

STATE OF NEW MEXICO
ENERGY, MINERALS AND NATURAL RESOURCES DEPARTMENT
OIL CONSERVATION DIVISION

IN THE MATTER OF THE HEARING CALLED
BY THE OIL CONSERVATION DIVISION FOR
THE PURPOSE OF CONSIDERING:

APPLICATION OF COG OPERATING, LLC CASE NO. 15763
FOR A NONSTANDARD SPACING AND
PRORATION UNIT AND COMPULSORY POOLING,
EDDY COUNTY, NEW MEXICO.

REPORTER'S TRANSCRIPT OF PROCEEDINGS

EXAMINER HEARING

August 17, 2017

Santa Fe, New Mexico

BEFORE: MICHAEL McMILLAN, CHIEF EXAMINER
 SCOTT DAWSON, TECHNICAL EXAMINER
 DAVID K. BROOKS, LEGAL EXAMINER

This matter came on for hearing before the New Mexico Oil Conservation Division, Michael McMillan, Chief Examiner, Scott Dawson, Technical Examiner, and David K. Brooks, Legal Examiner, on Thursday, August 17, 2017, at the New Mexico Energy, Minerals and Natural Resources Department, Wendell Chino Building, 1220 South St. Francis Drive, Porter Hall, Room 102, Santa Fe, New Mexico.

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1 (9:45 a.m.)

2 EXAMINER McMILLAN: I'd like to call the
3 hearing back to order.

4 I'd like to call Case Number 15763,
5 application of COG Operating, LLC for a nonstandard
6 spacing and proration unit and compulsory pooling, Eddy
7 County, New Mexico.

8 Call for appearances.

9 MS. KESSLER: Mr. Examiner, Jordan Kessler,
10 from the Santa Fe office of Holland & Hart, on behalf of
11 the Applicant.

12 EXAMINER McMILLAN: Any other appearances?
13 Please proceed.

14 MS. KESSLER: Two witnesses, Mr. Examiner.

15 EXAMINER McMILLAN: The witnesses would
16 please stand up and be sworn in at this time.

17 (Mr. Owen and Mr. Fisher sworn.)

18 MS. KESSLER: I'll call my first witness,
19 please.

20 RYAN OWEN,
21 after having been first duly sworn under oath, was
22 questioned and testified as follows:

23 DIRECT EXAMINATION

24 BY MS. KESSLER:

25 Q. Would you please state your name for the

1 **record, and tell the Examiners by whom you're employed**
2 **and in what capacity?**

3 A. Ryan Owen with COG Operating, LLC. I'm the
4 land supervisor over the Northern Delaware Basin.

5 **Q. Have you previously testified before the**
6 **Division?**

7 A. I have.

8 **Q. And were your credentials as a petroleum**
9 **landman accepted and made a matter of record?**

10 A. They were.

11 **Q. Are you familiar with the application that's**
12 **been filed in this case?**

13 A. I am.

14 **Q. And are you familiar with the status of the**
15 **lands in the subject area?**

16 A. I am.

17 MS. KESSLER: Mr. Examiners, I would tender
18 Mr. Owen as an expert in petroleum land matters.

19 EXAMINER McMILLAN: So qualified.

20 **Q. (BY MS. KESSLER) Mr. Owen, please explain what**
21 **COG seeks under this application.**

22 A. We seek a compulsory pooling of the uncommitted
23 interest owners, a nonstandard spacing and proration
24 unit of 320 acres contained in the west half-west half
25 of Sections 25 and 36, Township 26-26.

