

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

RE: Surface Rights Title Opinion

Property Description: [Insert Legal Description of Property]

County/Parish: [Insert County/Parish Name]

State: [Insert State Name]

Acreage: [Insert Number of Acres]

Dear [Client Name],

At your request, we have examined the title to the surface estate of the property described above (the "Subject Property"). This opinion is based upon an examination of [Title Abstracts / Public Records] from [Start Date] through [End Date] at [Time].

1. OWNERSHIP OF SURFACE ESTATE

Based upon our examination, we find the surface title to be vested in:

- [Owner Name]: [Percentage or Interest Type]

2. DEED EXCEPTIONS AND RESERVATIONS

The surface title is subject to the following exceptions and reservations noted in the chain of title:

- [List specific deed restrictions, mineral reservations by predecessors, or grazing rights].

3. EASEMENTS AND RIGHTS-OF-WAY

The Subject Property is burdened by the following recorded easements:

- [Instrument Type] in favor of [Entity Name], recorded at [Volume/Page].
- [Utility/Pipeline/Roadway Easements].

4. ENCUMBRANCES AND LIENS

The surface estate appears to be subject to the following liens or monetary encumbrances:

- [Mortgages, Tax Liens, or Judgments].

5. TAXES

Ad valorem taxes for the year [Year] are [Paid/Unpaid].

6. COMMENTS AND REQUIREMENTS

Prior to closing or development, the following requirements should be satisfied:

1. [List specific actions needed to clear title defects].
2. [Requirement for updated survey, if applicable].

LIMITATIONS

This opinion is limited to the surface estate only and does not cover the mineral estate, leasehold interests, or matters of possession not shown by public record.

Very truly yours,

[Your Name/Law Firm Name]
[Title]