



# United States Department of the Interior



BUREAU OF LAND MANAGEMENT  
New Mexico State Office  
301 Dinosaur Trail  
Santa Fe, New Mexico 87508  
<https://www.blm.gov/new-mexico>

**JUN 02 2021**

In Reply Refer To:  
NMNM142926  
3105.2 (NM9250)

Reference:  
Communitization Agreement  
Railsplitter 15-22 Fed Com 4H  
Section 15: SW/4  
Section 22: W/2  
T. 26 S., R. 34 E., N.M.P.M.  
Lea County, NM

Devon Energy Production Company, L.P.  
333 West Sheridan Avenue  
Oklahoma City, OK 73102

Gentlemen:

The submitted Communitization Agreement is being returned unapproved for the following reasons:

Please adhere to the State regulatory body NMOCD guideline for "Standard horizontal spacing units for horizontal oil wells" 19.15.16.15.B.1. The Railsplitter 15-22 Fed Com 4H completed interval does not meet the requirement for 480 acres spacing unit. Please include wells with completed interval that meets this guideline.

If you have any questions regarding this letter, please contact Edward G Fernandez at [efernand@blm.gov](mailto:efernand@blm.gov); or Elizabeth Rivera at (505) 954-2162 or email [lrivera@blm.gov](mailto:lrivera@blm.gov).

Sincerely,

**KYLE PARADIS**

Digitally signed by KYLE  
PARADIS  
Date: 2021.06.02 07:45:30  
-06'00'

Kyle Paradis  
Branch Chief of Reservoir Management  
Division of Mineral

1 Enclosure:  
1 – Communitization Agreement



BLM-NMSO  
NOV:13:2020 13:09:26  
RECEIVED

November 12, 2020

NMNM 142-926

Bureau of Land Management  
Attn: Lisa Rivera  
301 Dinosaur Trail  
Santa Fe, New Mexico 87508

Re: Communitization Agreements  
SE/4 of Section 15-T26S-R34E and E/2 of Section 22-T26S-R34E, Lea Co., New Mexico  
Railsplitter 15-22 Fed Com 9H  
SW/4 of Section 15-T26S-R34E and W/2 of Section 22-T26S-R34E, Lea Co., New Mexico  
Railsplitter 15-22 Fed Com 4H

Ms. Rivera:

Enclosed please find three (3) original fully executed copies of each of the Communitization Agreements referenced.

Please provide approval of this agreement at your earliest convenience.

If you have any questions, please contact me at (405) 228-7534 or Jill.Lee@dvn.com.

Very truly yours,

**Devon Energy Production Company, L.P.**

Jill N. Lee  
Sr. Staff Land Analyst

Enclosures

Communitization Agreement  
Railsplitter 15-22 Fed Com 4H Well  
SW/4 Section 15 and W/2 Section 22-T26S-R34E, Lea County, New Mexico

Federal Communitization Agreement

Contract No. NMNM 142926

THIS AGREEMENT entered into as of the 1st day of September, 2020, by and between the parties subscribing, ratifying, or consenting hereto, such parties being hereinafter referred to as "parties hereto."

WITNESSETH:

WHEREAS, the Act of February 25, 1920 (41 Stat. 437), as amended and supplemented, authorizes communitization or drilling agreements communitizing or pooling a Federal oil and gas lease, or any portion thereof, with other lands, whether or not owned by the United States, when separate tracts under such Federal lease cannot be independently developed and operated in conformity with an established well-spacing program for the field or area and such communitization or pooling is determined to be in the public interest; and

WHEREAS, the parties hereto own working, royalty or other leasehold interests, or operating rights under the oil and gas leases and lands subject to this agreement which cannot be independently developed and operated in conformity with the well-spacing program established for the field or area in which said lands are located; and

WHEREAS, the parties hereto desire to communitize and pool their respective mineral interests in lands subject to this agreement for the purpose of developing and producing communitized substances in accordance with the terms and conditions of this agreement:

NOW, THEREFORE, in consideration of the premises and the mutual advantages to the parties hereto, it is mutually covenanted and agreed by and between the parties hereto as follows:

1. The lands covered by this agreement (hereinafter referred to as "communitized area") are described as follows:

**TOWNSHIP 26 SOUTH, RANGE 34 EAST, N.M.P.M.**

**SECTION 15: SW/4 (160.00 acres)**

**SECTION 22: W/2 (320.00 acres)**

**Lea County, New Mexico.**

Containing 480.00 acres, and this agreement shall include only the Wolfcamp Formation underlying said lands and the crude oil, natural gas, and associated hydrocarbons, hereafter referred to as "communitized substances," producible from such formation.

