



## REASONS WHY YOU DON'T WANT TO SIGN THE GAS LEASE YOU RECEIVED IN THE MAIL ON SATURDAY

Sounds like a lot of money doesn't it? \$2,000 per acre. In other areas of Fort Worth the gas drillers are offering \$10,000 per acre. In order to avoid competing against each other and paying higher prices, the gas drillers have recently divided Fort Worth into sections. Chesapeake evidently won our section of East Fort Worth

Nevertheless, \$2,000 per acre still sounds like a lot of money. However, when computing what someone would receive as a signing bonus on an average lot, say 65' x 138' or 0.19701 of an acre, that comes to \$394.00. Even 10 times that amount would not be an incentive to sign. Here's why:

- **Your Property Taxes Will Go Up.**

The Tarrant County Appraisal District said that homes and land leased to gas drillers are being taxed beginning in 2006. The tax rate is the same rate as the rest of your property. A firm by the name of Pritchard & Abbott does an appraisal to determine the value of your mineral interests. Although property taxes are frozen for seniors, THIS DOES NOT APPLY TO GAS WELL TAXES. SENIORS WILL BE TAXED ON THEIR MINERAL LEASES AND THESE TAXES CAN BE INCREASED EACH YEAR. You will also have to pay INCOME TAX on your royalties. It is possible that the amount of your taxes may be larger than your royalty checks. Property valuations will go up because the city wants to get in on the gas well bonanza.

- **Your Insurance Premiums May Go Up.**

If there is an explosion in your neighborhood as has happened in other areas in the Barnett Shale, you may not be able to get homeowners' insurance at all. Just being near a drilling site may cause your insurance to go up. Currently, the insurance board in Austin is considering allowing insurance companies to raise your insurance premiums if your home is in close proximity to a drilling site.

- **Your Mortgage Company May Charge You a Subordination Fee**

The holder of the mortgage on your home may charge you a fee if you sign a gas lease. Some have had to pay a \$750 fee to their mortgage company.

- **The Value of Your Home May Go Down.**

Most people don't want to live near a gas well. Homeowners in other areas of Tarrant County have found that they can't sell their homes if a gas well is nearby. One homeowner in the Haslett area said that he has a home that cost \$600,000, but now he can't give it away because there is a gas well next door. Realtors have refused to even talk to him about listing his property. All we have to have is one disaster inside the city limits and the property value of everyone's property will go down.

- **What the Gas Drillers Aren't Telling You**

You will get 22% of the amount realized from the sale of gas AFTER deducting the amount used for plant fuel and/or compression. Who knows how much that may be?

Also, did you know that in case of an explosion or accident, the cost of disaster recovery is deducted from your royalties?

- **You May Not Receive the Money Promised**

One couple in East Fort Worth, whose home is located on three acres, was told they could receive up to \$5,000 a month in royalties. They received a \$300 signing bonus almost two years ago, but have never received another payment in any amount.

- **Your Quality of Life is Decreased.**

Would you voluntarily choose to live in an area that has loud noises produced by 24/7 drilling operations? Think you won't mind the dust and noise from the truck traffic going in and out of the drilling site? Some people living near Randol Mill and Precinct Line Rd. have said they got few hours sleep at night because the drilling rigs kept them awake. After the drilling rig is taken down, the area still looks objectionable. Drive down Eastchase Parkway just south Meadowbrook Dr. on the left hand side and look at the tacky fence they have put up to partially hide the debris left from the drilling process. Then they'll be back in another year to do it again.

- **Your Water Pressure May Decrease or Your Water May Cease to Flow.**

It takes about 5 million gallons of water to drill one gas well. People in many areas have found that their water supply has decreased or even stopped running. Some people have turned on their faucets to have black stuff coming out. Water wells in Parker County have run dry.

- **You Run the Risk of Becoming Sick From the Chemicals.**

The odors from the chemicals used in the fracturing process are making people sick. Chemicals like toluene and benzene, two of many chemicals used and released in the drilling process, are known to be toxic. Read this article in the Denver Post about many people living near gas wells getting seriously ill. This may be happening here. [http://www.denverpost.com/search/ci\\_5828712](http://www.denverpost.com/search/ci_5828712)  
People in Colorado who live near gas wells are developing tumors on their adrenal glands. <http://www.salon.com/news/feature/2006/05/05/fracking/>

- **Air Becomes More Polluted, Aggravating Asthma and Other Breathing Disorders.**

Emissions linked to drilling rigs, engines, and storage tanks in gas fields create more smog and air pollution. Please read the website below:  
[http://www.rockymountainnews.com/drmn/local/article/0,1299,DRMN\\_15\\_4926052,00.html](http://www.rockymountainnews.com/drmn/local/article/0,1299,DRMN_15_4926052,00.html)

- **Worst Case Scenario – An Explosion in Your Neighborhood.**

Remember when the gas well blew up in Forest Hill several months ago? Five hundred homes were evacuated for eight hours. That's how long it took a crew to come from Houston to cap the well. Remember when a gas well blew up in Palo Pinto County a couple of years ago and left a crater the size of a football field? Fortunately it was out in the country and not near homes. Imagine what it could be like if a well blew up in your neighborhood. No other city in the U.S. allows urban gas or oil drilling. Fort Worth is the first to allow this.

**To read additional articles and learn more about the risks of gas wells,  
go to [www.fwcando.org](http://www.fwcando.org).**

***BEFORE YOU SIGN A GAS LEASE, THINK ABOUT THE CONSEQUENCES !!***

***Together, we can beat this! Just say NO to urban gas drilling!***