# 49<sup>TH</sup> ANNUAL ERNEST E. SMITH OIL, GAS AND MINERAL LAW



FUNDAMENTALS April 13, 2023 INSTITUTE April 14, 2023



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### 2023

# FUNDAMENTALS OF OIL, GAS AND MINERAL LAW

### April 13, 2023 - Royal Sonesta Hotel Houston - Houston, Texas

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Specialization Credit Approved for: Administrative Law, Oil, Gas and Mineral Law, Property Owners Association Law, Real Estate Law

Times listed are in Central Time

### THURSDAY MORNING, APRIL 13, 2023

#### Presiding Officer:

Kelli Tieken Kenney, McElroy, Sullivan, Miller & Weber, LLP, Austin, TX

 7:30 a.m.
 Registration Opens

 Includes continental breakfast.

8:30 a.m.	Welcoming Remarks

8:40 a.m.

.50 hr

# So You Want to Drill Your Own Oil Well? An Oil and Gas Drilling Primer

Hear an overview of the process of finding oil and gas and bringing it to the surface, as well as some of the needed agreements.

Frank N. Cusimano III, Attorney at Law, Montgomery, TX

#### 9:10 a.m.

.50 hr

.50 hr

# The Rule of Capture, Correlative Rights and Principles of Conservation

Examine the effects of the Rule of Capture, and discuss well spacing, production limitations, pooling and unitization, and related environmental regulation. Hear a description of agency rules and regulations, rule-making and adjudication procedures, along with a judicial review of agency actions including the concepts of collateral attack, exhaustion of administrative remedies, primary jurisdiction, and standards of deference.

James Coleman, Southern Methodist University, Dallas, TX

#### 9:40 a.m.

# What You (Yes, You) Need to Know to Drill and Complete an Oil or Gas Well in Texas

An overview of the key rules, forms and trouble spots involved in obtaining authority from the Railroad Commission of Texas to drill and complete an oil or gas well.

William "Bill" Hayenga II, McElroy, Sullivan, Miller & Weber, LLP, Austin, TX

#### 10:10 a.m.

15 Minute Break

10:25 a.m.

.75 hr | .25 hr ethics

# The Oil and Gas Lease, Part I: Classification, Scope of Grant and Duration

An in-depth focus on how an oil and gas lease is classified in law and on the key clauses of the lease.

Monika U. Ehrman, Southern Methodist University Dedman School of Law, Dallas, TX

#### 11:10 a.m.

#### Texas Title Examination Standards: Introduction and Practical Exercises

Take a look at the use of Title Examination Standards to address common defects, exceptions, and errors found in the chain of title to land. Explore the language of the standards, times when they are applicable, and the commentary of applicable law for each standard. Take part in a few practical examination exercises using actual situations encountered in title examination.

Paul Santoyo, Santoyo Wehmeyer P.C., San Antonio, TX

**11:55 a.m.** Pick up Lunch Included in Registration

#### THURSDAY AFTERNOON

#### **Presiding Officer:**

Kelli Tieken Kenney, McElroy, Sullivan, Miller & Weber, LLP, Austin, TX

#### THANK YOU TO OUR LUNCHEON SPONSOR

Santoyo Wehmeyer P.C.

#### LUNCHEON PRESENTATION

12:15 p.m.

.50 hr ethics

What to Do When You Receive a Threat of Legal Malpractice

Patricia Peterson, Texas Lawyers' Insurance Exchange, Austin, TX

#### 12:45 p.m. 15 Minute Break

1:00 p.m.

.75 hr | .25 hr ethics

#### The Oil and Gas Lease, Part II: The Royalty Clause in an Oil and Gas Lease

In Texas, the calculation of the royalty obligation created under an oil and gas lease is determined by looking at the specific language contained in the royalty clause. Royalty terms in the lease such as "market value at the well" or "amount realized" establish how the royalty payor must measure and calculate royalty, and what post-production costs can be allocated to the lessor interest. This presentation reviews some of the principal phrases used to describe such obligations and how the Texas courts have interpreted them, and examines how that same language has been interpreted differently in other jurisdictions. It analyzes the impact of division and transfer orders and royalty payment statutes on royalty obligations contained in the lease.

William R. Keffer, Texas Tech University School of Law, Lubbock, TX 1:45 p.m.

.75 hr

.75 hr | .25 hr ethics

# Oil and Gas Conveyancing – Capturing the Intent of the Parties

Explore some of the pitfalls related to conveyances of minerals and royalties (both fixed and floating).

