Net Mineral Acres, Royalty Decimal and NPRI

Three numbers that get mixed up on title reports. Same tract, three different questions.

The tract

160 acres. Ann owns 1/2 of the minerals. Bob owns 1/2. A prior owner, Carl, reserved a non-participating royalty (NPRI) under Bob's half. Ann and Bob lease at a 1/4 royalty.

Question 1: who owns the minerals? Net mineral acres

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Gross acres x mineral interest
Ann: 160 x 1/2 = 80 net acres
Bob: 160 x 1/2 = 80 net acres
Carl: 0 (an NPRI is not a mineral interest)
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Carl cannot sign the lease and gets no bonus and no delay rentals. Bonus is paid to Ann and Bob on 80 net acres each.

Question 2: who gets paid? The royalty decimal

Owner	Fixed: Carl reserved 1/16 of production from Bob's half	Floating: Carl reserved 1/2 of the royalty
Ann	`1/2 x 1/4 = 0.12500000`	`1/2 x 1/4 = 0.12500000`
Carl	`1/16 x 1/2 = 0.03125000`	`1/2 x 1/4 x 1/2 = 0.06250000`
Bob	`0.12500000 - 0.03125000 = 0.09375000`	`0.12500000 - 0.06250000 = 0.06250000`
Total	**`0.25000000`**	**`0.25000000`**

Same tract, two readings, and Carl's decimal doubles. Texas courts read the whole instrument to decide fixed or floating (*Hysaw v. Dawkins*, 2016; *Van Dyke v. Navigator Group*, 2023).

The check, every time

- ☐ Ann + Bob + Carl = the lease royalty (0.25000000). If it does not tie, go back to the deeds.
- ☐ Every figure shows its math and the instrument it comes from, by volume and page
- ☐ Net mineral acres for bonus and leasing; the royalty decimal for the division order
- ☐ The NPRI reservation quoted word for word

Sources: Hysaw v. Dawkins, 483 S.W.3d 1 (Tex. 2016); Van Dyke v. Navigator Group, 668 S.W.3d 353 (Tex. 2023). Example names and numbers are for illustration. General education only, not legal, tax or financial advice. I am not an attorney; talk to a licensed attorney in your state about your situation.