1	STATE OF NEW MEXICO	
	OIL CONSERVATION COMMISSION	
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3 IN THE MATTER OF: ) THE HEARING CALLED BY THE )	IN THE MATTER OF: ) THE HEARING CALLED BY THE )	
4	OIL CONSERVATION DIVISION )	
5	TO CONSIDER: )	
6	) Case No. 10361 APPLICATION OF SEAY EXPLORATION, ) INC. FOR COMPULSORY ROOLING, LEA.	
7	INC. FOR COMPULSORY POOLING, LEA ) COUNTY, NEW MEXICO. )	
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9	REPORTER'S TRANSCRIPT OF PROCEEDINGS	
10	<u>DIVISION HEARING</u>	
11	BEFORE: DAVID R. CATANACH, Examiner	
12	August 8, 1991 10:30 a.m.	
13	Santa Fe, New Mexico	
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15	· · · · · · · · · · · · · · · · · · ·	
16	at the conference room, State Land Office Building, 310 Old Santa Fe Trail, Santa Fe, New Mexico, before Susan G.	
17	Ptacek, Certified Court Reporter for the State of New Mexico.	
18		
19	FOR: OIL CONSERVATION BY: SUSAN G. PTACEK	
20	DIVISION B1. SUSAN G. FIACER  Certified Court Reporter  CSR No. 124	
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1	APPEARANCES
2	HOD MAID DANIE DODDOM C CTOWNED TOO
3	FOR THE DIVISION: ROBERT G. STOVALL, ESQ.  General Counsel  Oil Conservation Commission
4	State Land Office Building 310 Old Santa Fe Trail
5	Santa Fe, New Mexico 87501
6	FOR SEAY EXPLORATION: STRATTON & CAVIN Attorneys at Law
7 8	BY: SEALY H. CAVIN, JR., ESQ. Post Office Box 2043 Albuquerque, New Mexico 87103
9	MIDAGACIQAC, NEW MEXICO 0/103
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1 MR. CATANACH: At this time we will call the hearing 2 back to order and call Case 10361. MR. STOVALL: Application of Seay Exploration, Inc., 3 for compulsory pooling, Lea County, New Mexico. 4 5 MR. CATANACH: Are there any appearances in this case? MR. KELLAHIN: Mr. Examiner, my name is Sealy Cavin of 6 7 Stratton & Cavin law firm in Albuquerque. I represent the applicant in this case, and I have two witnesses to call. 8 9 MR. CATANACH: Are there any other appearances? 10 Witnesses, please stand and be sworn in. 11 (The witnesses were duly sworn.) 12 MR. CAVIN: Mr. Examiner, my first witness will be Dan Leonard. 13 14 DAN LEONARD, the Witness herein, having been first duly sworn, was 15 16 examined and testified as follows: 17 DIRECT EXAMINATION 18 BY MR. CAVIN: Mr. Leonard, would you please state your name, 19 Q. 20 address, employer and occupation? 21 My name is Dan Leonard. I'm from Midland, I'm the president of Leonard Resource Investment 22 Texas. Corporation and a petroleum landman. 23 24 Q. Have you previously testified before the division as a landman? 25

A. Yes, I have.

- Q. And have your qualifications as a landman been made a matter of record with the division?
  - A. They have.

MR. CAVIN: Mr. Examiner, are Mr. Leonard's qualifications as a landman acceptable?

MR. CATANACH: They are.

- Q. (By Mr. Cavin) Mr. Leonard, would you briefly state what you're seeking by this application?
- A. Yes. Seay Exploration seeks an order to pool all mineral interests from the surface to the base of the Seven Rivers formation underlying Lots 3 and 4 in the south half of the northwest quarter of Section 6, Township 20 South, Range 39 East, Lea County, New Mexico, to form a 160-acre gas spacing and proration unit developed on 160-acre gas spacing. Also to be considered would be the cost of drilling and completing the well and the allocation of the cost as well as the actual operating costs and charges for supervision, and designation of Seay as the operator of the well and charge for the risk involved that we perceive to be involved in drilling this well.
- Q. Have you prepared or directed the preparation of any exhibits in connection with this application?
  - A. I have, Exhibits 1 through 4.
  - Q. I'd refer you to Exhibit 1 and ask that you

identify it and review it for the examiner.

