legal: MERSIOVSKY W#2 TRIVISTA OPERATING AB 284 SNEED J H RRC #19780  .002302 Royalty Interest Category: G1 Railroad #: 19780  Agent: 658
ROAD & BRIDGE		30	20	
GIDDINGS ISD		30	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		30	0	20
ROAD & BRIDGE		30	0	20
GIDDINGS ISD		30	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	40	Lease: 20151 Type: REAL Owner #: 201018 Legal: SCHULZE LEEXUS OIL LLC AB 140 GIBSON W RRC #20151  .000214 Override Royalty Category: G1 Railroad #: 20151  Agent: 658
ROAD & BRIDGE		20	40	
GIDDINGS ISD		20	40	
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		20	0	40
ROAD & BRIDGE		20	0	40
GIDDINGS ISD		20	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		310	240	Lease: 22021 Type: REAL Owner #: 201018 Legal: YORK "A" MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #22021  .001156 Override Royalty Category: G1 Railroad #: 22021  Agent: 658
ROAD & BRIDGE		310	240	
DIME BOX ISD	G	310	240	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$240 in 2023 as compared to \$170 in 2018 is a 41.18% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		310	0	240
ROAD & BRIDGE		310	0	240
DIME BOX ISD		0	240	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		270	320	Lease: 22151 Type: REAL Owner #: 201018 Legal: HANNES-WERNECKE UNIT MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #22151  .001505 Override Royalty Category: G1 Railroad #: 22151  Agent: 658
ROAD & BRIDGE		270	320	
GIDDINGS ISD		270	320	
HB1984: The Appraised value of \$320 in 2023 as compared to \$250 in 2018 is a 28.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		270	0	320
ROAD & BRIDGE		270	0	320
GIDDINGS ISD		270	0	320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,820	2,430	Lease: 22315 Type: REAL Owner #: 201018 Legal: DROEMER H UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22315  .003633 Override Royalty Category: G1 Railroad #: 22315  Agent: 658
ROAD & BRIDGE		1,820	2,430	
GIDDINGS ISD		1,820	2,430	
HB1984: The Appraised value of \$2,430 in 2023 as compared to \$2,040 in 2018 is a 19.12% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,820	0	2,430
ROAD & BRIDGE		1,820	0	2,430
GIDDINGS ISD		1,820	0	2,430

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	80	Lease: 22442 Type: REAL Owner #: 201018 Legal: SCHULZE UNIT 1H MAGNOLIA OIL & GAS AB 140 GIBSON W RRC #22442  .000413 Override Royalty Category: G1 Railroad #: 22442 Agent: 658
ROAD & BRIDGE		90	80	
GIDDINGS ISD		90	80	
HB1984: The Appraised value of \$80 in 2023 as compared to \$100 in 2018 is a 20.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		90	0	80
ROAD & BRIDGE		90	0	80
GIDDINGS ISD		90	0	80

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	60	Lease: 22443 Type: REAL Owner #: 201018 Legal: LUCILLE UNIT 1 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443  .000143 Royalty Interest Category: G1 Railroad #: 22443 Agent: 658
ROAD & BRIDGE		30	60	
GIDDINGS ISD		30	60	
HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	60
ROAD & BRIDGE		30	0	60
GIDDINGS ISD		30	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	20	Lease: 22464 Type: REAL Owner #: 201018 Legal: AIRPORT UNIT MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22464  .000869 Override Royalty Category: G1 Railroad #: 22464 Agent: 658
ROAD & BRIDGE		160	20	
GIDDINGS ISD		160	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$220 in 2018 is a 90.91% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	20
ROAD & BRIDGE		160	0	20
GIDDINGS ISD		160	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	50	Lease: 22664 Type: REAL Owner #: 201018 Legal: SYMM VICTOR UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22664  .000222 Override Royalty Category: G1 Railroad #: 22664 Agent: 658
ROAD & BRIDGE		30	50	
GIDDINGS ISD		30	50	
HB1984: The Appraised value of \$50 in 2023 as compared to \$50 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	50
ROAD & BRIDGE		30	0	50
GIDDINGS ISD		30	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	10 10 10	10 10 10	Lease: 103617 Type: REAL Owner #: 201018 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000014 Override Royalty Category: G1 Railroad #: 103617  Agent: 658  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	10 10 10	0 0 0	10 10 10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	40 40 40	30 30 30	Lease: 720165 Type: REAL Owner #: 201018 Legal: TRAPPER UNIT 11A MAGNOLIA OIL & GAS AB 284 SNEED J H RRC 26437 DP 761223  .000138 Override Royalty Category: G1 Railroad #: 26437  Agent: 658  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	40 40 40	0 0 0	30 30 30	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	120 120 120	160 160 160	Lease: 720187 Type: REAL Owner #: 201018 Legal: TRAPPER UNIT 15A MAGNOLIA OIL & GAS AB 71 CHANEY C RRC 26545  .000754 Override Royalty Category: G1 Railroad #: 26545  Agent: 658  HB1984: The Appraised value of \$160 in 2023 as compared to \$200 in 2018 is a 20.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	160 160 160	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	3,210	0	4,160	
ROAD & BRIDGE	3,210	0	4,160	
GIDDINGS ISD	2,900	0	3,920	
DIME BOX ISD	0	240	0	

