

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

CWPLCO INC
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



| | |
|---|-----------------------|
| 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: | 95537 828 |
| 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 | 5,730 | 8,610 | Lease: 13672 Type: REAL Owner #: 95537 |
| ROAD & BRIDGE | C | 5,730 | 8,610 | Legal: GANTT W1 |
| GIDDINGS ISD | C | 5,730 | 8,610 | MAGNOLIA OIL & GAS |
| | | | | AB 226 MCNEESE I & 68 CROSBY |
| | | | | RRC #13672 |
| | | | | Agent: 040 |
| | | | | .012484 Override Royalty |
| | | | | Category: G1 |
| | | | | Railroad #: 13672 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED | | | | |
| HB1984: The Appraised value of \$8,610 in 2024 as compared to \$2,780 in 2019 is a 209.71% increase. | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | |
| LEE COUNTY | 5,730 | 1,734 | 6,876 | |
| ROAD & BRIDGE | 5,730 | 1,734 | 6,876 | |
| GIDDINGS ISD | 5,730 | 1,734 | 6,876 | |

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 | C | 1,620 | 7,650 | Lease: 16531 | Type: REAL | Owner #: 95537 | |
| ROAD & BRIDGE | C | 1,620 | 7,650 | Legal: PAYTON C F # 1 & 3 | ERNEST OPERATING CO AB 220 MCKEEN H RRC #16531 Agent: 040 .097500 Override Royalty Category: G1 Railroad #: 16531 | | |
| DIME BOX ISD | C | 1,620 | 7,650 | | | | |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED | | | | | | | |
| HB1984: The Appraised value of \$7,650 in 2024 as compared to \$1,460 in 2019 is a 423.97% increase. | | | | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | | | |
| LEE COUNTY | 1,620 | 5,706 | 1,944 | | | | |
| ROAD & BRIDGE | 1,620 | 5,706 | 1,944 | | | | |
| DIME BOX ISD | 1,620 | 5,706 | 1,944 | | | | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION | | | |
|---|---------------------|---------------------|------------------------------------|--------------------------|--|----------------|--|
| LEE COUNTY | C | 4,140 | 6,680 | Lease: 17040 | Type: REAL | Owner #: 95537 | |
| ROAD & BRIDGE | C | 4,140 | 6,680 | Legal: LINDA K UNIT 1 RE | MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040 .012042 Override Royalty Category: G1 Railroad #: 17040 Agent: 040 | | |
| DIME BOX ISD | C | 4,140 | 6,680 | | | | |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED | | | | | | | |
| HB1984: The Appraised value of \$6,680 in 2024 as compared to \$4,050 in 2019 is a 64.94% increase. | | | | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | | | |
| LEE COUNTY | 4,140 | 1,712 | 4,968 | | | | |
| ROAD & BRIDGE | 4,140 | 1,712 | 4,968 | | | | |
| DIME BOX ISD | 4,140 | 1,712 | 4,968 | | | | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION | | |
|--|--|---------------------|---------------------|---|--|--|
| LEE COUNTY | | 1,130 | 940 | Lease: 17786 Type: REAL Owner #: 95537 | | |
| ROAD & BRIDGE | | 1,130 | 940 | Legal: LOUIS "B" | | |
| DIME BOX ISD | | 1,130 | 940 | MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786 | | |
| | | | | .002372 Override Royalty Category: G1 Railroad #: 17786 Agent: 040 | | |
| HB1984: The Appraised value of \$940 in 2024 as compared to \$890 in 2019 is a 5.62% increase. | | | | | | |
| Taxing Units | | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| LEE COUNTY | | 1,130 | 0 | 940 | | |
| ROAD & BRIDGE | | 1,130 | 0 | 940 | | |
| DIME BOX ISD | | 1,130 | 0 | 940 | | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION | |
|--|---------------------|---------------------|------------------------------------|---|----------------|
| LEE COUNTY | C | 1,040 | 3,130 | Lease: 19867 Type: REAL | Owner #: 95537 |
| ROAD & BRIDGE | C | 1,040 | 3,130 | Legal: LEHMANN QUINTUS | |
| GIDDINGS ISD | C | 1,040 | 3,130 | MAGNOLIA OIL & GAS AB 98 ESTES A RRC #19867 | Agent: 040 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,130 in 2024 as compared to \$580 in 2019 is a 439.66% increase. | | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| LEE COUNTY | 1,040 | 1,882 | 1,248 | | |
| ROAD & BRIDGE | 1,040 | 1,882 | 1,248 | | |
