

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

6 APPLICATION OF COG OPERATING, LLC
7 FOR A NONSTANDARD SPACING AND
8 PRORATION UNIT AND COMPULSORY
9 POOLING, EDDY COUNTY, NEW MEXICO.

CASE NO. 14972

ORIGINAL

10 REPORTER'S TRANSCRIPT OF PROCEEDINGS
11 EXAMINER HEARING
12

13 BEFORE: DAVID K. BROOKS, CHIEF EXAMINER
14 RICHARD EZEANYIM, TECHNICAL EXAMINER
15 PHILLIP GOETZE, TECHNICAL EXAMINER

16 April 4, 2013

17 Santa Fe, New Mexico

18 This matter came on for hearing before the
19 New Mexico Oil Conservation Division, David K. Brooks,
20 Chief Examiner, Richard Ezeanyim, Technical Examiner and
21 Phillip Goetze, Technical Examiner, on Thursday, April
22 4, 2013, at the New Mexico Energy, Minerals and Natural
23 Resources Department, 1220 South St. Francis Drive,
24 Porter Hall, Room 102, Santa Fe, New Mexico.

25 REPORTED BY: Mary C. Hankins, CCR, RPR
New Mexico CCR #20
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7 FOR NEARBURG EXPLORATION COMPANY, LLC:

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1 EXAMINER BROOKS: Call Case Number 14972,
2 application of COG Operating, LLC for a nonstandard
3 spacing and proration unit and compulsory pooling, Eddy
4 County, New Mexico.

5 Call for appearances.

6 MR. FELDEWERT: Mr. Examiner, Michael
7 Feldewert, with the Santa Fe office of Holland & Hart,
8 appearing on behalf of COG Operating, LLC, and I have
9 two witnesses here today.

10 EXAMINER BROOKS: Would your witnesses
11 please stand to be sworn?

12 MR. BRUCE: Mr. Examiner, Jim Bruce of
13 Santa Fe --

14 EXAMINER BROOKS: Oh, I'm sorry.

15 MR. BRUCE: -- entering an appearance on
16 behalf of Nearburg Exploration Company, LLC. I have no
17 witnesses.

18 EXAMINER BROOKS: Witnesses please stand to
19 be sworn.

20 (Mr. Clark and Ms. Mohebkhosravi sworn.)

21 EXAMINER BROOKS: Call your first witness.

22 KATAYOUN "KATIE" MOHEBKHOSRAVI,
23 after having been previously sworn under oath, was
24 questioned and testified as follows:

25 DIRECT EXAMINATION

1 BY MR. FELDEWERT:

2 Q. Would you please state your name, identify by
3 whom you are employed and in what capacity?

4 A. My name is Katayoun Mohebkhosravi, but for
5 simplicity sake and the sake of the Court, I'll go by
6 Katie Moheb, M-O-H-E-B. And I am a landman for Concho
7 Resources or COG Operating in Midland, Texas.

8 Q. Have you previously testified before this
9 Division as an expert witness in petroleum land matters?

10 A. Yes, I have.

11 Q. And were your credentials accepted and made a
12 matter of public record?

13 A. Yes, they were.

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

16 A. Yes.

17 Q. And are you familiar with the status of the
18 lands in the subject area?

19 A. Yes, I am.

20 MR. BRUCE: Mr. Examiner, I would, once
21 again, tender Ms. Moheb as an expert in petroleum land
22 matters.

23 EXAMINER BROOKS: So qualified.

24 Q. (BY MR. FELDEWERT) Would you please turn to
25 what's been marked as COG Exhibit 1? Identify it, and

1 explain what COG seeks under this application.

2 A. This is a map of part of our Lakewood area
3 specifically surrounding what we refer to as the Bradley
4 8 Fee #1H. You'll see that outlined in red, and there's
5 also -- it also shows the Yeso wells in the surrounding
6 area.