1 Q. And do you seek to dedicate the proposed
2 spacing unit to two initial wells?

3 A. We do.

4 Q. That would be the Craig 2H and the Craig 12H
5 wells?

6 A. That is correct.

7 Q. And both wells have the same spacing; is that
8 correct?

9 A. That is correct.

10 Q. And is that because the wells are stacked
11 laterals?

12 A. Correct.

13 Q. Please turn to Exhibit 1. Is this the C-102
14 for the Craig Federal #2H well?

15 A. It is.

16 Q. Can you please review the spacing unit for the
17 Examiners?

18 A. Yes. It's the west half-west half of Sections
19 25 and 36 of Township 25-26.

20 Q. Has an APD been approved for this well?

21 A. It has.

22 Q. And the API number is identified on this C-102,
23 correct?

24 A. It is.

25 Q. Are these wells both in a wildcat Bone Spring

1 **Pool?**

2 A. They are.

3 **Q. And that pool is identified on the C-102 as**
4 **well, correct?**

5 A. It is.

6 **Q. It's Pool Code 97818?**

7 A. Yes.

8 **Q. What is the character of the land in the**
9 **proposed spacing units?**

10 A. So they consist of fee, state and Fed.

11 **Q. Is the pool governed by Division statewide**
12 **rules?**

13 A. It is.

14 **Q. So 330-foot setbacks apply?**

15 A. Yes.

16 **Q. Will both of the two wells be orthodox under**
17 **those pools?**

18 A. Yes, they will.

19 **Q. Is Exhibit 2 the C-102 for the Craig Federal**
20 **Com #12H well?**

21 A. It is.

22 **Q. And is it the same spacing as previously**
23 **identified?**

24 A. Yes, ma'am.

25 **Q. Has an APD been approved for the 12H well?**

1 A. Yes.

2 Q. And it is, again, the same wildcat Bone Spring
3 Pool, correct?

4 A. Yes.

5 Q. Same leases as the previous well?

6 A. Yes.

7 Q. Are there any depth severances in this pool?

8 A. No.

9 Q. And why is COG seeking to dedicate the spacing
10 unit to two initial wells?

11 A. For the economic efficiencies of pad drilling
12 and simultaneous completions.

13 Q. Does COG expect better production from
14 simultaneous completion?

15 A. Yes.

16 Q. Were all of the interest owners provided notice
17 of COG's plan to drill and simultaneously complete the
18 wells?

19 A. They were.

20 Q. Were they provided notice both through the
21 well-proposal letters and through the hearing
22 application?

23 A. Yes, they were.

24 Q. Did any of them object?

25 A. No.

1 Q. And the well-proposal letter has identified the
2 depth of each of the wells? Is that also correct?

3 A. That is correct.

4 Q. Is Exhibit 3 an ownership outline of the tracts
5 within the proposed spacing unit?

6 A. It is.

7 Q. Can you please review this exhibit for us?

8 A. Yes. Again, this shows the spacing unit as the
9 west half-west half of Township 25 South, Range 26 East,
10 comprised of Section 25 and Section 36. There are three
11 tracts that comprise this spacing unit.

12 I'll start with Tract 3 is a state lease,
13 Tract 2 is a Fed lease, and then Tract 1 is the only fee
14 lease being 40 acres with the uncommitted interest
15 owner.

16 Q. What interest do you seek to pool?

17 A. It would be the Dale Williston Minerals 2011
18 LP.

19 Q. And is that highlighted in yellow on Exhibit 3?

20 A. Yes.

21 Q. And is this an unleased mineral interest owner?

22 A. It is.

23 Q. You've reached agreement with all of the other
24 parties, correct?

25 A. We have.

1 **Q. Did you initially propose the well with who you**
2 **thought was the lessee?**

3 A. Yes. Dale Williston Minerals was originally
4 leased, and he -- to Matador. Matador agreed to
5 participate in the well with the Dale Williston lease
6 and other leases within the spacing unit. We realized
7 that we would not spud the well prior to their lease
8 expiring, so we immediately turned around and proposed
9 to Dale Williston Minerals 2011 LP with a well proposal
10 and joint operating agreement and then also offered --
11 sent them letters offering to lease. And to this date,
12 we have had no -- we've made several follow-up phone
13 calls. To this date, we've had no response. We've
14 talked with Matador, and they've had no response as
15 well --

16 **Q. But you've received signed green cards from the**
17 **Dale Williston entity, correct?**

