

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

HCDD LLC
600 LAS COLINAS BLVD STE 1900
IRVING TX 75039



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:	204524 1554
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		109,260 109,260 109,260	Lease: 720233 Type: REAL Owner #: 204524 Legal: DUNKIN UNIT W#H020B MAGNOLIA OIL & GAS AB 384 POPPONO J 94%LEE RRC 27708 6%WASH .001596 Override Royalty Category: G1 Railroad #: 27708
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	109,260
ROAD & BRIDGE	0	0	109,260
GIDDINGS ISD	0	0	109,260

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 GIDDINGS ISD No 2019 Hist	4,370 4,370 4,370	3,190 3,190 3,190	Lease: 720284 Type: REAL Owner #: 204524 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62% .000728 Royalty Interest Category: G1 Railroad #: 28092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,370 4,370 4,370	0 0 0	3,190 3,190 3,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	7,470 7,470 7,470	4,710 4,710 4,710	Lease: 720285 Type: REAL Owner #: 204524 Legal: ZION RIVER W#H032N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54% .000728 Royalty Interest Category: G1 Railroad #: 28093
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,470 7,470 7,470	0 0 0	4,710 4,710 4,710

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	6,760 6,760 6,760	14,530 14,530 14,530	Lease: 720286 Type: REAL Owner #: 204524 Legal: BUCKY BADGER W#H02BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295191 .001507 Royalty Interest Category: G1 Railroad #: 295191
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,760 6,760 6,760	6,418 6,418 6,418	8,112 8,112 8,112

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	5,060 5,060 5,060	8,080 8,080 8,080	Lease: 720287 Type: REAL Owner #: 204524 Legal: BUCKY BADGER UW W#H04BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295199 .001507 Royalty Interest Category: G1 Railroad #: 295199
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,060 5,060 5,060	2,008 2,008 2,008	6,072 6,072 6,072

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,740	4,300	Lease: 720288	Type: REAL	Owner #: 204524
ROAD & BRIDGE	C	2,740	4,300	Legal: ZARAGOZA W#H062G		
GIDDINGS ISD	C	2,740	4,300	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J	2023 SUPP	
				RRC 295190		
				.000884 Override Royalty		
				Category: G1		
				Railroad #:	295190	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,740	1,012	3,288		
ROAD & BRIDGE		2,740	1,012	3,288		
GIDDINGS ISD		2,740	1,012	3,288		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			16,580	Lease: 720296	Type: REAL	Owner #: 204524
ROAD & BRIDGE			16,580	Legal: SPARKY W#H01SS		
GIDDINGS ISD			16,580	MAGNOLIA OIL & GAS		
				AB 165 DEWITT G	LEE@73%	
				RRC 28079	FAY@9%/WAS@18%	
				.001008 Override Royalty		
				Category: G1		
				Railroad #:	28079	
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	16,580		
ROAD & BRIDGE		0	0	16,580		
GIDDINGS ISD		0	0	16,580		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			10,940	Lease: 720297	Type: REAL	Owner #: 204524
ROAD & BRIDGE			10,940	Legal: SUNDEVIL W#H03SS		
GIDDINGS ISD			10,940	MAGNOLIA OIL & GAS		
				AB 165 DEWITT G	LEE@73%	
				API 149.33548	FAY@9%/WAS@18%	
				.000971 Override Royalty		
				Category: G1		
				Railroad #:	28102	
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	10,940		
ROAD & BRIDGE		0	0	10,940		
GIDDINGS ISD		0	0	10,940		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	26,400	9,438	162,152		
ROAD & BRIDGE	26,400	9,438	162,152		
GIDDINGS ISD	26,400	9,438	162,152		