7 Now, what we seek is a 160-acre nonstandard
8 spacing unit for the Bradley 1H, and this is comprised
9 of the west half-west half of Section 8, Township 19
10 South, Range 26 East.

11 Q. And which formation do you seek to pool under
12 the west half of the west half of Section 8?

13 A. That would be the Yeso Formation.

14 Q. Has the Division previously approved a similar
15 well in the east half of the east half of Section 8?

16 A. Yes. That was the most recent, and that's the
17 Bradley 4H.

18 MR. FELDEWERT: And, Mr. Examiner, that was
19 approved by an order entered in December. It was Order
20 Number R-13659.

21 Q. (BY MR. FELDEWERT) Does the company therefore
22 seek to continue the stand-up 160-acre horizontal
23 drilling pattern in this section?

24 A. Yes, that's correct.

25 Q. Now, you mentioned that the well to be

1 dedicated to this particular west half-west half spacing
2 unit is the Bradley 8 Fee #1H well?

3 A. Yes.

4 Q. Will the completed interval for that well
5 comply with all the setbacks required by the Division?

6 A. Yes, they will.

7 Q. And where will the surface and bottom-hole
8 locations be?

9 A. The surface-hole location will be in Unit D,
10 and the bottom-hole location will be in Unit N.

11 Q. Have you identified the pool that's involved
12 with this application?

13 A. Yes. It's the Atoka-Glorieta-Yeso.

14 MR. BRUCE: And, Mr. Examiner, I believe it
15 was Pool Code 3250.

16 EXAMINER EZEANYIM: 3250?

17 MR. FELDEWERT: 3-2-5-0.

18 EXAMINER BROOKS: What was the pool name?

19 A. Atoka-Glorieta-Yeso.

20 EXAMINER BROOKS: What was the code?

21 MR. FELDEWERT: 3250.

22 Q. (BY MR. FELDEWERT) And the west half of Section
23 8, is it all fee lands?

24 A. Yes, it is.

25 Q. Would you turn to what's been marked as COG

1 Exhibit Number 2?

2 A. Yes.

3 Q. Is this the ownership plat for this particular
4 area?

5 A. Yes, it is.

6 Q. If I take a look at the interest owners
7 identified in the bottom half of Exhibit Number 2, how
8 many of these interest owners remain uncommitted to this
9 well?

10 A. In this list, there are 13. I'd like to note
11 that we are no longer -- we would no longer like to pool
12 Nearburg Exploration.

13 Q. So have the parties that you seek to pool been
14 identified with an asterisk?

15 A. Yes, they have.

16 Q. And so the exception now to this exhibit is
17 that the company no longer needs to pool Nearburg?

18 A. Exactly.

19 Q. But the remaining parties with an asterisk
20 after their name are subject to this pooling order?

21 A. Yes, that's correct.

22 Q. Were you able to locate valid addresses for all
23 of -- for some of these -- all of these uncommitted
24 interest owners?

25 A. No, not for all of them, but for those who we

1 couldn't find addresses for, we noticed in the
2 newspaper.

3 Q. Did you take efforts to locate a valid address?

4 A. Yes, we did. And COG continuously seeks
5 efforts to find recent addresses for them.

6 Q. But with respect to the parties that you've
7 been unable to locate, you said you published a notice
8 of this application in the newspaper?

9 A. Yes, that's correct.

10 Q. If you'll turn to what's been marked as COG
11 Exhibit Number 3, does that reflect that notice of this
12 hearing was provided by name for the interest owners
13 that you have been unable to locate?

14 A. Yes. All of them are here.

15 Q. If you'll turn to what's been marked as COG
16 Exhibit Number 4, is that a copy of the well proposal
17 letters that went out to the interest owners that you
18 were able to locate?

19 A. Yes.

20 Q. And it contains an AFE?

21 A. Yes, it does.

22 Q. Now, I note that the letter went out shortly
23 after the pooling application -- I'm sorry. The pooling
24 application was filed shortly after the letter went out.
25 Why was the timing such that it was?