- A. Exhibit 1 is a land plat of the northwest quarter of Section 6, which is shaded in orange. The offsetting 160s to the east, to the southeast and the northeast that are hatched in orange are existing 160-acre units in the House Seven Rivers field. We are -- we are proposing to form a unit as a westward extension of that field. The location for the -- the proposed location for Seay's Bilberry No. 2 well is indicated by an arrow there to be in the center of the southeast northwest quarter of Section 6.
  - Q. And that is an orthodox location?
  - A. It is.

- Q. What is the present status of the proposed well?
- A. We propose to spud this well early in September,

  I think, on or before the 7th.
- Q. The next I'd ask you to identify and review Exhibit No. 2 for the examiner.
- A. Exhibit No. 2 is a presentation of the unleased mineral interests that we have in this 160-acre unit. All of these interests are undivided mineral interests under the south half of the northwest quarter of the section.
- Q. Now, some of these parties you were not able to locate; is that correct?
  - A. Yes. The top three listed there, the Herndon,

the Wright and the Johansen interests are -- we have not been able to locate the Hefner estate and GHK Company interests. We have and made at their suggestion lease proposals to them but haven't as yet gotten an answer from them.

- Q. But all of these are uncommitted interests?
- A. They are.

- Q. And they are all uncommitted mineral interests?
- A. They are.
- Q. Now, as far as the top three, Herndon, Wright and Johansen, you had already attempted to locate them when you drilled your well in the northeast quarter of Section 6?
- A. Yes, we addressed those interests at a hearing here in February, I believe. They're in the northeast quarter of 6 and it's common title with the south half of the northwest quarter of Section 6. They're the same interests that we were not able to locate when we drilled our previous well, the Bilberry No. 1.
- Q. I'd ask you now to look at Exhibit 3 and identify and review it for the examiner.
- A. Exhibit 3 is a summary of the efforts that we've made to locate the Herndon, the Wright and the Johansen interests. The Herndon interests -- all these are relatively insignificant mineral interests. The Herndon

interest is an interest that's owned equally by a brother and a sister. We've leased the sister who lives in Loveland. She has no knowledge of the whereabouts of her brother. To our understanding the brother is deceased. I think he died in the mid-1980s. The wife lives somewhere in Old Mexico. The kids' last known whereabouts were Fort Worth. We have not had any success in locating any trail of these people in Forth Worth or certainly the records of Lea County.

- Q. Now, you haven't -- you made quite an extensive effort to locate these before you drilled the well in the northeast quarter?
  - A. Yes.

- Q. And you haven't really done anything since that aside from the notice attempts we've made?
- A. Wouldn't know where else to go, no. The Wright interest is an interest that was acquired in 1931. She leased this interest in 1940, listing her address as Alameda County, California. That's her last known address, and she has not been of record since. We've searched Alameda County for probates. We've searched the phone directory. We've been to the California Bureau of Vital statistics looking for any evidence of an address for this lady, and just have not had any success.
  - Q. It appears the last time she did anything of

record was in 1940 --

A. Yes.

- Q. -- is that correct?
- A. She signed an oil and gas lease in '40. The Johansen interest, she's one of the Okan Mason heirs. She's the only one that's ever appeared of record. She executed an oil and gas lease by covering her interest in the northeast quarter in -- which is common titled to the south half northwest quarter in 1949, listing her address as Weston County, Wyoming, and her husband Dan joined her on that lease. We've likewise pursued the records up there, been after the district clerk's office for a search of the probates and addresses and telephone numbers of these people up there, and just have not had any success with it.
- Q. Is it your opinion that you have conducted a good faith diligent effort to find a correct address of all interested parties?
  - A. I believe we have.
- Q. At this time I would refer you to Exhibit 4, Mr. Leonard, and ask that you describe for the examiner what efforts were made to obtain a voluntary arrangement with the R. A. Hefner, Jr., estate.
- A. The Hefner estate interest is divided into several pieces. We leased the Hefner Company interest

lease -- interest several years ago. At the time that I did that the -- Unocal had this Hefner -- the other part of this, the Hefner estate in the GHK Company interest under lease in the northeast quarter of, so this was not an interest that we had to be in when we drilled our well in the northeast quarter. I got that interest by virtue of farm out from Unocal.

