

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

CORONADO RESOURCES 2013 LP  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



**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: 201373 787

VISIT [WWW.PANDAI.COM](http://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	60	120	Lease: 1	Type: REAL	Owner #: 201373
ROAD & BRIDGE	C	60	120	Legal: ANMAR UNIT TRACT 3		
DIME BOX ISD	C	60	120	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #19827 TRACT 3 50%		Agent: 574
				.000659 Royalty Interest		
				Category: G1		
				Railroad #: 19827		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$120 in 2024 as compared to \$110 in 2019 is a 9.09% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	60	48	72			
ROAD & BRIDGE	60	48	72			
DIME BOX ISD	60	48	72			

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,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	160	Lease: 11312	Type: REAL	Owner #: 201373
ROAD & BRIDGE	C	20	160	Legal: STORK-RICHARDS UNIT 2&4		
LEXINGTON ISD	G C	20	160	ERNEST OPERATING CO		
				AB 60 CHENOWETH J		
				RRC #11312		
				.000837 Royalty Interest		Agent: 574
				Category: G1		
				Railroad #: 11312		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$160 in 2024 as compared to \$130 in 2019 is a 23.08% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	136	24		
ROAD & BRIDGE		20	136	24		
LEXINGTON ISD		0	160	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	200	260	Lease: 11707	Type: REAL	Owner #: 201373
ROAD & BRIDGE	C	200	260	Legal: RICHARDS L C ET AL 1-4		
LEXINGTON ISD	G C	200	260	ERNEST OPERATING CO		
				AB 238 MOORE M		
				RRC #11707		
				.002790 Royalty Interest		Agent: 574
				Category: G1		
				Railroad #: 11707		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$260 in 2024 as compared to \$80 in 2019 is a 225.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	20	240		
ROAD & BRIDGE		200	20	240		
LEXINGTON ISD		0	260	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	260	2,080	Lease: 11783	Type: REAL	Owner #: 201373
ROAD & BRIDGE	C	260	2,080	Legal: WEIMAN		
GIDDINGS ISD	C	260	2,080	MAGNOLIA OIL & GAS		
				AB 18 SPARKS M		
				RRC #11783		
				.005565 Royalty Interest		Agent: 574
				Category: G1		
				Railroad #: 11783		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,080 in 2024 as compared to \$210 in 2019 is a 890.48% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		260	1,768	312		
ROAD & BRIDGE		260	1,768	312		
GIDDINGS ISD		260	1,768	312		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,210	1,500	Lease: 13614	Type: REAL	Owner #: 201373
ROAD & BRIDGE	C	1,210	1,500	Legal: SIMEK VLASTA UNIT		
DIME BOX ISD	C	1,210	1,500	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #13614		
					Agent: 574	
				.003129 Royalty Interest		
				Category: G1		
				Railroad #: 13614		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,500 in 2024 as compared to \$640 in 2019 is a 134.38% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,210	48	1,452		
ROAD & BRIDGE		1,210	48	1,452		
DIME BOX ISD		1,210	48	1,452		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	90	150	Lease: 17040	Type: REAL	Owner #: 201373
ROAD & BRIDGE	C	90	150	Legal: LINDA K UNIT 1 RE		
DIME BOX ISD	C	90	150	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #17040		
					Agent: 574	
				.000275 Royalty Interest		
				Category: G1		
				Railroad #: 17040		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$150 in 2024 as compared to \$90 in 2019 is a 66.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		90	42	108		
ROAD & BRIDGE		90	42	108		
DIME BOX ISD		90	42	108		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			30	Lease: 18340	Type: REAL	Owner #: 201373
ROAD & BRIDGE			30	Legal: GARRETT TERESA UNIT		
GIDDINGS ISD			30	MAGNOLIA OIL & GAS		
				AB 2 BEST H		
				RRC 286865 18340		
					Agent: 574	
				.003616 Royalty Interest		
				Category: G1		
				Railroad #: 18340		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	30		
ROAD & BRIDGE		0	0	30		
GIDDINGS ISD		0	0	30		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	60	120	Lease: 19827 Type: REAL	Owner #: 201373
ROAD & BRIDGE	C	60	120	Legal: ANMAR UNIT TRACT 1	
DIME BOX ISD	C	60	120	ERNEST OPERATING CO	
				AB 3 BIRD T	
				RRC #19827 TRACT 1 50%	
				.000659 Royalty Interest	Agent: 574
				Category: G1	
				Railroad #: 19827	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$120 in 2024 as compared to \$110 in 2019 is a 9.09% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	60	48	72		
ROAD & BRIDGE	60	48	72		
DIME BOX ISD	60	48	72		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	100	250	Lease: 22540 Type: REAL	Owner #: 201373
ROAD & BRIDGE	C	100	250	Legal: ELISE UNIT 1	
GIDDINGS ISD	C	100	250	MAGNOLIA OIL & GAS	
				AB 20 VARELMAN J D	
				RRC #22540	
				.003817 Royalty Interest	Agent: 574
				Category: G1	
				Railroad #: 22540	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$250 in 2024 as compared to \$60 in 2019 is a 316.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	100	130	120		
ROAD & BRIDGE	100	130	120		
GIDDINGS ISD	100	130	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		80	60	Lease: 157285 Type: REAL	Owner #: 201373
ROAD & BRIDGE		80	60	Legal: TARVER #1H	
GIDDINGS ISD		80	60	MAGNOLIA OIL & GAS	
				AB 98 ESTES A	
				RRC #157285	
				.001369 Royalty Interest	Agent: 574
				Category: G1	
				Railroad #: 157285	
HB1984: The Appraised value of \$60 in 2024 as compared to \$180 in 2019 is a 66.67% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	80	0	60		
ROAD & BRIDGE	80	0	60		
GIDDINGS ISD	80	0	60		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,080	2,240	2,490		
ROAD & BRIDGE	2,080	2,240	2,490		
DIME BOX ISD	1,420	186	1,704		
LEXINGTON ISD	0	420	0		
GIDDINGS ISD	440	1,898	522		