

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

ACF II LP  
PO BOX 926  
CYPRESS TX 77410



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: 204839 6

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 LEXINGTON ISD  No 2019 Hist		50 50 50	Lease: 720152    Type: REAL    Owner #: 204839 Legal: HARRISON UNIT 2H CRESCENT PASS ENERGY AB 221 MITCHELL A S RRC 26122  .000787 Override Royalty Category: G1 Railroad #: 26122
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	50
ROAD & BRIDGE	0	0	50
LEXINGTON ISD	0	0	50

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		2,550 2,550 2,550	Lease: 720163 Type: REAL Legal: BALL UNIT CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26340 COMP 1.8.12  .000840 Override Royalty Category: G1 Railroad #: 26340	Owner #: 204839	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	2,550 2,550 2,550		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD  No 2019 Hist		980 980 980	Lease: 720172 Type: REAL Legal: FREEMAN UNIT CRESCENT PASS ENERGY AB 174 JOHNSON J F RRC 26377  .000590 Override Royalty Category: G1 Railroad #: 26377	Owner #: 204839	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	0 0 0	0 0 0	980 980 980		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD LEXINGTON ISD  No 2019 Hist		3,540 3,540 3,360 180	Lease: 720179 Type: REAL Legal: KNOBLOCH UNIT W#1H-2H CRESCENT PASS ENERGY AB 15 PETERSON N RRC 26667  .001410 Royalty Interest Category: G1 Railroad #: 26667	Owner #: 204839	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD LEXINGTON ISD	0 0 0 0	0 0 0 0	3,540 3,540 3,360 180		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist		7,310 7,310 7,310	Lease: 720185 Type: REAL Legal: GOLD 107 WILDFIRE ENERGY OPER AB 1 AUSTIN S F RRC 26761 DP 779974  .001491 Override Royalty Category: G1 Railroad #: 26761	Owner #: 204839	
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	7,310 7,310 7,310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist		7,010 7,010 7,010	Lease: 720222 Type: REAL Legal: DISMUKES EF UNIT 1 WILDFIRE ENERGY OPER AB 3 BIRD T RRC 27435 DP 833976  .001367 Override Royalty Category: G1 Railroad #: 27435	Owner #: 204839	
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	7,010 7,010 7,010		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist		2,550 2,550 2,550	Lease: 720223 Type: REAL Legal: BIEBERSTEIN EF UNIT 1 WILDFIRE ENERGY OPER AB 3 BIRD T RRC 27440 DP 833977  .000409 Override Royalty Category: G1 Railroad #: 27440	Owner #: 204839	
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	2,550 2,550 2,550		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		1,430 1,430 1,430	Lease: 720234 Type: REAL Legal: GALLANT FOX UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27567 DP 843563  .000480 Override Royalty Category: G1 Railroad #: 27567	Owner #: 204839	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	1,430 1,430 1,430		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		560 560 560	Lease: 720236 Type: REAL Legal: SEATTLE SLEW UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27654 DP 843832  .000214 Override Royalty Category: G1 Railroad #: 27654	Owner #: 204839	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	560 560 560		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD LEXINGTON ISD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         <						

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	0	0	26,440		
ROAD & BRIDGE	0	0	26,440		
LEXINGTON ISD	0	0	1,600		
GIDDINGS ISD	0	0	4,600		
DIME BOX ISD	0	0	20,230		