Last summer I contacted the -- Phyllis Bennett, who's a land person working for GHK Company in Oklahoma City about the potential leasing the interest that these trusts and Hefner estate owned in the south half of northwest quarter, which at that time were unleased. She indicated to me that we should go ahead and get our well together in the northeast quarter, and contact her when we got -- got that together. If we got serious about drilling that well, she'd consider granting us a lease on her interest in the south half of northwest.

So we contacted her, and Exhibit 4 confirms that we contacted her early in January when we were readying to spud the Bilberry No. 1 well over in the northeast quarter; talked to her by telephone. She suggested that we write her a letter and make her a lease proposal, which we did propose a six-month, one-fifth royalty lease. We followed that -- we followed the letter of January 8th with a telephone call. She indicated that she thought they would

be receptive to the lease that we proposed, and we should go ahead and prepare the leases and send them to them.

them. We've contacted them numerous times by telephone in the last six months trying to determine whether they're going to lease to us or join in the well, whatever -- what their posture is going to be, because we knew we were going to drill this well in the northwest quarter, and as recently as three or four weeks ago when we talked to them about it, they just have not made a decision what they're going to do. Push has come to shove because we've got a well we've got to drill here in three or four weeks, and that's the reason we're attempting to pool their interest into this well.

- Q. But GHK Company is the party that speaks for the R. A. Hefner, Jr., estate? They handle their matters?
  - A. Yes.

- Q. Is it your opinion then that you have made a good faith effort to obtain a voluntary agreement from these parties?
  - A. Yes, we have.
- Q. Mr. Leonard, next I would like to visit with you about the operating agreement you have which will cover the proposed well.
- 25 A. Yes.

- Q. Is this a standard form model -- I'm sorry -- model form operating agreement?
  - A. Yes.

- Q. Are there any unusual provisions in the operating agreement?
  - A. No, not really.
- Q. Can you tell me what the overhead rate is that you propose?
  - A. \$350 a month.
- Q. How does this compare with overhead charges of other operators in the area of operation for this depth?
- A. I believe it's in the mid range of what we've seen in operating costs.
- Q. Are there any unusual circumstances that would justify a middle-of-the-range rate here or higher than the low mean or median rates?
- A. Well, we've got -- no. The administration of this particular working interest that we have is complicated because we've got a large number of parties involved in it and it's expensive. You know, we feel like the 350 is certainly justified in terms of managing that size of operating account.
- Q. How many working interest participants are there in this?
  - A. In excess of 20.

Mr. Leonard, is it your opinion that the 1 Q. 2 granting of this application will be in the interest of 3 conservation, the prevention of waste and the protection of correlative rights? 4 5 Α. Yes. And were Exhibits 1 through 4 prepared by you or 6 Q. 7 under your supervision and direction? 8 Α. They were. You can testify as to the accuracy of these 9 10 exhibits? I believe them to be accurate. 11 Α. MR. CAVIN: Mr. Examiner, I would move for the 12 13 admission of Exhibits 1 through 4. 14 MR. CATANACH: Exhibits 1 through 4 will be admitted 15 as evidence. (Seay Exhibits 1 through 4 were 16 17 admitted in evidence.) MR. CAVIN: Mr. Examiner, that concludes my direct 18 19 examination of Mr. Leonard. If there are no further 20 questions, I will call Mr. Seay. I'm sorry. 21 EXAMINATION 22 BY MR. CATANACH: Mr. Leonard, are the -- the overhead rates in 23 Q. the operating agreement are 350 per month? 24 25 Α. Yes.