1 A. Well, in this case, we have a lease expiring in
2 May, in mid-May. I believe it's May 16th. So we would
3 like to drill it before that time. So once we --
4 immediately, once we figured out this lease would be
5 expiring, we continued to propose this and get it
6 pooled.

7 EXAMINER EZEANYIM: What did you just say?

8 THE WITNESS: We have an expiring lease.
9 It expires mid-May.

10 EXAMINER EZEANYIM: Why are you coming to
11 hearing now?

12 THE WITNESS: Well, at the time, we didn't
13 know the lease was expiring.

14 EXAMINER EZEANYIM: You should know when
15 your leases are expiring.

16 THE WITNESS: It was -- it was a mistake on
17 the part that it wasn't on one of our spreadsheets.

18 EXAMINER EZEANYIM: I want to warn
19 everybody. We don't have any that comes here, if
20 anybody. If anybody comes here and your lease is
21 expiring, you can't get it. Can't do it. I don't have
22 any manpower to do it anymore. So please plan ahead of
23 time.

24 Q. (BY MR. FELDEWERT) As a result, Ms. Moheb, you
25 asked for expedited treatment of this --

1 A. I would, yes.

2 MR. FELDEWERT: And, Mr. Examiner, I will
3 certainly do what I can by way of -- I'd certainly be
4 happy to propose an order to the Division to assist in
5 meeting that deadline.

6 (Laughter.)

7 EXAMINER BROOKS: Well, I actually don't
8 think that will be necessary. I do not anticipate that
9 they will have any difficulty getting this one.

10 MR. FELDEWERT: I think I did reference a
11 prior order that was entered by the Division.

12 EXAMINER BROOKS: Right. And, of course, I
13 think everyone is aware, in the state of New Mexico,
14 that compulsory pooling can be done for a well that is
15 proposed or has been drilled.

16 MR. FELDEWERT: Yes.

17 EXAMINER BROOKS: In some cases, that might
18 not be a wise decision, because there would be questions
19 about whether or not a compulsory pooling order would be
20 granted. I haven't heard anything yet about this one
21 that would indicate that.

22 Q. (BY MR. FELDEWERT) In addition to sending out a
23 well proposal letter, has the company undertaken other
24 efforts to obtain voluntary joinder from the uncommitted
25 interest owners that you were unable to locate?

1 A. Yes. We've been in contact with them by phone
2 and e-mail. In most of these cases, they're deciding
3 whether or not they'd like to participate or assign us
4 their interest.

5 In the case of Nearburg, which we clearly
6 just dropped, we went to meetings and, like I said, had
7 e-mail correspondence and phone conversations.

8 Q. And with respect to the AFE that is part of
9 Exhibit Number 4, are the costs reflected on the last
10 page of Exhibit Number 4 consistent with what others
11 have incurred who are drilling similar horizontal wells?

12 A. Yes, they are.

13 Q. And has the company made an estimate of the
14 overhead and administrative costs while drilling this
15 well and also producing, if you are successful?

16 A. Yes. It's going to be 5,450 a month while
17 drilling, and then 545 per month while producing.

18 Q. Are these the costs that have been accepted by
19 the parties that have signed the Joint Operating
20 Agreement?

21 A. Yes, that's correct.

22 Q. And does the company request these figures be
23 incorporated into this order and then adjusted in
24 accordance with the COPAS accounting procedures?

25 A. Yes, we do.

1 Q. And to the extent of what the -- what the --
2 does the company also request that a 200-percent risk
3 penalty be provided for those parties that have not
4 voluntarily joined in this well?

5 A. Yes, we do.

6 Q. Turning now to the nonstandard unit. Has the
7 company brought a geologist to provide technical
8 testimony in support of these nonstandard wells?

9 A. Yes, we have.

10 Q. And did the company identify the leased mineral
11 interests in the 40-acre tracts surrounding the
12 nonstandard spacing units?