Jasper Mason, Marathon Oil, Houston, TX

#### 2:30 p.m.

.75 hr

#### The Oil and Gas Lease, Part III: Implied Covenants

Examination of the law of implied covenants, including the duties imposed, elements necessary to establish a claim, and remedies and defenses available.

Keith B. Hall, Louisiana State University Paul M. Hebert Law Center, Baton Rouge, LA

#### 3:15 p.m. 10 Minute Break

#### 3:25 p.m.

.50 hr

#### **Voluntary Pooling and Unitization**

Review voluntary pooling as authorized in an oil and gas lease, which provides the lessee a means to combine acreage under one lease with acreage underlying adjacent tracts. Also, explore the voluntary unitization statute in Texas under which the Railroad Commission approves field-wide units, which may combine acreage from numerous tracts and leases for the purpose of enhanced recovery or re-pressuring operations.

Katy Wehmeyer, Santoyo Wehmeyer P.C., San Antonio, TX

#### 3:55 p.m.

.50 hr

#### The Oil and Gas Lease, Part IV: Other Clauses

Review other clauses in an oil and gas lease, including surface use clauses and riders, retained acreage and proportionate reduction clauses, and savings clauses such as continuous operations, dry hole, force majeure, and shut-in gas royalty clauses.

Christopher S. Kulander, South Texas College of Law - Houston, Houston, TX

#### 4:25 p.m.

.75 hr

# The 2015 AAPL Form 610 JOA – How to Complete It and Live With It

A checklist and guide to filling in all of the blanks in the 2015 AAPL Joint Operating Agreement and drafting suggestions along with some suggested additional provisions.

Martin Gibson, Gibson Oil & Gas Law, Cedar Creek, TX

5:10 p.m. Adjourn

### 49<sup>TH</sup> ANNUAL

# **OIL, GAS AND MINERAL LAW INSTITUTE**

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### FRIDAY MORNING, APRIL 14, 2023

#### Presiding Officer:

Donato David Ramos Jr., Law Offices of Donato D. Ramos P.L.L.C., Laredo, TX

7:30 a.m.	Registration Opens
Includes continenta	l breakfast.

8:00 a.m.	Welcoming Remarks

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8:10 a.m.
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.75 hr

.50 hr

#### Case Law Update: Part One

Review recent decisions dealing with oil and gas leases, royalties, mineral conveyances, joint operating agreements, state regulation, and related topics.

Owen L. Anderson, The University of Texas School of Law Austin TX

#### 8:55 a.m.

#### Revisiting "Waste"

A review of statutes prohibiting the production of oil and gas in a manner that constitutes "waste." This session will consider whether: (a) waste is absolutely prohibited, or whether Courts should wholistically consider waste in conjunction with other factors; (b) common law and statutory remedies for waste; and (c) how to analyze waste in conjunction with competing uses of pore space, including carbon sequestration and wastewater disposal.

Michael K. Reer, Harris, Finley & Bogle, P.C., Fort Worth, TX

#### 9:25 a.m.

.75 hr

#### Subsurface Property Issues

Examine recent cases across the country concerning subsurface property rights and hear a high-level account of the state of subsurface property law. Cases to be covered will include Myers-Woodward, LLC v. Underground Services Markham, LLC (Tex. App. 2022) respacing the right to store oil in a salt cavern, Northwest Landowners Association v. State of North Dakota (N.D. 2022) holding that legislation limiting the rights of pore space owners to compensation for use of their pore space in oil and gas operations constituted a taking, and Continental Resources v. Fisher (D.N.D. 2021) involving claims for compensation for the use of pore space for saltwater disposal.

Joseph A. Schremmer, University of New Mexico School of Law, Albuquerque, NM

10:10 a.m.

15 Minute Break

#### 10:25 a.m.

#### Texas Railroad Commission Update

An update on current issues at the Texas Railroad Commission – from the perspectives of landowners and operators – focused on the latest developments with allocation wells and the Mineral Interest Pooling Act. Texas Operators are increasingly using allocation and production sharing agreement ("PSA") wells for drilling horizontal laterals. But the Austin Court of Appeals, in Opiela v. RRC, has been asked to review the Commission's methods for permitting allocation and PSA wells. What is at issue in that case, and what could the future hold for this type of development? Meanwhile, Texas is not known for strong forced pooling, but the Mineral Interest Pooling Act has seen a resurgence at the Railroad Commission. How is the MIPA being used in Texas today?

- Mark William Hanna, Scott Douglass & McConnico LLP, Austin, TX
- Ryan Lammert, Uhl, Fitzsimons, Burton, Wolff & Rangel, PLLC, San Antonio, TX

11:10 a.m.