- Q. Are those the overhead rates you propose for the pooling order?
- A. Yes, to be consistent with the administration of this entire account.
  - Q. What about while drilling?

- A. Drilling overhead I believe is 3500 a month.
- Q. Your Exhibit No. 4, letter dated January 8th, that's the initial contact with the GHK Company?
- A. It's the initial contact by mail. I contacted Phyllis Bennett the middle of the summer last year and talked to her about how to proceed with this, and she suggested that they would not consider a lease until we got ready to drill the well that we were proposing in the northeast quarter. As such time as I did that, we should make a proposal to them. That's why we waited six months until we actually got the well in the northeast quarter proposed.
- Q. You have a second letter dated January 26th. Do you have a subsequent written communication?
- A. Not written communication, no. The second letter, January 26th letter, was a cover letter that they -- subsequent to the January 8th letter she indicated that the lease proposal that we made in that January 8th letter would probably be agreeable; that we should go ahead and prepare the leases and send them to them, and that's what

the January 26th letter is. It's a cover letter under which we sent the leases up there for execution. All subsequent followup has been done by telephone.

## EXAMINATION

## BY MR. STOVALL:

- Q. Just out of curiosity, talking about a quarter lease in your January 8th letter, and then a fifth lease in the January 26th. Had you discussed that?
- A. We discussed it, and the fifth royalty was -- I believe what they had done subsequent -- or previously with Unocal and she indicated that that's -- that they would be receptive to that, and that's how we ought to prepare the paperwork, so we did and sent it up to them.
- Q. The notes at the bottom of that January 26th letter, there appear to be some handwritten; are those your notes?
- A. No, those aren't my notes. There is a landman that I had involved with me contacting these people after we -- after our initial contacts, and those are just notes that he made of the followup telephone conversations that he had with her in April and May.
- MR. CATANACH: The Hefner and GHK interest is all the same?
- THE WITNESS: Yes, they're all administered by the
  same people. Hefner is -- GHK is a company that he has a

substantial ownership in. So his people are administering 1 2 that estate. 3 MR. CATANACH: I have no further questions. 4 MR. CAVIN: My next witness is Mr. John Seay. 5 JOHN G. SEAY, 6 the Witness herein, having been first duly sworn, was 7 examined and testified as follows: 8 EXAMINATION 9 BY MR. CAVIN: Mr. Seay, would you please state your name, 10 Q. address, occupation and employer for the examiner? 11 My name is John G. Seay, 407 North Big Spring in 12 Midland, Texas. I am the owner of Seay Exploration, Inc. 13 Have you previously testified before the 14 Q. division in your capacity as a geologist? 15 Yes, sir, I have. 16 Α. Have your qualifications as a geologist been 17 Q. made a matter of record with the division? 18 Yes, sir, they have. 19 Α. Are you familiar with the portion of the Permian 20 Q. Basin which is located in southeastern New Mexico? 21 22 Α. Yes. 23 Are you familiar with the geology of the Q. 24 proposed well and the area surrounding such well?

Yes, sir.

Α.

- Q. Are you familiar with the application filed in this case on behalf of Seay Exploration?

  A. Yes.
- MR. CAVIN: Mr. Examiner, I would tender Mr. Seay as an expert witness in petroleum geology.

MR. CATANACH: He is so qualified.

- Q. (By Mr. Cavin) Mr. Seay, have you prepared or directed the preparation of any exhibits in connection with this application?
  - A. Yes, sir, I have, Exhibits 5, 6 and 7.
- Q. I would refer you to Exhibit 5 and ask you that you identify and explain it for the examiner.
- A. This is a structural contour map on top of the Yates.
  - Q. We may have a different Exhibit 5. That's the AFE.
  - A. I'm sorry. This is an AFE for the drilling of the Bilberry No. 2 as a 3200-foot Yates Seven Rivers test. It was just completed in the last week. The figures are accurate as to -- they're current.
  - Q. Is this fairly consistent with the well you drilled in the northeast quarter, as far as cost?
  - A. The northeast corner well was drilled to a total depth of 7700 feet. It tested the Drinkard and Abo, and was plugged subsequently back to the Yates and Seven

Rivers, so those costs were different than what this one was.