13 A. Yes, we did.

14 Q. Have these interest owners been included in the
15 notice of this hearing?

16 A. Yes, they have.

17 Q. If we turn to what's been marked as COG Exhibit
18 Number 5, is that an affidavit prepared by my office,
19 with the attached letters, providing notice of this
20 hearing to these affected parties?

21 A. Yes, that's correct.

22 Q. Were the land exhibits that we have gone
23 through prepared by you or compiled under your direction
24 or supervision?

25 A. Yes.

1 MR. FELDEWERT: Mr. Examiner, at this
2 point, I'd move for admission into evidence of COG
3 Exhibits 1 through 5.

4 EXAMINER BROOKS: COG Exhibits 1 through 5
5 are admitted.

6 (COG Exhibit Numbers 1 through 5 were
7 offered and admitted into evidence.)

8 MR. FELDEWERT: That concludes my
9 examination of this witness.

10 CROSS-EXAMINATION

11 BY EXAMINER BROOKS:

12 Q. Okay. You said this was all fee, correct?

13 A. Yes, it is.

14 Q. And I believe you also said that --

15 EXAMINER BROOKS: Do you want to question
16 the witness, Mr. Bruce?

17 MR. BRUCE: I have no questions of the
18 witness.

19 EXAMINER BROOKS: Okay. Thank you.

20 Q. (BY EXAMINER BROOKS) You also said, I believe,
21 that on Exhibit 2, the parties with asterisks beside
22 their names, except for Nearburg, were ones you expected
23 to be pooled?

24 A. Yes.

25 Q. Have you reached an agreement with Nearburg?

1 A. Well, we are -- more or less, yes. They're
2 going to assign us their interest.

3 Q. The exhibit number -- where is the AFE? Which
4 exhibit is that?

5 MR. FELDEWERT: Exhibit 4.

6 Q. (BY EXAMINER BROOKS) The AFE attached to
7 Exhibit Number 4 contains footage locations for surface
8 and bottom hole?

9 A. Yes.

10 Q. Are those the intended surface location you
11 plan to --

12 A. Yes, they are.

13 Q. -- drill this well at this time?

14 As the land person who is working this
15 case, have you examined the pooling clauses that may
16 exist --

17 Well, first of all, let me ask you. You
18 don't have a description of ownership by tract. Is this
19 ownership the same throughout this whole 160 acres?

20 A. No, it's not. No, it's not.

21 Q. So there are different tracts?

22 A. There are.

23 Q. Have you examined the relevant -- any relevant
24 pooling clauses and leases to determine whether or not
25 the working interest owners who have joined in the well

1 have authority to commit their interests to -- interests
2 to the royalty owners?

3 A. Well, I looked through all the interest owners
4 to identify if they can be pooled, yes.

5 Q. Pardon me?

6 A. I've identified in all of the leases to see if
7 they can be pooled, if that's your question.

8 Q. Yes, that's my question.

9 A. Okay.

10 Q. And you have concluded that the lessees have
11 the power to create this particular --

12 A. Yes.

13 EXAMINER BROOKS: By the way, I'm going to
14 start asking that question regularly when we're dealing
15 with fee leases, because I think there may be some
16 instances in which operators have been a little less
17 than diligent in that, and I think the OCD needs to
18 cover that base.