2. Attached hereto, and made a part of this agreement for all purposes is Exhibit "A", a plat designating the communitized area and, Exhibit "B", designating the operator of the communitized area and showing the acreage, percentage and ownership of oil and gas interests in all lands within the communitized area, and the authorization, if any, for communitizing or pooling any patented or fee lands within the communitized area.
3. The Operator of the communitized area shall be Devon Energy Production Company, L.P., 333 West Sheridan Avenue, Oklahoma City, OK 73102. All matters of operations shall be governed by the operator under and pursuant to the terms and provisions of this agreement. A successor operator may be designated by the owners of the working interest in the communitized area and four (4) executed copies of a designation of successor operator shall be filed with the Authorized Officer.
4. Operator shall furnish the Secretary of the Interior, or his authorized representative, with a log and history of any well drilled on the communitized area, monthly reports of operations, statements of oil and gas sales and royalties and such other reports as are deemed necessary to compute monthly the royalty due the United States, as specified in the applicable oil and gas operating regulations.
5. The communitized area shall be developed and operated as an entirety, with the understanding and agreement between the parties hereto that all communitized substances produced there from shall be allocated among the leaseholds comprising said area in the proportion that the acreage interest of each leasehold bears to the entire acreage interest committed to this agreement.

All proceeds, 8/8ths, attributed to unleased Federal or Indian lands included within the CA area are to be paid into the appropriate Unleased Lands Account or Indian Trust Account by the designated operator until the land is leased or ownership is established.

6. The royalties payable on communitized substances allocated to the individual leases comprising the communitized area and the rentals provided for in said leases shall be determined and paid on the basis prescribed in each of the individual leases. Payments of rentals under the terms of leases subject to this agreement shall not be affected by this agreement except as provided for under the terms and provisions of said leases or as may herein be otherwise provided. Except as herein modified and changed, the oil and gas leases subject to this agreement shall remain in full force and effect as originally made and issued. It is agreed that for any Federal lease bearing a sliding- or step-scale rate of royalty, such rate shall be determined separately as to production from each communitization agreement to which such lease may be committed, and separately as to any noncommunitized lease production, provided, however, as to

leases where the rate of royalty for gas is based on total lease production per day, such rate shall be determined by the sum of all communitized production allocated to such a lease plus any noncommunitized lease production.

7. There shall be no obligation on the lessees to offset any well or wells completed in the same formation as covered by this agreement on separate component tracts into which the communitized area is now or may hereafter be divided, nor shall any lessee be required to measure separately communitized substances by reason of the diverse ownership thereof, but the lessees hereto shall not be released from their obligation to protect said communitized area from drainage of communitized substances by a well or wells which may be drilled offsetting said area.
8. The commencement, completion, continued operation, or production of a well or wells for communitized substances on the communitized area shall be construed and considered as the commencement, completion, continued operation, or production on each and all of the lands within and comprising said communitized area, and operations or production pursuant to this agreement shall be deemed to be operations or production as to each lease committed hereto.
9. Production of communitized substances and disposal thereof shall be in conformity with allocation, allotments, and quotas made or fixed by any duly authorized person or regulatory body under applicable Federal or State statutes. This agreement shall be subject to all applicable Federal and State laws or executive orders, rules and regulations, and no party hereto shall suffer a forfeiture or be liable in damages for failure to comply with any of the provisions of this agreement if such compliance is prevented by, or if such failure results from, compliance with any such laws, orders, rules or regulations.
10. The date of this agreement is September 1, 2020, and it shall become effective as of this date or from the onset of production of communitized substances, whichever is earlier upon execution by the necessary parties, notwithstanding the date of execution, and upon approval by the Secretary of the Interior or by his duly authorized representative, and shall remain in force and effect for a period of 2 years and for as long as communitized substances are, or can be, produced from the communitized area in paying quantities: Provided, that prior to production in paying quantities from the communitized area and upon fulfillment of all requirements of the Secretary of the Interior, or his duly authorized representative, with respect to any dry hole or abandoned well, this agreement may be terminated at any time by mutual agreement of the parties hereto. This agreement shall not terminate upon cessation of production if, within 60 days thereafter, reworking or drilling operations on the communitized area are commenced and are thereafter conducted with reasonable diligence during the period of nonproduction. The 2-year term of this agreement will not in itself serve to extend the term of any Federal lease which would otherwise expire during said period.

11. The covenants herein shall be construed to be covenants running with the land with respect to the communitized interests of the parties hereto and their successors in interests until this agreement terminates and any grant, transfer, or conveyance of any such land or interest subject hereto, whether voluntary or not, shall be and hereby is conditioned upon the assumption of all obligations hereunder by the grantee, transferee, or other successor in interest, and as to Federal land shall be subject to approval by the Secretary of the Interior, or his duly authorized representative.
12. It is agreed between the parties hereto that the Secretary of the Interior, or his duly authorized representative, shall have the right of supervision over all Fee and State mineral operations within the communitized area to the extent necessary to monitor production and measurement, and assure that no avoidable loss of hydrocarbons occur in which the United States has an interest pursuant to applicable oil and gas regulations of the Department of the Interior relating to such production and measurement.
13. This agreement shall be binding upon the parties hereto and shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns.
14. This agreement may be executed in any number of counterparts, no one of which needs to be executed by all parties, or may be ratified or consented to by separate instrument, in writing, specifically referring hereto, and shall be binding upon all parties who have executed such a counterpart, ratification or consent hereto with the same force and effect as if all parties had signed the same document.
15. Nondiscrimination. In connection with the performance of work under this agreement, the operator agrees to comply with all the provisions of Section 202(1) to (7) inclusive, of Executive Order 11246 (30F.R. 12319), as amended, which are hereby incorporated by reference in this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written and have set opposite their respective names the date of execution.