| GIDDINGS ISD | 1,040 | 1,882 | 1,248 | | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION | |
|---|---------------------|---------------------|------------------------------------|--|----------------|
| LEE COUNTY | | 7,880 | 8,370 | Lease: 103617 Type: REAL | Owner #: 95537 |
| ROAD & BRIDGE | | 7,880 | 8,370 | Legal: STRANGER T UNIT 4 | |
| GIDDINGS ISD | | 7,880 | 8,370 | MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 | Agent: 040 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$8,370 in 2024 as compared to \$5,720 in 2019 is a 46.33% increase. | | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| LEE COUNTY | 7,880 | 0 | 8,370 | | |
| ROAD & BRIDGE | 7,880 | 0 | 8,370 | | |
| GIDDINGS ISD | 7,880 | 0 | 8,370 | | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION | |
|--|---------------------|---------------------|------------------------------------|--|----------------|
| LEE COUNTY | C | 1,330 | 2,600 | Lease: 107760 Type: REAL | Owner #: 95537 |
| ROAD & BRIDGE | C | 1,330 | 2,600 | Legal: KOUELKE #1 | |
| DIME BOX ISD | C | 1,330 | 2,600 | SAN DIA PRODUCING CO AB 1 AUSTIN S F RRC #107760 | Agent: 040 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,600 in 2024 as compared to \$280 in 2019 is a 828.57% increase. | | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| LEE COUNTY | 1,330 | 1,004 | 1,596 | | |
| ROAD & BRIDGE | 1,330 | 1,004 | 1,596 | | |
| DIME BOX ISD | 1,330 | 1,004 | 1,596 | | |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION |
|---|----------------------------|----------------------------|--|
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | 55,780 55,780 55,780 | 35,940 35,940 35,940 | Lease: 108671 Type: REAL Owner #: 95537 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008 .044424 Override Royalty Category: G1 Railroad #: 26008 Agent: 040 |
| HB1984: The Appraised value of \$35,940 in 2024 as compared to \$45,490 in 2019 is a 20.99% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | 55,780 55,780 55,780 | 0 0 0 | 35,940 35,940 35,940 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION |
|--|-------------------------|-------------------------|---|
| LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C | 2,120 2,120 2,120 | 2,650 2,650 2,650 | Lease: 720268 Type: REAL Owner #: 95537 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000169 Override Royalty Category: G1 Railroad #: 27973 Agent: 040 |
| 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 | 2,120 2,120 2,120 | 106 106 106 | 2,544 2,544 2,544 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION |
|---|-------------------------|-------------------------|---|
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | 2,080 2,080 2,080 | 1,880 1,880 1,880 | Lease: 720269 Type: REAL Owner #: 95537 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000169 Override Royalty Category: G1 Railroad #: 27974 Agent: 040 |
| No 2019 Hist | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| LEE COUNTY ROAD & BRIDGE GIDDINGS ISD | 2,080 2,080 2,080 | 0 0 0 | 1,880 1,880 1,880 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION |
|--|-------------------------|-------------------------|---|
| LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C | 2,110 2,110 2,110 | 3,240 3,240 3,240 | Lease: 720270 Type: REAL Owner #: 95537 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000169 Override Royalty Category: G1 Railroad #: 27975 Agent: 040 |
| 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 | 2,110 2,110 2,110 | 708 708 708 | 2,532 2,532 2,532 |

Total of all Above Parcels

| Taxing Units | Owner's Last Year's Taxable | Owner's Proposed Deductions | Owner's Proposed Taxable | | |
|---------------|--------------------------------|--------------------------------|-----------------------------|--|--|
| LEE COUNTY | 84,960 | 12,852 | 68,838 | | |
| ROAD & BRIDGE | 84,960 | 12,852 | 68,838 | | |
| GIDDINGS ISD | 76,740 | 4,430 | 59,390 | | |
| DIME BOX ISD | 8,220 | 8,422 | 9,448 | | |