Q. Suffice it to say, you believe this is a reasonable cost estimate?

- A. Yes, sir. There has not been any drilling activity in the area so that I could compare within, you know, 20 miles or so, but this should be correct.
- Q. Okay. Mr. Seay, I would now refer to what's been marked as Exhibit 6 and ask you to identify it for the examiner.
- A. This is the structure map on top of the Yates formation.
- Q. I would now ask that you refer to Exhibit 7 and ask you to identify and describe it.
- A. This is a detailed cross section going from the -- on the Seven Rivers section. It's more or less an east-west cross section, going from the MGF Waldrip dry hole, deep dry hole, to the northwest of our proposed location to the Seven Rivers Yates section that we just completed back in February to a producing MGF right well. It is specifically color coded to show the very detailed and correlative nature of the dolomite and anhydrites in this three-well section.
- Q. Could you describe for the examiner the risk, as you see it, the geologic risk in drilling this well?

A. If we could, I would like to refer back to the structure map first. This area has been primarily a Drinkard test. That would be testing wells down to 7700 feet. The Yates Seven Rivers up to until recently has been nothing but a nuisance. It's over pressured. It has about a .55 per foot gradient. At 3,000 feet when you drill through it at times you get very large gas kicks. It has been a source of some rig accidents in this immediate area, particularly over in Texas, but it is a -- it has been a viable gas zone.

It has between 32 and 36 percent nitrogen, and the pipelines in the area have not wanted to take this gas. We all knew it was here, but no one really wanted to deal with it. We use this formation as a secondary objective to the Drinkard and to the Abo section, and then when those two formations were tied into the Bilberry No. 1, the northeast quarter of Section 6, we did those back.

Prior to doing that we attempted and found that the Richardson Carbon Company of Fort Worth had bought the El Paso 1500-mile-unit system in this area, and were aggressively looking for more gas. These folks were primarily liquid products people, and they were looking -- although it did have high nitrogen, they took the gas, hooked us up. We do take quite a deduction in gas price, as much as 25 percent deduction, so when the spot market

price has been about 1.26, 1.18, we get between 89 and 92 cents for this.

Also as far as risk goes, we are moving west into somewhat uncharted countryside. The left well, the MGF Waldrip well, did not have a sample or mud log on it. There are no mud logs that have any shows in any of these on this structure in the west half of 6 or the east half of Section 1. Though the section does exist, it is correlative, we do not see that there is -- there are shows associated with any of these wells in the area. I have no record of them. 1947, 1949, 1951, the very closest -- that's when most of them drilled. The very closest well, which is the Southwest outfit, didn't even have a log run on it. We are moving in a more risk area.

- Q. So it's your opinion, while it's a viable prospect, certainly there are considerable geologic risks?
  - A. That's correct.

- Q. Would you have any opinion as to what sort of penalty you would propose as far as the nonparticipating parties?
- A. I would propose that we get our money back for the well and have a 200 percent penalty on top of that.
- Q. Now, you're selling the gas on the spot market; right?
- 25 A. That's correct.

Q. So it's just pretty a day-to-day thing, but so far you have been able to move all your gas? Α. Yes. Mr. Seay, is it your opinion that the granting Q. of this application will be in the interest of conservation, the prevention of waste and the protection of correlative rights? Α. Yes, sir. Q. Mr. Seay, were Exhibits 5 through 7 prepared by on you or under your supervision or direction? Α. Yes. MR. CAVIN: Mr. Examiner, I would move that exhibits 5 through 7 be admitted. MR. CATANACH: Exhibits 5 through 7 will be admitted as evidence. (Seay Exhibits 5 through 7 were admitted in evidence.) MR. CAVIN: I have no further questions of Mr. Seay at this time. 19 EXAMINATION BY MR. CATANACH: Mr. Seay, have you completed that well in the Q. northeast quarter of Section 6? Α. Yes.

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Q.

That's completed in the House Yates Seven

Rivers?