18 A. We have, yes.

19 **Q. So they've received notice of this hearing?**

20 A. They have.

21 **Q. And they've received your various letters that**
22 **you sent?**

23 A. They have.

24 **Q. They're simply not responding?**

25 A. True.

1 Q. Is Exhibit 4 a copy of the well-proposal letter
2 that you sent them?

3 A. This is.

4 Q. And does it include an AFE?

5 A. Yes, it did.

6 Q. That's the third page of this exhibit, correct?

7 A. Yes. Correct.

8 Q. Are the costs on the AFE consistent with what
9 COG and other operators in the area charge for similar
10 wells?

11 A. They are.

12 Q. And I'm sorry. I should have asked you about
13 the 2H [sic] well.

14 Is Exhibit 5 a well-proposal letter that
15 you sent to Dale Williston Minerals for the 12H well?

16 A. Yes. That is correct.

17 Q. And this also included an AFE?

18 A. Yes, ma'am.

19 Q. Are the costs of that AFE also consistent with
20 what COG has incurred for drilling similar horizontal
21 wells in the area?

22 A. They are.

23 Q. Would you outline the efforts that you've
24 undertaken to reach agreement with Dale Williston
25 Minerals? At this point, if you hear back from them,

1 **will you continue to negotiate?**

2 A. Yes, we would.

3 **Q. And you simply haven't heard anything?**

4 A. We just haven't had any response.

5 **Q. But you have, in addition to proposing the**
6 **well, offered to lease them, correct?**

7 A. Yes.

8 **Q. In your opinion, have you made a good-faith**
9 **effort to reach agreement with the unleased mineral**
10 **owner?**

11 A. We have.

12 **Q. Have you estimated overhead and administrative**
13 **costs for drilling the well?**

14 A. Yes. We would like 7,000 while drilling and
15 700 for producing.

16 **Q. Are those costs in line with what COG has**
17 **incurred for drilling similar wells in the area?**

18 A. Yes, and within the JOA with the other
19 nonoperators in this tract.

20 **Q. Do you ask that those costs be incorporated**
21 **into any order resulting from this hearing?**

22 A. Yes, please.

23 **Q. And that the costs be adjusted with the**
24 **appropriate accounting procedures?**

25 A. Yes.

1 Q. For the uncommitted mineral interest owner, do
2 you request that the Division impose a 200 percent risk
3 penalty for the working portion of their interest?

4 A. Yes.

5 Q. And did COG provide notice of this hearing to
6 the offset operators or lessees of record?

7 A. We did.

8 Q. And a plat identifying those offsets is
9 included as Exhibit 6; is that correct?

10 A. That's correct.

11 Q. Is Exhibit 7 an affidavit, with attached
12 letters, from my office providing notice of the hearing
13 to the parties that you seek to pool for both wells and
14 also for the offsets?

15 A. Yes.

16 Q. Were Exhibits 1 through 6 prepared by you or
17 compiled under your direction and supervision?

18 A. They were.

19 MS. KESSLER: Mr. Examiner, I move
20 admission of Exhibits 1 through 7, which include my
21 affidavit.

22 EXAMINER McMILLAN: Exhibits 1 through 7
23 may now be accepted as part of the record.

24 (COG Operating, LLC Exhibit Numbers 1
25 through 7 are offered and admitted into

1 evidence.)

2 CROSS-EXAMINATION

3 BY EXAMINER McMILLAN:

4 Q. For clarity purposes, the cost is the same for
5 both wells?

6 A. They are.

7 Q. Okay. The bottom-hole location for the 2H is
8 200 from the north, right? For some reason, I put 201.
9 It's 200, right?

10 A. Well, our -- we might be landing the end of the
11 lateral at 200, but our perms will be within standard
12 setbacks.

13 Q. Okay. And then you had three reasons, the pad
14 drill and the simultaneous completion. What was the
15 other reason?

16 A. So we wanted to pad drill for the economic
17 efficiencies of pad drilling and simultaneous
18 completions, just those two.

19 Q. And these wells are proposed, right?

20 A. Yes.

21 MS. KESSLER: Mr. Examiner, if I may?

22 REDIRECT EXAMINATION

23 BY MS. KESSLER:

24 Q. Have these wells been spud?

25 A. Yes. We TD'd the first well, and we have just

1 spud the second well. Originally, we didn't think we'd
2 have to come to hearing, everybody being leased. So as
3 soon as we found out there would be an unleased mineral
4 owner, we continued the hearing for a month to give the
5 notice.

