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Answered Question

Subject Mineral Rights

Question I been told that there is a statute of limitations on ownership of mineral rights - something like if the previous land owner had not exercise their right to sell/lease the mineral rights, that the rights would go to the current owner.
Our neighborhood in north Fort Worth has recieved offer letters but the land devloper is claiming they own the mineral rights. They no longer own any property in the area.
Some residents have deeds that say nothing about mineral rights, some say they get half and XYZ Corp gets half and some say they get all.

Answer The only way to answer the ownership questions is a search of the county deed records.
Secondly, Texas doesn't have a dormant minerals act so there is no possible reversion to the current owners. Any of the owners that have deeds specifically stating half and half have mineral ownership for those whose deeds are silent may own all or none.

LAW

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