- A. Yes, sir.
- Q. At what producing rates?
- A. We have -- we've had a variety right of choke sizes -- or artificial choke sizes on this particular well unfortunately. I use the word "artificial." There is a halite section in the Yates that is right adjacent to one of the show sands, and because the well is relatively high pressure there is quite a drop between the wellhead and the separator; and we've been having some artificial choking by this halite precipitating in there. We have now put a chemical pump, putting some fresh water in it, and it appears to have alleviated the problem.

Flow rate right now is about 350 MCF per day. We get about a barrel of oil maybe once every 10 days to two weeks, in that range. We feel that the well -- that is a consistent flow rate for the pressure that we have right now.

- Q. As far as you know, none of the wells in the west half of Section 6 or east half of Section 1 were ever tested in that zone?
- A. No, sir. The only thing that I can tell is the well, which is in the southeast of the northeast of 1, I've been by the well. It is bleeding gas in the area around the five-and-a-half casing and coming up the back side.

I've talked to Jerry Sexton in your Hobbs office; he knows that. That's about the only thing that I can tell that is an indication of any gas in that area.

These wells have to be frac'd. They're acidized and then frac'd. You really don't know a whole lot until you frac the well. That also adds to some of the risk.

MR. CATANACH: I believe that's all I have of the witness. He may be excused.

MR. CAVIN: Mr. Examiner, as a final note, I would note that there is a procedural problem regarding notice, and in that regard I would refer you to what's marked as Exhibit 8. Basically what's happened is that we inadvertently -- I inadvertently failed to provide personal notice in a timely manner as required by Rule 1207 B. To remedy the situation I'm asking that this case be continued to the August 22nd hearing to give any interested parties a chance to appear at that time.

Exhibit 8 is a copy of the letter that we did send to all the interested parties. I will be happy to answer any questions regarding the notice deficiency or any other matters.

MR. STOVALL: The only people that are really involved are the Hefner group; is that correct?

MR. CAVIN: Excuse me?

MR. STOVALL: As a practical matter, the only people

1 that really need the notice --2 MR. CAVIN: That's correct. 3 MR. STOVALL: -- the Hefner --4 MR. CAVIN: We'd probably be happy to have the people 5 respond. MR. STOVALL: You did send that notice to the other 6 7 people. 8 MR. CAVIN: Yes. MR. CATANACH: I thought you didn't know where they 9 10 were? MR. CAVIN: We sent it to the last known address, 11 which is not --12 13 MR. STOVALL: 1931 address in some cases. MR. CAVIN: Especially the one to Alameda County, 14 California. But yes, it's the Hefner and GHK interests are 15 the only ones that I think will be affected, if at all. 16 17 MR. CATANACH: I have nothing further. There being nothing further in this case at this time, Case No. 10361 18 will be continued to the August 22nd hearing. 19 20 (Whereupon, the hearing was concluded at the 21 approximate hour of 10:55 a.m.) 22 23 24 25

1	STATE OF NEW MEXICO )
2	) ss. COUNTY OF SANTA FE )
3	REPORTER'S CERTIFICATE
4	
5	I, Susan G. Ptacek, a Certified Court Reporter and
6	Notary Public, do HEREBY CERTIFY that I stenographically
7	reported the proceedings before the Oil Conservation
8	Division, and that the foregoing is a true, complete and
9	accurate transcript of the proceedings of said hearing as
10	appears from my stenographic notes so taken and transcribed
11	under my personal supervision.
12	I FURTHER CERTIFY that I am not related to nor
13	employed by any of the parties hereto, and have no interest
14	in the outcome thereof.
15	DATED at Santa Fe, New Mexico, this 18th day of
16	October, 1991.
17	Que ) 21 Dta-16.
18	SUSAN G. PTACEK
19	My Commission Expires: Certified Court Reporter December 10, 1993 Notary Public
20	
21	i do ha say an the taregolog is a <b>c</b> onstinct and the proceedings <b>in</b>
22	the Examiner hearing of Case No. 18361.  neard by me on August P 1981.
23	David R. Catant Examiner
24	Oil Conservation Division
25	