

DO NOT SUBMIT. THIS IS A SAMPLE TEMPLATE. GLO STAFF WILL DRAFT THE ACTUAL AGREEMENT.

PRODUCTION SHARING AGREEMENT
STATE OF TEXAS / _____
STATE LEASE MF _____ (LEASED STATE HROW TRACT)
_____ COUNTY, TEXAS

THIS PRODUCTION SHARING AGREEMENT (“**Agreement**”), dated effective as of _____ (“**effective date**”), is between _____ (“**Operator**”), the Commissioner of the General Land Office (“**GLO**”), on behalf of the State of Texas and the owner or owners below (collectively and each an “**Owner**”).

- Owner owns a mineral, working, and/or royalty interest in the mineral estate of the lands described by the lease identified in **Exhibit “A”** attached hereto (the “**Lease**”);
- Operator is the owner and/or operator of the Lease and/or other Sharing Well Properties as to the acreage described in **Exhibit “B”** attached hereto and depicted in the plat attached as **Exhibit “C”**;
- The Parties desire to establish an agreed method of allocating production from one or more Sharing Wells (as defined in Section 3) to one or more of the Sharing Well Properties.

1. **Production Sharing Calculation.** If Operator completes a Sharing Well, Operator shall:

- a. request that the GLO designate that Sharing Well as either (i) a Unit Sharing Well or (ii) a Unit Line Well (each as defined in Section 3), or (iii) both; and
- b. allocate production from that Sharing Well, from the date of first production, to each Sharing Well Property using the applicable fraction below:

Sharing Well Type	Numerator	Denominator
Unit Sharing Well	Portion of the Horizontal Drainhole on the Sharing Well Property	Total Horizontal Drainhole
Unit Line Well	Portion of the Horizontal Drainhole Area on the Sharing Well Property	Total Horizontal Drainhole Area

2. **Effect of Sharing Wells.** Subject to Sections 6 and 7, operations on or production from a Sharing Well will be considered for all purposes (except the calculation and payment of royalties) to be operations on or production from each of the Sharing Well Properties to which production from the Sharing Well is allocated. Operator shall pay royalties under the terms of the Leases on the share of production as calculated in Section 1(b).

3. **Definitions.** For purposes of this Agreement, the following definitions apply:

“**As-Drilled Survey Plat**” means a plat, prepared by a registered professional engineer or surveyor, using a directional survey that shows the Sharing Well’s wellbore path.

“**Horizontal Drainhole**” means the portion of the Sharing Well identified on the As-Drilled Survey Plat:

- a. between the first and last Take Point, excluding any non-perforation zones;
- b. located within one or more productive formations; and
- c. Producing in Paying Quantities.

“**Horizontal Drainhole Area**” means the area within the Sharing Well Properties bounded by two lines three hundred thirty feet (330') equidistant from and along the Horizontal Drainhole of a Sharing Well, excluding any non-perforation zones. For avoidance of doubt, the distance between the two lines paralleling the Horizontal Drainhole shall be six hundred sixty feet (660').

“Producing in Paying Quantities” means that during the preceding six (6) month period, the receipts from production from a Sharing Well exceed the operating and marketing costs specifically attributable to that Sharing Well (any such Sharing Well is deemed to be “Producing in Paying Quantities”).

“Sharing Well” means a well with a horizontal drainhole displacement greater than one hundred feet (100') (as defined by Texas Administrative Code, Title 16, Part I, Chapter 3, Rule §3.86) in which Take Points are located (a) on more than one Sharing Well Property, or (b) within three hundred thirty feet (330') of the boundary between two Sharing Well Properties for a Unit Line Well subject to the Agreement.

“Sharing Well Property” means:

- a. any unpooled portion of a Lease; or
- b. any other lease, pooled unit, or unpooled portion of a lease or tract upon which a portion of the Horizontal Drainhole or Horizontal Drainhole Area (as shown by the As-Drilled Survey Plat) is located.

“Take Point” means any point in a horizontal well that is open to the formation where hydrocarbons from the formation can enter the wellbore.

“Unit Sharing Well” means a Sharing Well with a Horizontal Drainhole Area that traverses two or more Sharing Well Properties and is designated by the GLO as a “Unit Sharing Well”.

“Unit Line Well” means a Sharing Well with a portion of its Horizontal Drainhole located within 330 feet of a common property line between Sharing Well Properties and designated by the GLO as a “Unit Line Well”.

