

# **SURFACE USE: THE DOMINANT ESTATE, REASONABLE USE AND DUE REGARD**

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David E. Jackson

Marc O. Knisely

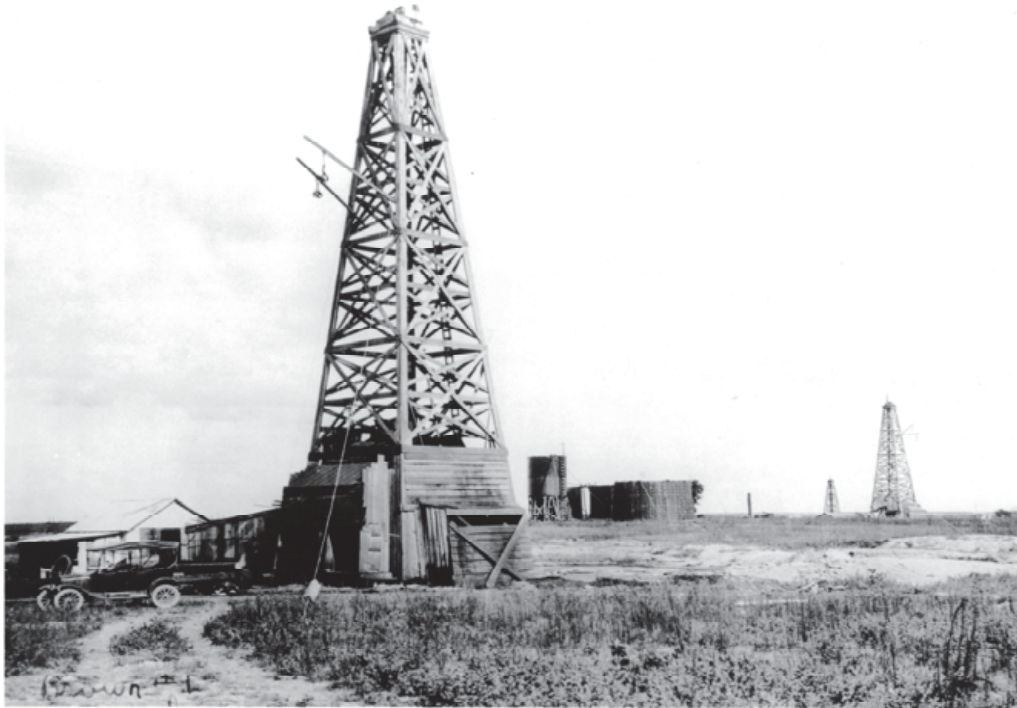
JACKSON SJOBERG & TOWNSEND LLP

711 West 7<sup>th</sup> Street

Austin, Texas 78701

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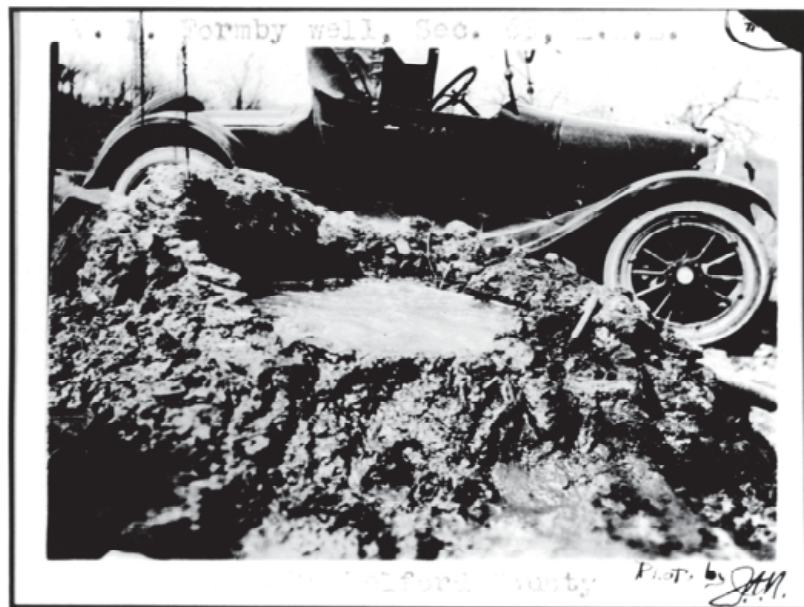
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# Surface Use—An Industry Perspective

“Another issue that sometimes complicates the producer/royalty owner relationship is restrictions on surface usage and compensating surface owners. . . . The real threat is surface use restrictions. If you can’t access the land, nothing else matters. . . .”