6 RECROSS EXAMINATION

7 BY EXAMINER McMILLAN:

8 Q. Okay. So the first well has been drilled but
9 not completed, and the second well has been spud?

10 A. Correct.

11 Q. Okay. Okay.

12 EXAMINER McMILLAN: Do you have any?

13 CROSS-EXAMINATION

14 BY EXAMINER BROOKS:

15 Q. These wells are being dedicated to the same
16 unit; is that correct?

17 A. Yes, sir. They both will be considered Bone
18 Spring.

19 Q. West half-west half in the Bone Spring?

20 A. Yes, sir.

21 Q. And so this is a wildcat Bone Spring Pool?

22 A. It is.

23 Q. One of Paul's wildcat pools.

24 Okay. Do you recognize that the -- now,
25 you have only the one -- only the one interest to be

1 **pooled?**

2 A. Yes, sir.

3 **Q. And you recognize that they'll have an**
4 **opportunity to elect separately for each well?**

5 A. Yes. We'll give them separate elections. Once
6 we receive an order, there is a separate election for
7 each well.

8 **Q. Okay. Thank you.**

9 **CROSS-EXAMINATION**

10 BY EXAMINER DAWSON:

11 **Q. So in reading these applications for permit to**
12 **drill, it appears that the 2H is roughly 30 feet -- the**
13 **surface location on the 2H is 30 feet west of the 12H?**

14 A. Yes, sir. I believe they're both on a pad in
15 Section 1 outside the spacing unit. I'm not exactly
16 sure of the configuration of the pad.

17 **Q. Okay. But their bottom-hole location is the**
18 **same?**

19 A. Yes, sir.

20 **Q. So the surface-hole location is only 30 feet,**
21 **the difference between the two --**

22 A. That's what it appears.

23 **Q. -- the bottom-hole location?**

24 **That's all the questions I have. Thank**
25 **you.**

1 EXAMINER BROOKS: No more.

2 EXAMINER McMILLAN: Thank you.

3 THE WITNESS: Thank you.

4 MS. KESSLER: I'll call my next witness.

5 EXAMINER McMILLAN: Please proceed.

6 MATT FISHER,

7 after having been previously sworn under oath, was
8 questioned and testified as follows:

9 DIRECT EXAMINATION

10 BY MS. KESSLER:

11 Q. Please state your name for the record and tell
12 the Examiner by whom you're employed and in what
13 capacity.

14 A. My name is Matt Fisher. I'm a geologist for
15 COG Operating, LLC.

16 Q. Have you previously testified before the
17 Division?

18 A. I have not.

19 Q. Can you please outline your educational
20 background for the Examiners?

21 A. I have a bachelor's from Baylor University. I
22 graduated in May of 2012. And I have a master's from
23 Texas Tech University, and I graduated in May of this
24 year.

25 Q. Your master's is in geology, correct?

1 A. Yes.

2 Q. Have you had experience working in the Permian
3 Basin?

4 A. Yes. I've worked about two-and-a-half years as
5 a geologist in the Permian.

6 Q. Would that be for COG or for another operator?

7 A. Well, two years for a company called Manzano,
8 and then six months for COG.

9 Q. And that would be since the time you obtained
10 your master's, correct?

11 A. Yes.

12 Q. Are you a member of any professional
13 associations?

14 A. APG and SEPA.

15 Q. Are you familiar with the application that's
16 been filed in this case?

17 A. I am.

18 Q. Have you conducted a geologic study of the
19 lands that are the subject of this application?

20 A. I have.

21 MS. KESSLER: Mr. Examiners, I'd tender
22 Mr. Fisher as an expert in petroleum geology.

23 EXAMINER McMILLAN: Who did you do your
24 master's with?

25 THE WITNESS: Callum Hetherington.

1 EXAMINER McMILLAN: Okay.

2 THE WITNESS: He's a metamorphic guy.

3 EXAMINER McMILLAN: Oh, okay.

4 THE WITNESS: Yeah.

5 EXAMINER McMILLAN: So Dr. Lehman is still
6 there?

7 THE WITNESS: He is.

8 EXAMINER McMILLAN: Yeah. My wife actually
9 did her master thesis under -- you might not know him --
10 Lauren Jacket [phonetic].