## EXHIBIT "A"

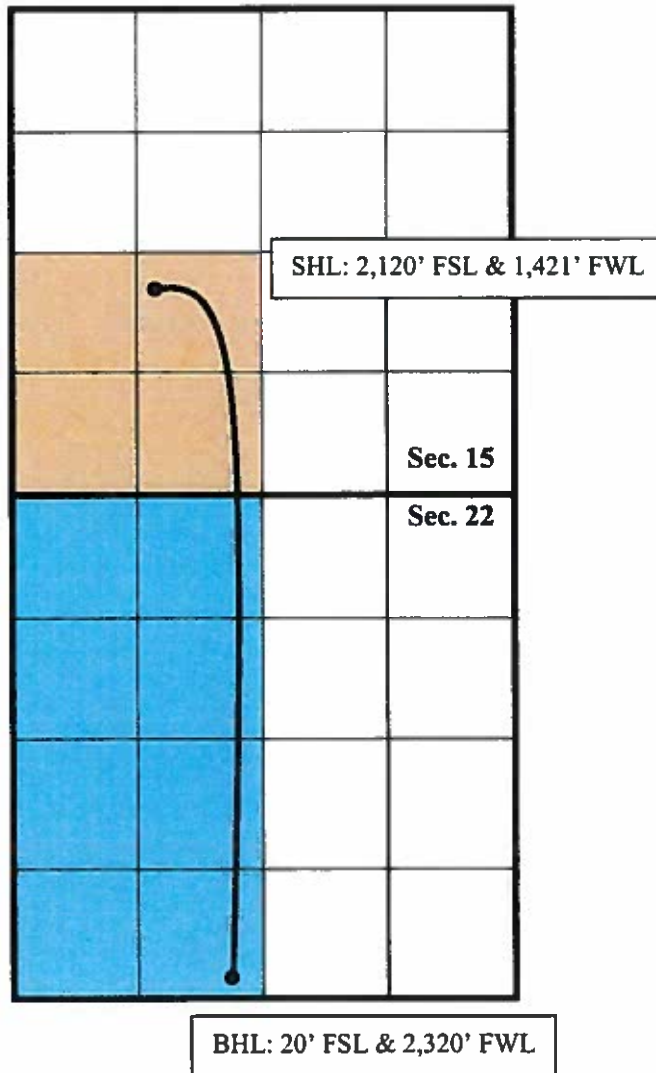
Plat of communitized area covering 480.00 acres in the SW/4 of Section 15 and the W/2 of Section 22-T26S-R34E, N.M.P.M., Lea County, New Mexico.

### RAILSPLITTER 15-22 FED COM 4H Well

**Tract 1:**  
USA NM 94118



**Tract 2:**  
USA NM 112941



## **EXHIBIT "B"**

To Communitization Agreement dated September 1, 2020, embracing the following described land in SW/4 of Section 15 and W/2 of Section 22-T26S-R34E, N.M.P.M., Lea County, New Mexico.

Operator of Communitized Area: **Devon Energy Production Company, L.P.**

### DESCRIPTION OF LEASES COMMITTED

#### **Tract No. 1**

Lease Serial Number:	NMNM 94118
Lessor:	United States of America
Lessee of Record:	Devon Energy Production Company, L.P. Chevron U.S.A., Inc.
Effective Date:	December 1, 1994
Lease Recorded:	508/280 LCR
Description of Land Committed:	Insofar and only insofar as the lease covers <u>Township 26 South, Range 34 East, N.M.P.M.</u> <b>Section 15: SW/4</b>
Number of Net Acres:	160.00 acres
Name and Percent WI Owners:	Devon Energy Production Company, L.P. 50% Chevron U.S.A., Inc. 50%
ORRI Owner Name and Interest:	Of Record

#### **Tract No. 2**

Lease Serial Number:	NMNM 112941
Lessor:	United States of America
Lessee of Record:	Devon Energy Production Company, L.P. Chevron U.S.A., Inc.
Effective Date:	January 1, 2005
Lease Recorded:	No
Description of Land Committed:	Insofar and only insofar as the lease covers <u>Township 26 South, Range 34 East, N.M.P.M.</u> <b>Section 22: W/2</b>
Number of Net Acres:	320.00 acres
Name and Percent WI Owners:	Devon Energy Production Company, L.P. 50% Chevron U.S.A., Inc. 50%
ORRI Owner Name and Interest:	None

**RECAPITULATION**

<b>Tract</b>	<b>Type of Lease</b>	<b>No. of Acres Committed</b>	<b>Percentage of Interest in Communitized Area</b>
<b>1</b>	<b>FEDERAL NMNM 94118</b>	<b>160.00</b>	<b>33.3333%</b>
<b>2</b>	<b>FEDERAL NMNM 112941</b>	<b>320.00</b>	<b>66.6667%</b>
<b>Total</b>		<b>480.00</b>	<b>100.0000%</b>