

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

CURZON MANAGEMENT LLC
408 CANTERBURY HILL
SAN ANTONIO TX 78209



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:	203578 826
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 ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		30 30 30	Lease: 11783 Type: REAL Owner #: 203578 Legal: WEIMAN MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #11783 .000073 Royalty Interest Category: G1 Railroad #: 11783
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

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

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10	30	Lease: 22346	Type: REAL	Owner #: 203578
ROAD & BRIDGE	C	10	30	Legal: HIGGINS UNIT		
GIDDINGS ISD	C	10	30	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC #22346		
				.000032 Royalty Interest		
				Category: G1		
				Railroad #: 22346		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	18	12		
ROAD & BRIDGE		10	18	12		
GIDDINGS ISD		10	18	12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	100	Lease: 22346	Type: REAL	Owner #: 203578
ROAD & BRIDGE	C	50	100	Legal: HIGGINS UNIT		
GIDDINGS ISD	C	50	100	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC #22346		
				.000132 Override Royalty		
				Category: G1		
				Railroad #: 22346		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	40	60		
ROAD & BRIDGE		50	40	60		
GIDDINGS ISD		50	40	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		10	10	Lease: 103617	Type: REAL	Owner #: 203578
ROAD & BRIDGE		10	10	Legal: STRANGER T UNIT 4		
GIDDINGS ISD		10	10	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #103617		
				.000008 Royalty Interest		
				Category: G1		
				Railroad #: 103617		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	0	10		
ROAD & BRIDGE		10	0	10		
GIDDINGS ISD		10	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD C	10 10	10 10 10	Lease: 145246 Type: REAL Owner #: 203578 Legal: SHEPARD UNIT #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #145246 .000157 Royalty Interest Category: G1 Railroad #: 145246 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 0	0 0 10	10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK G	30 30 30 30	10 10 10 10	Lease: 720254 Type: REAL Owner #: 203578 Legal: GONZO 1H-3H PALEO OIL COMPANY AB 24 ANDREWS J W/AB 306 TAYLO RRC 27776 .000023 Override Royalty Category: G1 Railroad #: 27776 Deductions: (G)=LESS THAN \$500 MIN INT No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	30 30 30 0	0 0 0 10	10 10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD C C C	140 140 140	170 170 170	Lease: 720268 Type: REAL Owner #: 203578 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000011 Royalty Interest Category: G1 Railroad #: 27973 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	2 2 2	168 168 168

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	550	690	Lease: 720268	Type: REAL	Owner #: 203578
ROAD & BRIDGE	C	550	690	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	550	690	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000044 Override Royalty		
				Category: G1		
				Railroad #:	27973	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		550	30	660		
ROAD & BRIDGE		550	30	660		
GIDDINGS ISD		550	30	660		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		130	120	Lease: 720269	Type: REAL	Owner #: 203578
ROAD & BRIDGE		130	120	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		130	120	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000011 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		130	0	120		
ROAD & BRIDGE		130	0	120		
GIDDINGS ISD		130	0	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		540	490	Lease: 720269	Type: REAL	Owner #: 203578
ROAD & BRIDGE		540	490	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		540	490	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000044 Override Royalty		
				Category: G1		
				Railroad #:	27974	
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		540	0	490		
ROAD & BRIDGE		540	0	490		
GIDDINGS ISD		540	0	490		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	140	210	Lease: 720270	Type: REAL	Owner #: 203578
ROAD & BRIDGE	C	140	210	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	140	210	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000011 Royalty Interest		
				Category: G1		
				Railroad #:	27975	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		140	42	168		
ROAD & BRIDGE		140	42	168		
GIDDINGS ISD		140	42	168		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	550	850	Lease: 720270	Type: REAL	Owner #: 203578
ROAD & BRIDGE	C	550	850	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	550	850	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000044 Override Royalty		
				Category: G1		
				Railroad #: 27975		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		550	190	660		
ROAD & BRIDGE		550	190	660		
GIDDINGS ISD		550	190	660		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		160	150	Lease: 720284	Type: REAL	Owner #: 203578
ROAD & BRIDGE		160	150	Legal: ZION LODGE W#H012N		
GIDDINGS ISD		160	150	MAGNOLIA OIL & GAS		
				AB 192 BRANDER W	LEE@38%	
				RRC 28092	WASH@62%	
				.000034 Royalty Interest		
				Category: G1		
				Railroad #: 28092		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		160	0	150		
ROAD & BRIDGE		160	0	150		
GIDDINGS ISD		160	0	150		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		20	20	Lease: 720284	Type: REAL	Owner #: 203578
ROAD & BRIDGE		20	20	Legal: ZION LODGE W#H012N		
GIDDINGS ISD		20	20	MAGNOLIA OIL & GAS		
				AB 192 BRANDER W	LEE@38%	
				RRC 28092	WASH@62%	
				.000004 Override Royalty		
				Category: G1		
				Railroad #: 28092		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	0	20		
ROAD & BRIDGE		20	0	20		
GIDDINGS ISD		20	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		270	210	Lease: 720285	Type: REAL	Owner #: 203578
ROAD & BRIDGE		270	210	Legal: ZION RIVER W#H032N		
GIDDINGS ISD		270	210	MAGNOLIA OIL & GAS		
				AB 192 BRANDER W	LEE@46%	
				RRC 28093	WASH@54%	
				.000033 Royalty Interest		
				Category: G1		
				Railroad #: 28093		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		270	0	210		
ROAD & BRIDGE		270	0	210		
GIDDINGS ISD		270	0	210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	30 30 30	30 30 30	Lease: 720285 Type: REAL Owner #: 203578 Legal: ZION RIVER W#H032N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54% .000004 Override Royalty Category: G1 Railroad #: 28093		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	30	0	30		
ROAD & BRIDGE	30	0	30		
GIDDINGS ISD	30	0	30		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,640	322	2,808		
ROAD & BRIDGE	2,640	322	2,808		
GIDDINGS ISD	2,630	332	2,798		
CUMMINGS CREEK	0	10	0		