#### Devon v. Sheppard: Is Royalty Owed on Gross Proceeds or Gross Proceeds Plus?

Hear the two approaches argued before the Texas Supreme Court.

Charles (Skip) Watson, Greenberg Traurig, LLP, Austin, TX

Jordan K. Mullins, McGinnis Lochridge, Austin, TX

11:40 a.m. Pick up Lunch Included in Registration.

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In addition, we continue to offer multiple educational opportunities online-both live and on-demand—by bringing practitioners together virtually. We are fortunate to serve so many of you who strive for excellence in the practice of law.

### FRIDAY AFTERNOON

Presiding Officer:

12:00 p.m.

1:15 p.m.

1:45 p.m.

.75 hr

.50 hr

Donato David Ramos Jr., Law Offices of Donato D. Ramos P.L.L.C., Laredo, TX

#### THANK YOU TO OUR LUNCHEON SPONSOR

Baker & Hostetler LLP

#### LUNCHEON PRESENTATION

1.00 hr ethics

#### **Alternative Dispute Resolution in Energy** Cases

The presentation will address developing successful alternative dispute programs for energy cases, implementing those programs, and ethical issues related to arbitrator selection.

David E. Harrell Jr., Locke Lord LLP, Houston, TX

#### 1:00 p.m. 15 Minute Break

#### .50 hr

.50 hr

#### Case Law Update Part 2

Review recent decisions dealing with oil and gas leases, royalties, mineral conveyances, joint operating agreements, state regulation, and related topics.

Owen L. Anderson, The University of Texas School of Law, Austin, TX

#### Rules of Interpretation and Canons of Construction

Discuss the differences between rules of interpretation and canons of construction, when and how courts apply each to construe unambiguous instruments, and recent case law providing additional guidance on the greatest possible estate rule.

Lad Stricker, Sanders Bajwa LLP, Austin, TX

2:15 p.m.

.50 hr

#### ACTION THROUGH EDUCATION

Our efforts for real change against racism. Learn how we as lawyers can join the fight against racial injustice. Visit www.utcle.org for more.

#### Takings of Oil and Gas Infrastructure: Highest and Best Use, Remainder Damages, Costs to Cure, and Related Issues

With the large population growth in Texas and surge of infrastructure projects, we are seeing increased takings of oil and gas infrastructure by government entities. There are many valuation issues that must be considered when maximizing compensation.

Justin A. Hodge, Marrs Ellis & Hodge LLP, Houston, TX Joe Regan, Jackson Walker LLP, Fort Worth, TX

#### 2:45 p.m. 10 Minute Break

2:55 p.m.

#### "To Equity or Not? The Role of Equitable Defenses in Deed Construction Cases"

This presentation will focus on the use of equitable defenses in deed construction cases (e.g., estoppel by deed, waiver, ratification, judicial estoppel, etc.), and further, the application of Sun Oil to those defense.

Reagan Marble, Jackson Walker LLP, San Antonio, TX

3:25 p.m.

.75 hr | .25 hr ethics

.50 hr

.50 hr

.50 hr

#### The Consequences of Not Complying With Preferential Rights to Purchase, Consents to Assign or Other Restraints on Assignment

Hear about enforceability issues for these common, but inconvenient (for buyers and sellers), restraints on the assignment of oil and gas interests. Evaluate the consequences of imperfect compliance or outright disregard by buyers and sellers, exercise attempts by preferential right holders, and the remedies for holders of these restraints, and defenses in play for sellers and buyers when a breach is asserted.

Terry I. Cross, McClure & Cross LLP, Dallas, TX

#### 4:10 p.m.

#### Holding onto Legacy Leasehold: Cessation of Production and Production in Paying Quantities Issues in the Permian

Jacob M. Davidson, Davis Gerald & Cremer PC, Midland, TX

#### 4:40 p.m.

Inherent Surface Conflicts Between Oil and Gas and Renewable Energy Operations/ Development

Austin W. Brister, McGinnis Lochridge, Houston, TX

5:10 p.m.

Adjourn

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HOUSTON

April 13 & 14, 2023

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Royal Sonesta Hotel Houston 2222 West Loop South Houston, TX 77027-3502 855.463.3091

Room Rate and Parking: Please visit www.utcle.org/conferences/OG23/#venue for hotel room block and parking information.

#### **KEY DATES**

**April 5, 2023** *Last day for early registration rates* 

**April 7, 2023** *Last day for full refund cancellation* 

April 10, 2023 Last day for partial refund cancellation \$50 processing fee applied

April 13, 2023 8:30 a.m., CT Fundamentals begins

April 14, 2023 8:00 a.m., CT Institute begins

# April 14, 2023

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