19 That is all my questions.

20 Mr. Ezeanyim?

21 EXAMINER EZEANYIM: Mr. Goetze?

22 EXAMINER GOETZE: I have no questions.

23

24

25

CROSS-EXAMINATION

1 BY EXAMINER EZEANYIM:

2 Q. Do you have an API number yet?

3 A. Yes. I believe it is, yes, on the very front.

4 Q. Very good.

5 EXAMINER EZEANYIM: I don't have any more
6 questions for you.

7 EXAMINER BROOKS: Anything further?

8 MR. FELDEWERT: No, Mr. Examiner. Call our
9 next witness.

10 GREG CLARK,
11 after having been previously sworn under oath, was
12 questioned and testified as follows:

13 DIRECT EXAMINATION

14 BY MR. FELDEWERT:

15 Q. Would you please state your name and identify
16 by whom you are employed and in what capacity?

17 A. I'm Greg Clark, Concho, as a geologist.

18 Q. And you've previously testified before this
19 Division as an expert witness in petroleum geology?

20 A. I have.

21 Q. Are you familiar with the application filed in
22 this case?

23 A. Yes, I am.

24 Q. And have you conducted a geologic study of the
25 lands that are the subject of this application?

1 A. Yes.

2 MR. FELDEWERT: Mr. Examiner, I'd tender
3 Mr. Clark as an expert witness in petroleum geology.

4 EXAMINER BROOKS: He is so qualified.

5 Q. (BY MR. FELDEWERT) Would you turn to what's
6 been marked as COG Exhibit Number 6. Mr. Clark, can you
7 please identify for us and walk us through this exhibit?

8 A. Yes. This is a regional structure map on top
9 of the Paddock Formation. It shows a regional dip from
10 the northeast to the southwest as you go basinward.
11 This is on the shelf edge of the Delaware Basin.

12 Concho's acreage is depicted in yellow in
13 Section 8. We've identified the well, which is in red,
14 in which we are here to force pool today, and the blue
15 and the red wells represent Paddock and/or Blinebry
16 producers that are in the field -- are in the area in
17 the surrounding fields. This map is to show that there
18 are no major geologic features or impediments that
19 separate us structurally from the surrounding producing
20 fields in which we feel are analogous to where we would
21 like to drill this well.

22 Q. Mr. Clark, there have also been pooling orders
23 that have been entered for the other portions of Section
24 8, correct?

25 A. Yes, due to the two wells.

1 Q. And are they, likewise, in a standup pattern?

2 A. They are. In fact, the Bradley 2H is the next
3 well that our rig is going to.

4 Q. And then is this the well that's planned after
5 that one?

6 A. It's going to be -- I don't think it's right
7 after, but I think it's the next one after in order for
8 us to meet the expiration on the leases.

9 Q. Turn to what's been marked as COG Exhibit
10 Number 7. Would you please identify this exhibit and
11 walk us through it, please?

12 A. Yeah, the same regional map identifying the
13 analogous producing fields in the Yeso Formation. The
14 structure contours have been taken off in order for us
15 to show the line of section, which will be the next
16 exhibit we will look at, going from A to A prime, which
17 is from the south and to the north and the west -- I
18 mean, east, rather.

19 Q. And the wells that you've selected for your
20 examination, do you believe they are representative of
21 the area?

22 A. Yes.

23 Q. Would you then turn to what's been marked as
24 COG Exhibit Number 8? Is this the cross section that
25 complies -- or that is represented on Exhibit Number 7?

1 A. Yes, it is. This cross section is a
2 stratigraphic cross section. It's been flattened on top
3 of the Paddock. The structural component has been taken
4 out, so we can show the stratigraphic relationship from
5 the analogous fields through the area in which we would
6 like to drill the Bradley 1H.

7 You can see the red rectangles in the depth
8 track of three of the wells. Those are representative
9 of wells that have been completed and produced in the
10 Paddock interval. There are -- the third well from the
11 right is a vertical well that COG had drilled in which
12 we are currently testing the Blinebry for future
13 potential. That's the reason why the Paddock has not
14 been produced there. And then the other two wells are
15 deep Morrow wells that have not been completed into the
16 Yeso as to date. The bracket on the second well from
17 the left shows the lateral interval in which we intend
18 to land the Bradley 1H stratigraphically.

19 Q. Mr. Clark, based on your study, do you see any
20 geologic impediments to develop in this area using
21 full-section horizontal wells?

