

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

CYPRESS PT ROYALTIES LP  
701 BRAZOS ST STE 660  
AUSTIN TX 78701



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: 202321 829  
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	100	130	Lease: 15131	Type: REAL	Owner #: 202321
ROAD & BRIDGE	C	100	130	Legal: DONNA "W" UNIT 1-H W#2		
GIDDINGS ISD	C	100	130	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC #15131 LEE 89% WASH 11%		
				.000860 Royalty Interest		
				Category: G1		
				Railroad #: 15131		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$130 in 2024 as compared to \$140 in 2019 is a 7.14% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	10	120		
ROAD & BRIDGE		100	10	120		
GIDDINGS ISD		100	10	120		

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 ROAD & BRIDGE LEXINGTON ISD	450 450 450	440 440 440	Lease: 18490 Type: REAL Owner #: 202321 Legal: LEACHMAN "A" #7 ATLAS OPERATING AB 174 JOHNSON J F RRC #18490  .015625 Royalty Interest Category: G1 Railroad #: 18490  HB1984: The Appraised value of \$440 in 2024 as compared to \$140 in 2019 is a 214.29% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	450 450 450	0 0 0	440 440 440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	150 150 150	110 110 110	Lease: 18997 Type: REAL Owner #: 202321 Legal: LEACHMAN "D" #10 ATLAS OPERATING AB 214 MOORE L RRC #18997  .009215 Royalty Interest Category: G1 Railroad #: 18997  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	150 150 150	0 0 0	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	850 850 850	490 490 490	Lease: 19210 Type: REAL Owner #: 202321 Legal: LEACHMAN "F" 12 ATLAS OPERATING AB 107 FURNASH J RRC #19210  .007812 Royalty Interest Category: G1 Railroad #: 19210  HB1984: The Appraised value of \$490 in 2024 as compared to \$330 in 2019 is a 48.48% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	850 850 850	0 0 0	490 490 490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	620 620 620	1,570 1,570 1,570	Lease: 19476 Type: REAL Owner #: 202321 Legal: LEACHMAN "L" 6 ATLAS OPERATING AB 214 MOORE L/AB 168 MOORE L RRC 19476 91% LEE & 9% BUR  .008534 Royalty Interest Category: G1 Railroad #: 19476  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,570 in 2024 as compared to \$680 in 2019 is a 130.88% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	620 620 620	826 826 826	744 744 744

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	1,130 1,130 1,130	1,230 1,230 1,230	Lease: 720172 Type: REAL Owner #: 202321 Legal: FREEMAN UNIT CRESCENT PASS ENERGY AB 174 JOHNSON J F RRC 26377  .000738 Override Royalty Category: G1 Railroad #: 26377		
HB1984: The Appraised value of \$1,230 in 2024 as compared to \$1,070 in 2019 is a 14.95% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	1,130 1,130 1,130	0 0 0	1,230 1,230 1,230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD LEXINGTON ISD	C 2,780 C 2,780 C 2,640 C 140	4,420 4,420 4,200 220	Lease: 720179 Type: REAL Owner #: 202321 Legal: KNOBLOCH UNIT W#1H-2H CRESCENT PASS ENERGY AB 15 PETERSON N RRC 26667  .001762 Royalty Interest Category: G1 Railroad #: 26667		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$4,420 in 2024 as compared to \$3,420 in 2019 is a 29.24% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD LEXINGTON ISD	2,780 2,780 2,640 140	1,084 1,084 1,032 52	3,336 3,336 3,168 168		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	7,890 7,890 7,890	9,140 9,140 9,140	Lease: 720185 Type: REAL Owner #: 202321 Legal: GOLD 107 WILDFIRE ENERGY OPER AB 1 AUSTIN S F RRC 26761 DP 779974  .001864 Override Royalty Category: G1 Railroad #: 26761		
HB1984: The Appraised value of \$9,140 in 2024 as compared to \$12,690 in 2019 is a 27.97% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	7,890 7,890 7,890	0 0 0	9,140 9,140 9,140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	7,660 7,660 7,660	8,750 8,750 8,750	Lease: 720222 Type: REAL Owner #: 202321 Legal: DISMUKES EF UNIT 1 WILDFIRE ENERGY OPER AB 3 BIRD T RRC 27435 DP 833976  .001708 Override Royalty Category: G1 Railroad #: 27435
HB1984: The Appraised value of \$8,750 in 2024 as compared to \$11,720 in 2019 is a 25.34% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	7,660 7,660 7,660	0 0 0	8,750 8,750 8,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	C 2,540 C 2,540 C 2,540	3,180 3,180 3,180	Lease: 720223 Type: REAL Owner #: 202321 Legal: BIEBERSTEIN EF UNIT 1 WILDFIRE ENERGY OPER AB 3 BIRD T RRC 27440 DP 833977  .000511 Override Royalty Category: G1 Railroad #: 27440
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,180 in 2024 as compared to \$4,550 in 2019 is a 30.11% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,540 2,540 2,540	132 132 132	3,048 3,048 3,048