“Royalty owners who have unified estates want to get their royalty checks and get paid for the surface use, too. It’s the free lunch theory. I can pay X for a lease, but if I have to compensate surface owners for the loss of land value, then I can’t pay X for the lease. When we bring up those issues, [royalty owners] shrug them off. I guess it is supposed to come out of producers hides.”

-Al Pickett, The American Oil & Gas Reporter

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## One Landowner's Perspective:

IN REGARDS TO YOUR  
LETTER I RECEIVED TODAY,  
THE MINERAL RIGHTS I HAVE  
WILL REMAIN MINE. I DON'T  
CARE WHAT THE OIL AND  
GAS COMMISSION SAYS.  
YOU ARE NOT WELCOME  
ON MY PROPERTY, AND I'M  
TELLING YOU TO STAY OFF.  
ANY OF YOUR EMPLOYEES,  
CONTRACTORS, OR AGENTS,  
WHO COME ONTO MY LAND  
WILL BE TREATED AS  
TRESPASSERS.  
GET ALL YOUR YANKEE,  
REPUBLICAN, CARPETBAGIN, HALIBURTON  
~~AND~~ MUTHEZ ~~AND~~ AND  
TAKE THEM ALL BACK TO TEXAS  
SO WE CAN KEEP ALL THE  
~~THE~~ IN ONE PLACE.  
KISS MY ~~ASS~~

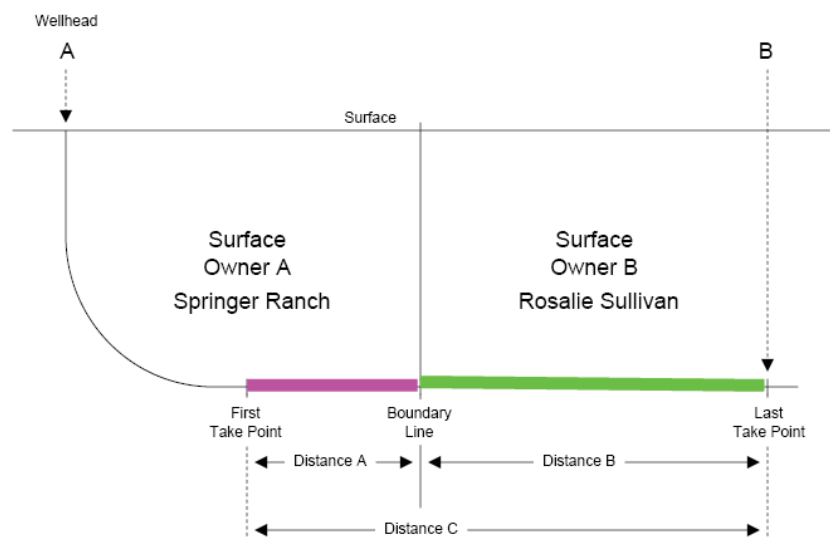
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# Definition of Surface and Mineral Estate

- *Springer Ranch, Ltd. v. Jones*, 421 S.W.3d 273 (Tex. App.—San Antonio 2008, no pet.)
- *Lightning Oil Company v. Anadarko E & P Onshore, LLC*, 480 S.W.3d 628 (Tex. App.—San Antonio 2015), *aff'd*, 520 S.W.3d 39 (Tex. 2017)

## Facts in *Springer Ranch*



Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

## Title search: Surface Use: The Dominant Estate, Reasonable Use, and Due Regard

Also available as part of the eCourse

[Surface Use: The Dominant Estate, Reasonable Use, and Due Regard](#)

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