22 A. No, I do not.

23 Q. Do agree that this is an area that can be
24 efficiently and economically developed by horizontal
25 wells?

1 A. Yes.

2 Q. And is it your opinion that, on average, the
3 well -- that the acreage involved will contribute more
4 or less equally to the production from the well?

5 A. I do.

6 Q. Is COG Exhibit Number 9 a well diagram for this
7 particular proposed well?

8 A. Yes, it is.

9 Q. And does it demonstrate that the well will
10 comply with the setbacks requirements set by the
11 Division?

12 A. Yes, it does.

13 Q. In your opinion, is the granting of this
14 application in the best interest of conservation and the
15 prevention of waste?

16 A. Yes.

17 Q. Were COG Exhibits 6 through 9 prepared by you
18 or compiled under your direction and supervision?

19 A. Yes, they were.

20 MR. FELDEWERT: Mr. Examiner, at this
21 point, I would move the admission into evidence COG
22 Exhibits 6 through 9.

23 EXAMINER BROOKS: 6 through 9 are admitted.

24 (COG Exhibit Numbers 6 through 9 were
25 offered and admitted into evidence.)

1 MR. FELDEWERT: That concludes my
2 examination of this witness.

3 EXAMINER BROOKS: Mr. Bruce?

4 MR. BRUCE: No questions.

5 EXAMINER BROOKS: I have no questions.

6 EXAMINER EZEANYIM: I have no questions. I
7 mean, Mr. Clark did a good job. I like his geology
8 work.

9 But there is one thing I wanted to ask you.

10 THE WITNESS: Sure.

11 CROSS-EXAMINATION

12 BY EXAMINER EZEANYIM:

13 Q. Go to Exhibit Number 7.

14 A. Yes.

15 Q. Do you happen to know who owns those wells in
16 Section 5 and the two in 6?

17 A. Yes. Those are COG wells.

18 Q. COG wells?

19 A. Yes.

20 Q. Are you the geologist involved in drilling
21 those wells?

22 A. Yes, sir.

23 Q. Is that something you're going to get
24 in the strike? You're probably in the strike. So in
25 Section 5 and Section 32, you believe going east-west is

1 the best way to go?

2 A. I feel that, in this area, going north-south or
3 east-west would be equal in terms of performance and
4 relationship to the maximum horizontal stress direction.

5 Q. So then how do you decide whether you want to
6 go east-west or north-south? You just choose any?

7 A. Well, that would be the most efficient way to
8 drill and complete the reservoir in these sections.

9 Q. You told me there is no difference anyway.

10 A. Right. It's very minimal, very minimal. And,
11 you know, we've also -- the production doesn't indicate
12 that one direction is preferred over the other. We've
13 confirmed it on many levels. It would definitely be --
14 you know, it's very important for us to make sure that
15 we drill these in the right orientation, and we went to
16 painstaking efforts to try to determine that.

17 Q. Well, I agree. I mean, that's how to do it; no
18 question about it. I just wanted to ask you.

19 A. Sure.

20 Q. I have nothing further for you.

21 EXAMINER GOETZE: No questions.

22 EXAMINER BROOKS: Very good. Nothing
23 further.

24 MR. FELDEWERT: Mr. Examiner, that
25 concludes our presentation, and if there is anything I

1 can do to help expedite an order, please let me know.

2 EXAMINER BROOKS: Case Number 14972 will be
3 taken under advisement, and this hearing will be
4 adjourned.

5 (Case Number 14972 concludes, 9:20 a.m.)

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I do hereby certify that the foregoing is
a complete record of the proceedings in
the Examiner hearing of Case No. 14972
heard by me on 4-4-13
David K. Brooks Examiner
Oil Conservation Division


1 STATE OF NEW MEXICO
2 COUNTY OF BERNALILLO
3

4 CERTIFICATE OF COURT REPORTER

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

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

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

19 
20 MARY C. HANKINS, CCR, RPR
21 Paul Baca Court Reporters
22 New Mexico CCR No. 20
23 Date of CCR Expiration: 12/31/2013
24
25