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 590 C 590 C 590	1,790 1,790 1,790	Lease: 720234 Type: REAL Owner #: 202321 Legal: GALLANT FOX UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27567 DP 843563  .000600 Override Royalty Category: G1 Railroad #: 27567
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,790 in 2024 as compared to \$1,180 in 2019 is a 51.69% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	590 590 590	1,082 1,082 1,082	708 708 708

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	440	700	Lease: 720236	Type: REAL	Owner #: 202321
ROAD & BRIDGE	C	440	700	Legal: SEATTLE SLEW UNIT		
GIDDINGS ISD	C	440	700	CRESCENT PASS ENERGY		
				AB 8 COLEMAN R M		
				RRC 27654 DP 843832		
				.000267 Override Royalty		
				Category: G1		
				Railroad #: 27654		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$700 in 2024 as compared to \$860 in 2019 is a 18.60% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		440	172	528		
ROAD & BRIDGE		440	172	528		
GIDDINGS ISD		440	172	528		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	320	570	Lease: 720245	Type: REAL	Owner #: 202321
ROAD & BRIDGE	C	320	570	Legal: FROSCHE UNIT 1H & 3H		
GIDDINGS ISD	C	40	80	CRESCENT PASS ENERGY		
LEXINGTON ISD	C	270	490	AB 305 STEVENS J P		
				RRC 26558		
				.000146 Override Royalty		
				Category: G1		
				Railroad #: 26558		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		320	186	384		
ROAD & BRIDGE		320	186	384		
GIDDINGS ISD		40	32	48		
LEXINGTON ISD		270	166	324		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		170	160	Lease: 720284	Type: REAL	Owner #: 202321
ROAD & BRIDGE		170	160	Legal: ZION LODGE W#H012N		
GIDDINGS ISD		170	160	MAGNOLIA OIL & GAS		
				AB 192 BRANDER W	LEE@38%	
				RRC 28092	WASH@62%	
				.000036 Royalty Interest		
				Category: G1		
				Railroad #: 28092		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		170	0	160		
ROAD & BRIDGE		170	0	160		
GIDDINGS ISD		170	0	160		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD          No 2019 Hist	290 290 290	230 230 230	Lease: 720285    Type: REAL    Owner #: 202321 Legal: ZION RIVER W#H03ZN MAGNOLIA OIL & GAS AB 192 BRANDER W    LEE@46% RRC 28093    WASH@54%  .000036 Royalty Interest Category: G1 Railroad #: 28093		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	290 290 290	0 0 0	230 230 230		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	25,980	3,492	29,418		
ROAD & BRIDGE	25,980	3,492	29,418		
GIDDINGS ISD	1,630	1,296	1,794		
LEXINGTON ISD	3,610	1,044	3,506		
DIME BOX ISD	20,730	1,164	24,106		