

What this is

A practical one-page guide to the parts of the oil and gas land workflow that can already be done digitally today: research, execution, notarization, recording, and delivery.

The workflow

Research -> Draft -> Sign ->

Notarize -> Record -> Return

If one step stays on paper, the whole deal slows down.

Same-day digital lease example

- Draft the lease and send it through DocuSign or Adobe Acrobat Sign.
- Landowner signs from a phone or laptop.
- Complete remote online notarization where the transaction and county acceptance allow it.
- Submit the completed instrument through CSC eRecording or Simplifile where supported.
- Receive recording confirmation and return the recorded document digitally.

Where it still breaks

- County-by-county recording differences.
- Title-attorney and company-policy conservatism.
- Identity verification, spoofing, and fraud risk.
- Disconnected systems between land, legal, title, and owner relations.
- Plain habit: people keep printing because that is what they know.

Key insight

Most of the technology already exists. The opportunity is in connecting it.

Use this in the field

- Start with e-signatures before you try to digitize everything at once.
- Map which counties and document types you can already eRecord.
- Build a repeatable internal workflow, not a one-off workaround.

Core resources and links

Title research

Enverus Courthouse

enverus.com/products/courthouse/

CourthouseDirect

courthousedirect.com

Energy Domain

energydomain.com

E-signatures

DocuSign

docusign.com

Adobe Acrobat Sign

adobe.com/acrobat/business/sign.html

Online notarization

Texas Secretary of State - Notary Public

sos.state.tx.us/statdoc/notary-public.shtml

Notarize

notarize.com

OneNotary

onenotary.us

E-recording

CSC eRecording

cscglobal.com/service/erecording/

Simplifile

ice.com/mortgage-technology/simplifile

Legal framework

Texas UETA

statutes.capitol.texas.gov/.../BC.322.htm

Federal E-SIGN Act

govinfo.gov/.../PLAW-106publ229.pdf