4. **Offset Obligations and Surface Use.** A Sharing Well does not create any obligation to drill internal offsets to any other well drilled under any of the Lease, nor to develop the Sharing Well Property. Operator shall have the right to make reasonable use of the surface and subsurface of each Sharing Well Property for the purpose of exploring, drilling, completing, producing, transporting and marketing oil and gas from any Sharing Well.
5. **Other Wells.** This Agreement does not affect the ownership or production allocation of any well drilled on a Sharing Well Property that is not a Sharing Well.
6. **Related Documents.** The terms of any Leases, agreements, and pooling agreements covering or affecting the Owner’s lands within a Sharing Well Property (collectively, **“Related Documents”**) are hereby amended to conform to this Agreement. A Sharing Well does not constitute a unit well for the purpose of unit production or unit operations or a drilling obligation contained in a pooling agreement, if applicable, unless approved in writing by the GLO. If provisions in any Related Documents conflict with provisions in this Agreement, the provisions in this Agreement will control.
7. **Retained Acreage.** Two (2) years after the end of the primary term of the Lease, the Lease shall terminate **EXCEPT** as to portions within the Lease associated with productive well(s), then, for the sole purpose of determining the acreage of the Lease, and the acreage retained thereby shall be:

(A) for each Unit Sharing Well, that portion of the Horizontal Drainhole Area on the Lease; or

(B) for each Unit Line Well, the amount of acreage determined by the following formula: $0.032 \times L = A$, where L = the length (in feet) of the portion of the Horizontal Drainhole extending onto the Lease, and A = the area retained (in acres), provided that, if A is less than 1 acre, A will be rounded up to 1 (e.g. $0.032 \times 28 \text{ feet} = .896 \text{ acres}$, which rounds up to 1 acre).

In either case, the well shall be treated as a well drilled solely within the Lease.

Furthermore, two (2) years after the end of the primary term of the Lease, the shared interval shall terminate **EXCEPT** as to all depths between three hundred feet (300') true vertical depth above the shallowest Take Point reached by any Horizontal Drainhole and three hundred feet (300') true vertical depth below the deepest Take Point reached by any Horizontal Drainhole.

8. **Term.** This Agreement will remain in effect for a period of one (1) year from the effective date and for so long thereafter as a Lease remains in effect as to all or any portion of the lands covered thereby and a Sharing Well is Producing in Paying Quantities, as defined by the respective Lease. If all Sharing Wells fail to Produce in Paying Quantities, this Agreement shall automatically terminate.
9. **Dissolution.** This Agreement may be dissolved by Operator, its heirs, successors or assigns, by an instrument filed for record in the county records where the Sharing Well Properties are situated, and a certified copy thereof filed in the GLO at any time after the cessation of production on the Sharing Well Property or the completion of a dry hole thereon prior to production or upon such other date as may be approved by the Owner and mutually agreed to by the undersigned parties, their successors or assigns.
10. **Cross-conveyance.** Nothing in this Agreement shall be construed as effecting a cross-assignment or cross-conveyance of any interest that is subject to this Agreement.
11. **Existing Production Excluded.** Any wells producing from the Sharing Properties prior to the effective date of this Agreement are specifically excluded from the provisions of this Agreement and will be governed by their respective leases, agreements, and units, as applicable.
12. **Counterparts.** The parties may sign this Agreement in one or more counterparts, each of which is an original, and all of which constitute only one agreement between the parties. The executed counterparts may be combined by Operator into one or more instruments for recordation, by combining the signature pages and acknowledgments, and the executing parties agree that such instruments will be treated and given effect for all purposes as a single instrument.
13. **Memorandum.** Operator may record a memorandum of this Agreement.

(Signature Pages and Exhibits Follow)

OWNER is signing this Agreement on the date stated below, but this Agreement is effective as of the effective date.

Date Executed: _____

STATE OF TEXAS

DAWN BUCKINGHAM, M.D.
Commissioner, General Land Office

Approved:

cont. _____

MM _____

OGC _____

DCC _____

CC _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 20____, by Dawn Buckingham, M.D., Commissioner, General Land Office.

Notary Public in and for the State of _____

My Commission Expires: _____

OPERATOR is signing this Agreement on the date stated below, but this Agreement is effective as of the effective date.

Date Executed _____

[OPERATOR]

By: _____

Printed: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 20____, by _____

as _____ of _____, on behalf of such company.

Notary Public in and for the State of _____

My Commission Expires: _____

EXHIBIT "A"

**Attached to and made a part of that certain Production Sharing Agreement by and between,
[OPERATOR] as Operator, and Owner.**

(the "Sharing Well Properties")

Sample

EXHIBIT "B"

**Attached to and made a part of that certain Production Sharing Agreement by and between,
[OPERATOR] as Operator, and Owner.**

(Legal description of the Sharing Well Properties, limited to tracts which may be allocated production
from a Sharing Well)

Sample

EXHIBIT "C"

(Plat of included Lease/other Sharing Well Properties/proposed Sharing Wells)

Sample