



The Mistletoe Express

A Publication of Historic Mistletoe Heights

www.mistletoeheights.com

December 2006 - January 2007

Hao Tran



Letter from the president

Thank you for a warm welcome from Mistletoe Heights friends and neighbors.

It is with great honor and pleasure to begin service to a wonderful neighborhood as your president. I have much to learn from my predecessor, Jim Bradbury, who has tirelessly committed himself to making the wheels turn for the better. Moving forward, I hope I can be as exemplary in character.

Freshly out of college, I moved to a small apartment on Park Place and Forest Park Boulevard. I can still remember walking my dog down Forest Park and having dinner at the City Park Café (now Sapristi's). Fifteen years later, my children take me out for the same walk.

The continued pace of urban developments will change the landscape of this area and we must continue to advocate for its historical beauty and preservation.

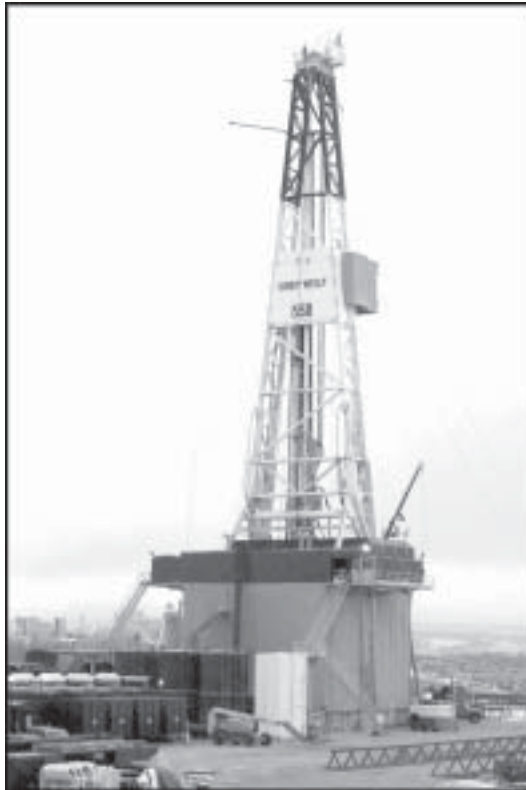
Mistletoe Heights has recently attracted the attention of energy companies exploring for natural gas. We immediately, collectively, reacted by forming a steering committee to serve as a resource for information and to review of prospective gas lease contracts. Each property owner certainly can make his or her own decision regarding any offers that may have been received, but I see the

(Continued on page 2)

Report from the Mistletoe Heights Steering Committee on

Gas Drilling

By Mike Windsor



A number of Mistletoe Heights residents recently received proposed mineral leases. The leases relate to natural gas drilling in the Barnett Shale formation that lies beneath Fort Worth.

In response to these letters, sent out in the first week of November, the Mistletoe Heights Association held a meeting for residents on Sunday, Nov. 12. At that meeting, the association decided to form a committee to look into the issues of gas drilling and leases, and to determine if better offers could be obtained for Mistletoe Heights residents.

The Mistletoe Heights Steering Committee on Gas Drilling met for the first time on Nov. 15. The

committee members elected Norm Stemple as chairman. Committee members have a nice cross-section of knowledge. They include a petroleum engineer, the owner of an oil field services company, a former rancher who

(Continued on page 6)



NEIGHBORHOOD POTLUCK CHRISTMAS PARTY AT HAO TRAN'S HOUSE

Here's your chance to meet our
new president!

Sunday, Dec 17, 4-6 p.m., 2320
Harrison Ave.

Bring a dish or dessert to share and visit with friends and neighbors.

(President's Letter - continued from page 1)

committee as a tool with which to understand the legalities and to provide us with more awareness of the drilling process and the effects it might have, not only for each property owner, but collectively for the neighborhood.

Development continues all around us. The Midtown "urban village" at Rosedale Street and Forest Park has been slow to develop. However, we will watch with a careful eye and certainly be attentive to any progress. The condominium development near Park Hill and Forest Park continues at a steady pace. A concern for us to consider would be increased traffic on Forest Park.

Our coveted Triangle Park is actually city surplus property. To "certify" this as a park, our neighbor Robert DeVargas has agreed to do some research to determine the steps necessary to officially change its designation. The city has also approved traffic measures, such as speed bumps, which are designed to decrease speed in our neighborhood.

As our city changes, it's important that we exercise our voice and engage ourselves in civic action. If you would like to get involved or you have information that may be of benefit to our neighbors, please feel free to call me at 817-350-4710 or you can e-mail me at haotran@theurbanrealty.com.