11 THE WITNESS: Under who?

12 EXAMINER McMILLAN: Lauren Jacket
13 [phonetic]. She's long gone.

14 So qualified.

15 MS. KESSLER: Thank you.

16 **Q. (BY MS. KESSLER) Mr. Fisher, would you please**
17 **turn to Exhibit 8? Would you please identify this**
18 **exhibit and walk us through it?**

19 A. Okay. This is just a locator map showing the
20 approximate location of the Craig 2H and 12H, and that
21 is shown by the dashed blue line. COG's acreage is
22 shown in yellow. The producing 2nd Sand wells are shown
23 by the orange sticks, and the producing Charkey wells
24 are shown by the thin sticks.

25 **Q. And by Charkey, you mean a portion of the 3rd**

1 **Bone Spring; is that correct?**

2 A. It's approximately 400 feet below the base of
3 the 2nd Sand. It's a shaley sand interval that we call
4 the Charkey.

5 Q. And you only have one blue-dashed line. And is
6 that because it depicts both the 2H and the 12H as half
7 laterals --

8 A. That's correct.

9 Q. -- in the same spacing unit, correct?

10 A. Yes.

11 Q. Please turn to Exhibit 9. Is this a structure
12 map of the area?

13 A. It is.

14 Q. Can you please walk us through this?

15 A. Okay. This is the same map as before, but the
16 structure map shown by the black contour lines is hung
17 on -- is of the top of the 2nd Bone Spring Sand. The
18 green line is a cross section that is shown on the next
19 exhibit. Each of the three circles on those green lines
20 are the approximate well locations of the wells used in
21 the cross section.

22 Q. What do you see with respect to structure in
23 this area?

24 A. There is structure going -- dip going to the
25 east. But for the Craig 2 and 12H, we are drilling

1 approximately a long strike, and there is little to no
2 structure.

3 Q. Okay. And this green line with the three
4 circles, you said that's the line to the section for the
5 corresponding exhibit; is that correct?

6 A. Yes.

7 Q. And you used three wells?

8 A. Yes.

9 Q. Do you consider those wells representative of
10 Bone Spring wells in the area?

11 A. I do.

12 Q. Let's turn to Exhibit 10. This is your
13 cross-section exhibit?

14 A. Yes.

15 Q. Can you please walk us through this exhibit?

16 A. Okay. These are the three wells identified on
17 the previous exhibit. Each well has two tracks. In
18 black, that is gamma ray, and then in green, that is the
19 resistivity. This cross section is hung on the top of
20 the 2nd Bone Spring Sand, which is shown by the orange
21 line. The base of the 2nd Sand is shown by the black
22 line, and then the top and base of the Charkey is shown
23 by the blue lines. And then on the left, it shows the
24 approximate landing locations of the Craig 2H and 12H.

25 Q. So the wells are landed -- the two laterals are

1 landed in different intervals, correct?

2 A. That's correct.

3 Q. But they're within the same pool?

4 A. Yes.

5 Q. Approximately how far apart are these two wells
6 vertically?

7 A. About 400 feet.

8 Q. And what do you see with respect to continuity
9 across the proposed nonstandard unit?

10 A. Both the 2nd and the Charkey sands seem to be
11 continuous across this area.

12 Q. No major thickening or thinning that you've
13 identified?

14 A. No, there is not.

15 Q. Based on your study of this area, have you
16 identified any geologic impediments or hazards to
17 drilling two horizontal wells?

18 A. I have not.

19 Q. In your opinion, can the area be efficiently
20 and economically developed by two-mile horizontals?

21 A. Yes. That's correct.

22 Q. Finally, do you believe that each of the tracts
23 in the proposed nonstandard unit will contribute, on
24 average, more or less equally to each of the wells?

25 A. I do.

1 Q. And in your opinion, will granting COG's
2 application be in the best interest of conservation, for
3 the prevention of waste and for the protection of
4 correlative rights?

