

This is NOT a Tax Statement      **Notice Of Appraised Value**      Do NOT Pay From This Notice

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

832-243-9600

info@leecad.net

CLEAR FORK ROYALTY II LP  
6300 RIDGLEA PLACE STE 950  
FORT WORTH TX 76116



APPRAISAL YEAR 2024	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/17/2024 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:	5-24-2024
ARB Hearing:	6-17-2024
Owner:	200339 719
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 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	80	Lease: 14106	Type: REAL	Owner #: 200339
ROAD & BRIDGE	C	30	80	Legal: LONIE MAE #1-H		
GIDDINGS ISD	C	30	80	LEEKUS OIL LLC		
				AB 352 WILKERSON W L		
				RRC #14106		
				.000173 Royalty Interest		
				Category: G1		
				Railroad #: 14106		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	44	36		
ROAD & BRIDGE		30	44	36		
GIDDINGS ISD		30	44	36		

Additional Owner's Properties are continued on following page(s).

*The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

Chief Appraiser

SEC 25.19

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1873

OWNER #:

200339

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	200	490	Lease: 22834	Type: REAL	Owner #: 200339
ROAD & BRIDGE	C	200	490	Legal: WILL JESSIE		
GIDDINGS ISD	C	200	490	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22834		
				.000398 Royalty Interest		
				Category: G1		
				Railroad #: 22834		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$490 in 2024 as compared to \$270 in 2019 is a 81.48% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	250	240		
ROAD & BRIDGE		200	250	240		
GIDDINGS ISD		200	250	240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,360	2,510	Lease: 103617	Type: REAL	Owner #: 200339
ROAD & BRIDGE		2,360	2,510	Legal: STRANGER T UNIT 4		
GIDDINGS ISD		2,360	2,510	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #103617		
				.002904 Royalty Interest		
				Category: G1		
				Railroad #: 103617		
HB1984: The Appraised value of \$2,510 in 2024 as compared to \$1,710 in 2019 is a 46.78% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,360	0	2,510		
ROAD & BRIDGE		2,360	0	2,510		
GIDDINGS ISD		2,360	0	2,510		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	260	12,660	Lease: 720233	Type: REAL	Owner #: 200339
ROAD & BRIDGE	C	260	12,660	Legal: DUNKIN UNIT W#H020B		
GIDDINGS ISD	C	260	12,660	MAGNOLIA OIL & GAS		
				AB 384 POPPONOE J	94%LEE	
				RRC 27708	6%WASH	
				.000185 Royalty Interest		
				Category: G1		
				Railroad #: 27708		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$12,660 in 2024 as compared to \$1,980 in 2019 is a 539.39% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		260	12,348	312		
ROAD & BRIDGE		260	12,348	312		
GIDDINGS ISD		260	12,348	312		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		1,930 1,930 1,930	Lease: 720296 Type: REAL Owner #: 200339 Legal: SPARKY W#H01SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% RRC 28079 FAY@9%/WAS@18%  .000117 Royalty Interest Category: G1 Railroad #: 28079
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	1,930 1,930 1,930

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		1,270 1,270 1,270	Lease: 720297 Type: REAL Owner #: 200339 Legal: SUNDEVIL W#H03SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% API 149.33548 FAY@9%/WAS@18%  .000113 Royalty Interest Category: G1 Railroad #: 28102
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	1,270 1,270 1,270

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,850	12,642	6,298		
ROAD & BRIDGE	2,850	12,642	6,298		
GIDDINGS ISD	2,850	12,642	6,298		

