

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

FRANK C DAVIS III INVESTMENTS  
LTD  
3219 BRYN MAWR DR  
DALLAS TX 75225



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: 204255 1214

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 DIME BOX ISD  					

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 ROAD & BRIDGE DIME BOX ISD  No 2019 Hist		50 50 50	Lease: 13047 Type: REAL Owner #: 204255 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .000062 Override Royalty Category: G1 Railroad #: 13047		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist		110 110 110	Lease: 13988 Type: REAL Owner #: 204255 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .000223 Royalty Interest Category: G1 Railroad #: 13988		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	110 110 110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		90 90 90	Lease: 16728 Type: REAL Owner #: 204255 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .000590 Royalty Interest Category: G1 Railroad #: 16728		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	90 90 90		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		60 60 60	Lease: 17468 Type: REAL Owner #: 204255 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .000354 Royalty Interest Category: G1 Railroad #: 17468		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	60 60 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		50 50 50	Lease: 17867 Type: REAL Legal: COFFIELD-OSAGE 2RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #17867  .000458 Override Royalty Category: G1 Railroad #: 17867	Owner #: 204255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		750 750 750	Lease: 18936 Type: REAL Legal: BETTY SUE #1H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18936 LEE 75% WASH 25%  .005000 Override Royalty Category: G1 Railroad #: 18936	Owner #: 204255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	750 750 750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		1,010 1,010 1,010	Lease: 18984 Type: REAL Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%  .000997 Override Royalty Category: G1 Railroad #: 18984	Owner #: 204255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	1,010 1,010 1,010		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD  No 2019 Hist		1,560 1,560 780 780	Lease: 20743 Type: REAL Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  .002698 Override Royalty Category: G1 Railroad #: 20743	Owner #: 204255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	0 0 0 0	0 0 0 0	1,560 1,560 780 780		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist		220 220 220	Lease: 23071 Type: REAL Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .000579 Royalty Interest Category: G1 Railroad #: 23071	Owner #: 204255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	220 220 220		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist		120 120 120	Lease: 24179 Type: REAL Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179  .000326 Royalty Interest Category: G1 Railroad #: 24179	Owner #: 204255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	120 120 120		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	710 710 710	750 750 750	Lease: 103617 Type: REAL Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000872 Royalty Interest Category: G1 Railroad #: 103617	Owner #: 204255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	710 710 710	0 0 0	750 750 750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	710 710 710	760 760 760	Lease: 103617 Type: REAL Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000878 Override Royalty Category: G1 Railroad #: 103617	Owner #: 204255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	710 710 710	0 0 0	760 760 760		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	890	1,600	Lease: 105504	Type: REAL	Owner #: 204255
ROAD & BRIDGE	C	890	1,600	Legal: JANETTE #1		
DIME BOX ISD	C	520	930	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	380	670	AB 98 ESTES A		
				RRC #105504		
				.003513 Override Royalty		
				Category: G1		
				Railroad #: 105504		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		890	532	1,068		
ROAD & BRIDGE		890	532	1,068		
DIME BOX ISD		520	306	624		
GIDDINGS ISD		380	214	456		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			920	Lease: 108671	Type: REAL	Owner #: 204255
ROAD & BRIDGE			920	Legal: LOU-ANN #1-RE		
GIDDINGS ISD			920	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC 26008		
				.001139 Override Royalty		
				Category: G1		
				Railroad #: 26008		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	920		
ROAD & BRIDGE		0	0	920		
GIDDINGS ISD		0	0	920		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			1,650	Lease: 158022	Type: REAL	Owner #: 204255
ROAD & BRIDGE			1,650	Legal: TWO FINGERS UNIT #1RE		
GIDDINGS ISD			1,650	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #158022		
				.002459 Override Royalty		
				Category: G1		
				Railroad #: 158022		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	1,650		
ROAD & BRIDGE		0	0	1,650		
GIDDINGS ISD		0	0	1,650		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist		420 420 420	Lease: 720241 Type: REAL Owner #: 204255 Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752  .000062 Royalty Interest Category: G1 Railroad #: 27722		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	420 420 420		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	610 610 610	950 950 950	Lease: 720288 Type: REAL Owner #: 204255 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190  .000195 Override Royalty Category: G1 Railroad #: 295190		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	610 610 610	218 218 218	732 732 732		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		580 580 580	Lease: 720293 Type: REAL Owner #: 204255 Legal: BRUISER GOLD W#H05BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28086  .000151 Override Royalty Category: G1 Railroad #: 28086		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	580 580 580		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		2,640 2,640 2,640	Lease: 720294 Type: REAL Owner #: 204255 Legal: BRUISER GREEN W#H03BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28100  .000151 Override Royalty Category: G1 Railroad #: 28100		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	2,640 2,640 2,640		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD          No 2019 Hist			600 600 600	Lease: 720295    Type: REAL    Owner #: 204255 Legal: BRUISER PAW W#H01BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28087  .000151 Override Royalty Category: G1 Railroad #: 28087		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	0		0	600		
ROAD & BRIDGE	0		0	600		
GIDDINGS ISD	0		0	600		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,920	750	14,330		
ROAD & BRIDGE	2,920	750	14,330		
DIME BOX ISD	520	306	2,514		
GIDDINGS ISD	2,410	432	11,828		

