

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

832-243-9600

TY-TEX EXPLORATION INC  
PO BOX 9340  
TYLER TX 75711-9340



**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: 93988 3805

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	10 10 10	10 10 10	Lease: 13601 Type: REAL Owner #: 93988 Legal: COLLINS MYRTLE UNIT MAGNOLIA OIL & GAS AB 98 ESTES A RRC #13601  .001902 Override Royalty Category: G1 Railroad #: 13601
HB1984: The Appraised value of \$10 in 2023 as compared to \$30 in 2018 is a 66.67% decrease.			
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

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		2,190	2,300	Lease: 16116 Type: REAL Owner #: 93988
ROAD & BRIDGE		2,190	2,300	Legal: GERDES-BREDTHAUER UN 2
GIDDINGS ISD		2,190	2,300	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116
.005810 Override Royalty Category: G1 Railroad #: 16116				
HB1984: The Appraised value of \$2,300 in 2023 as compared to \$2,010 in 2018 is a 14.43% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,190	0	2,300
ROAD & BRIDGE		2,190	0	2,300
GIDDINGS ISD		2,190	0	2,300

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,510	3,330	Lease: 22223 Type: REAL Owner #: 93988
ROAD & BRIDGE		1,510	3,330	Legal: RAPPAPORT UNIT
GIDDINGS ISD		1,510	3,330	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223
.003649 Override Royalty Category: G1 Railroad #: 22223				
HB1984: The Appraised value of \$3,330 in 2023 as compared to \$1,270 in 2018 is a 162.20% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,510	0	3,330
ROAD & BRIDGE		1,510	0	3,330
GIDDINGS ISD		1,510	0	3,330

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,010	5,310	Lease: 22386 Type: REAL Owner #: 93988
ROAD & BRIDGE		2,010	5,310	Legal: BREDTHAUER UNIT W#2H
GIDDINGS ISD		2,010	5,310	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22386
.019457 Override Royalty Category: G1 Railroad #: 22386				
HB1984: The Appraised value of \$5,310 in 2023 as compared to \$2,260 in 2018 is a 134.96% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,010	0	5,310
ROAD & BRIDGE		2,010	0	5,310
GIDDINGS ISD		2,010	0	5,310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10,590	40,160	Lease: 24507 Type: REAL Owner #: 93988
ROAD & BRIDGE		10,590	40,160	Legal: BREDTHAUER #2-H UNIT WELL #3H
GIDDINGS ISD		10,590	40,160	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #24507
.019457 Override Royalty Category: G1 Railroad #: 24507				
HB1984: The Appraised value of \$40,160 in 2023 as compared to \$9,080 in 2018 is a 342.29% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10,590	0	40,160
ROAD & BRIDGE		10,590	0	40,160
GIDDINGS ISD		10,590	0	40,160

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	16,310	0	51,110		
ROAD & BRIDGE	16,310	0	51,110		
GIDDINGS ISD	16,310	0	51,110		