5 A. Yes.

6 Q. Were Exhibits 8 through 10 prepared by you or
7 compiled under your direction and supervision?

8 A. They were.

9 MS. KESSLER: Mr. Examiners, I move
10 admission of Exhibits 8 through 10.

11 EXAMINER McMILLAN: Exhibits 8 through 10
12 may now be accepted as part of the record.

13 (COG Operating, LLC Exhibit Numbers 8
14 through 10 are offered and admitted into
15 evidence.)

16 CROSS-EXAMINATION

17 BY EXAMINER McMILLAN:

18 Q. So essentially the question I've got is on
19 Exhibit 10. Which one -- do you have any idea which is
20 going to have better reserves, the upper or lower, or
21 are both going to be more or less the same?

22 A. The 2nd Sand of the Charkey? Is that what you
23 mean by upper?

24 Q. Yeah.

25 A. I can't accurately answer that.

1 Q. Okay. Based on surrounding production or
2 anything?

3 A. Based on surrounding production, they've been
4 about equal.

5 Q. Okay.

6 A. I think that's how this will be as well.

7 Q. And how much more -- are you expecting a lot
8 more reserves with the two versus the one-mile well?

9 A. Yes, sir.

10 EXAMINER McMILLAN: Go ahead.

11 CROSS-EXAMINATION

12 BY EXAMINER DAWSON:

13 Q. Okay. In looking at your cross section on
14 Exhibit Number 10, do you anticipate the 2nd Bone Spring
15 in the Charkey interval? Do you anticipate there will
16 be any communication between wellbores?

17 A. We do not. Based off previous wells that we've
18 drilled stacked laterals like this, we do not have
19 communication.

20 Q. And you don't anticipate any communication on
21 the vertical section of the wells?

22 A. No, sir.

23 Q. They'll be cased so --

24 A. (Indicating.)

25 Q. That Cimarex well on your Exhibit 10, on the

1 **far -- I guess that's a northern well, to the north?**

2 A. Yes.

3 **Q. What zone is that producing from; do you know?**

4 A. I do not. Its TD is 12,339, so I don't think
5 it's in the Bone Spring.

6 EXAMINER McMILLAN: That's a Cisco Canyon
7 Wolfcamp well. I've seen it flow through my office
8 before.

9 **Q. (BY EXAMINER DAWSON) And I am assuming you will**
10 **eventually drill a well probably in the east half of the**
11 **west half of that Section 25?**

12 A. I think that is the plan.

13 **Q. You're not sure whether that'll be a one- or**
14 **two-mile lateral?**

15 A. No. I'm not sure, but I would assume it would
16 be a two-mile.

17 **Q. I would figure you guys drill that acreage**
18 **because it is COG's acreage?**

19 A. Yes, sir.

20 **Q. That's all the questions I have. Thank you.**

21 EXAMINER BROOKS: No questions.

22 EXAMINER McMILLAN: Thank you very much.

23 Case Number 15763 shall be taken under
24 advisement.

25 (Case Number 15763 concludes, 10:07 a.m.)

1 STATE OF NEW MEXICO
2 COUNTY OF BERNALILLO

3

4 CERTIFICATE OF COURT REPORTER

5 I, MARY C. HANKINS, Certified Court
6 Reporter, New Mexico Certified Court Reporter No. 20,
7 and Registered Professional Reporter, do hereby certify
8 that I reported the foregoing proceedings in
9 stenographic shorthand and that the foregoing pages are
10 a true and correct transcript of those proceedings that
11 were reduced to printed form by me to the best of my
12 ability.

13 I FURTHER CERTIFY that the Reporter's
14 Record of the proceedings truly and accurately reflects
15 the exhibits, if any, offered by the respective parties.

16 I FURTHER CERTIFY that I am neither
17 employed by nor related to any of the parties or
18 attorneys in this case and that I have no interest in
19 the final disposition of this case.

20

21

22 MARY C. HANKINS, CCR, RPR
23 Certified Court Reporter
24 New Mexico CCR No. 20
25 Date of CCR Expiration: 12/31/2017
Paul Baca Professional Court Reporters

25