

## TABLE OF CONTENTS

|      |  |      |
|------|--|------|
| I.   | INTRODUCTION   | I-1  |
| II.  | THE GENERAL RULE – THE MINERAL ESTATE IS THE DOMINANT ESTATE               | I-1  |
| III. | LIMITATIONS TO THE MINERAL ESTATE’S DOMINANCE                              | I-3  |
| A.   | Reasonably Necessary Surface Use   | I-3  |
| 1.   | The Right to Enter Upon the Surface  | I-4  |
| 2.   | The Right to Construct Roads to Drill Sites                                | I-5  |
| 3.   | The Right to Take a Reasonable Amount of Water                             | I-5  |
| 4.   | The Right to House Employees   | I-6  |
| 5.   | The Right to Mine Caliche  | I-6  |
| 6.   | The Right to Construct Production and Storage Facilities                   | I-7  |
| 7.   | The Right to Select Drilling Sites   | I-7  |
| 8.   | The Right to Select the Timing of Drilling Operations                      | I-8  |
| 9.   | The Right to Dispose of Salt Water   | I-8  |
| 10.  | The Right to Conduct Geophysical Exploration and Seismic Operations        | I-9  |
| 11.  | Seeking Permission from Multiple Mineral Owners                            | I-10 |
| 12.  | The Right to Enter Premises with Growing Crops                             | I-14 |
| 13.  | Unreasonable Surface Use   | I-15 |
| B.   | Non-Negligent Use  | I-16 |
| 1.   | Instances of Negligence  | I-16 |
| 2.   | Instances of Non-Negligent Operations                                      | I-17 |
| 3.   | Standard of Care   | I-18 |
| 4.   | Negligence Per Se  | I-18 |
| C.   | The Accommodation Doctrine   | I-18 |
| 1.   | Due Regard   | I-18 |
| 2.   | The Accommodation Doctrine in Texas  | I-19 |
| 3.   | The Texas Accommodation Doctrine Test                                      | I-22 |
| 4.   | The Accommodation Doctrine in Other States                                 | I-22 |
| 5.   | Subsequent Limitations to the Accommodation Doctrine                       | I-28 |
| 6.   | Inapplicability of Accommodation Doctrine                                  | I-29 |
| D.   | Statutory Limitations – Surface Damages Legislation                        | I-30 |
| 1.   | Texas’ Statute Restricting Mineral Development on Qualified Subdivisions   | I-30 |
| 2.   | The North Dakota, South Dakota, Montana, Tennessee, and West Virginia Acts | I-31 |

|    |   |      |
|----|---|------|
| 3. | The Oklahoma Act                                  | I-32 |
| 4. | The Illinois and Kentucky Acts                    | I-33 |
| 5. | The Indiana Act                                   | I-33 |
| 6. | Colorado Regulations                              | I-33 |
| 7. | Federal Regulations                               | I-34 |
| E. | Pooling and Unitization Surface Access Issues     | I-34 |
| 1. | The General Rule                                  | I-34 |
| 2. | Effect of Pooling or Unitization                  | I-35 |
| F. | Injury-to-Livestock – A Different Standard        | I-37 |
| G. | Lease-Imposed Obligation to Pay Surface Damages   | I-39 |
| H. | Surface Owner’s Liability for Interference        | I-40 |
| I. | Geophysical Trespass                              | I-41 |
| 1. | Physical Entry Requirement                        | I-41 |
| 2. | Non-Physical Entry Possibility                    | I-42 |
| J. | Geophysical Trespass Causes of Action and Damages | I-46 |
| 1. | Mineral Interest Owner/Lessee                     | I-46 |
| 2. | Surface Owner                                     | I-47 |