



Greater Meadowbrook Mineral Leasing Task Force

Brentwood Oak Hills
Eastern Hills
Central Meadowbrook
West Meadowbrook

Myths and Answers

The Mineral Leasing Task Force for east Fort Worth has been meeting and discussing issues of great importance to our residents. As a result of these meetings and information from other neighborhoods in Fort Worth who have already dealt with, or are dealing with, mineral leasing issues, we offer the following myths and answers to them.

Myth 1. I don't own my mineral rights and they are going to drill anyway, so I might as well sign a high impact drilling waiver. ”

- Ø If you are a property owner within 600 feet of a proposed well bore, you may be asked to sign a “high impact” waiver to allow drilling closer than that required setback distance. You need to know that without a waiver they cannot drill a gas well closer than 600 feet from the edge of your house. The waiver can be obtained in two ways. They can get the signatures from 100% of the affected property owners, or they can ask the City Council for a waiver. If you want to protect your property values, you can refuse to sign the waiver AND contact your city council person and let them know that you do not support the waiver.

Myth 2. If I don't sign a lease they can get my minerals anyway. ”

- Ø Wrong! IF YOU OWN YOUR MINERALS no one can take them if you do not want to sell them. They cannot exercise “eminent domain” to do it, nor will the natural gas magically seep over to another well bore and be removed from under your property. They also cannot drill “through” your property just to reach property beyond your legal property/lease lines. According to Texas Law, a driller may not even come within 330 feet of your property line with a well bore and fracture lines, (or as some say “fracing”) and that means either vertical or horizontal well bores. Think of the drilling area as a checkerboard of property owners with each property owner having a “protected” zone of 330 feet around their property. IF every third or fourth property owner decides that they are NOT signing a lease, they can mathematically exclude the entire area from the possibility of natural gas production by virtue of the 330 foot “protected” zone.

Myth 3. They will come in and drill for 30 days and then be gone. ”

- Ø Wrong again! You also need to know that it is approximately 30 days per well with each drilling site (or pad) to have multiple wells before they are finished. In addition, EACH well on the drilling site will need to be serviced and “refraced” on a time table of about three (3) times for the first year of production and then on a schedule of once every six months after that. The fracturing or “fracing” of a well produces the most noise and uses approximately 4 to 5 MILLION gallons of fresh water, combined with sand and many chemicals that have been demonstrated to be cancer causing. It should be noted that the City of Fort Worth has conducted NO environmental studies concerning gas drilling or any post drilling activities.

Myth 4. If the neighborhood decides not to sign leases, they will drill anyway and you will just be left out. ”

- Ø See numbers one and two above. If the drilling companies cannot get a significant number of leases in an area THEY CANNOT DRILL because of the mathematical elimination of individual properties mentioned above. Primarily because they (or anyone) cannot make a drill pipe bend just anyway or as much as they want. Obviously, steel pipe has physical properties that cannot be convinced to bend and twist at will by a drilling company just because they want it to. Yes, it is true. If you do not sign a lease, or your neighborhood decides they don't want drilling under them, they may drill a hole for natural gas....somewhere. It just will not be under your house if you own the minerals under it, and it will not be in your neighborhood if enough people in the neighborhood decide they don't want to sign leases. AND there will not be a “high impact” well permit if the affected property owners decide that isn't what they want and if City Council supports their decision.