Last, to inaugurate the holiday season, come on over to 2320 Harrison Ave. for our potluck Christmas party on Dec. 17, from 4 to 6 p.m. Bring your favorite dish or dessert to share and enjoy an afternoon of happy mingling with your fellow neighbors.

Hope to see you soon.



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Here are excerpts and/or summaries of the neighborhood emails since the last issue.

Want to get on the MHA email list? You can email Tom Richey at vicepresident@mistletoeheights.com or you can go to the MHA web site [www.mistletoeheights.com] and find the join-up link.

Subject: Straw for Outdoor Animals

With the very cold weather that is forecast, if you have outdoor pets, now is a good time to check on your arrangements for keeping outdoor animals warm, and make sure that they have plenty of water. I bought a bale of straw for the houses I put out for the outdoor (not especially tame) cats that live near my yard. (Yes, cat houses.) Straw or hay is superior pet bedding since any water works its way to the bottom, and the top layer stays dry (unlike towels which stay wet, like they are supposed to). A bale of straw goes a long way, and I have most of a bale left. If anyone wants some straw for their animals, please e-mail me, and I can arrange to get you some. Mike Windsor

Subject: stolen bicycle

Today about noon a bicycle (that's only been ridden

twice) was stolen from the side of our house, actually the front but our front faces the neighbor's house.

Monty and Dustin had just returned from riding their bikes and left them parked between the two houses right next to the car outside the front door. When they went to leave approximately 2 hours later they noticed the brand new bike

we just bought the day before was gone.

The only person Monty saw walking down the street was a very tall, skinny black guy in grungy grey clothes carrying a knapsack on his back. A police report has been filed. Carrie

Subject: stolen Christmas decorations

Be aware that Christmas thieves are out already, we had an inflatable snow globe disappear last night between 12am and 6am. any info call me at 817-247-5677. Rob Bonilla, 2320 Mistletoe Drive.

Subject: Suspicious activity

It's Thanksgiving Day around 1 p.m. I was walking the dog and watched a suspicious person driving slowly north on Buck, then West on West Rosedale St. South. He was driving a dark red sedan that looked like a Chevy Contour. He was a very dark-skinned black man, oval face, short hair. He was looking at a house on our street where I think they

are out of town for the holiday. I did not get the license plate number.

I don't like to think we need to be cautious on Thanksgiving, but probably tomorrow, when lots of people are out shopping, our homes might be at risk.

I'll try to be a nosy neighbor. I hope you will be too!

Betsy Horn, 1204 Buck

Subject: Low water pressure

We have been experiencing low water pressure at our house for about a month and it seems to be getting worse. We were wondering if anyone else had low pressure at their house, too.

A Ft. Worth Water Dept. employee told me today that the city hired a firm

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to do a water study in our neighborhood, which started about a month ago. The man I talked to this morning said the problem might be with the pipe that runs from the curb to our house. We don't think so. It's curious that the loss of pressure started at about the same time as the water study began.

We thought it might be interesting to see if there are any other low pressure problems in the neighborhood. Would you please send this along to the neighborhood email group?

Meralen Tyson

Subject: Suspicious Van Wednesday night

Wednesday night when I came home about 9:00 there was a van (custom, silver and maroon, license plate P?? P??) parked on W Rosedale between Buck and Clara. I turned around to shine my lights on it to get the license number—as I was talking to the police about it—and saw someone in it.

I drove around and parked on the street and watched it. Later an older car turned off Buck, it looked as if the drivers briefly spoke and the van left. I followed it (I know, not too smart) and it ran the redlight at Mistletoe Blvd and Forest. I didn't run the light, but I did see it pull into the drive by the building at the other end of Mr. Jakes' as if it were trying to hide.

If anyone had any problems Wednesday night, they may have been involved. The police never came while I was watching the van. Rosaline

Subject: Tips for avoiding frozen household pipes

Residents should act now to protect their water pipes before freezing temperatures arrive in our area. There are several precautions citizens should take to keep the water pipes in their homes from freezing and possibly bursting during freezing temperatures this winter. The following tips can help.

Make sure all pipes outside the house are wrapped.



Check to see that pipes in unheated parts of your home (including crawl and attic spaces) are insulated.

Check to be sure outside faucet washers are secure.

Keep the lid on the meter box so your meter won't freeze.

Make sure everyone in the household knows where the main water shut-off valve is in case a pipe breaks and it is necessary to turn the water off in a hurry.

If you must leave your house vacant for a long period of time, turn off your water supply at the meter box and have a plumber do the necessary work to prepare pipes to prevent damage.

During prolonged freezes, you may want to open all cabinet doors that contain water pipes to allow heat to enter them. You may want to place a lamp in the cabinets so the bulb can keep the area warm, but be certain no flammable materials are near it. Relocate any toxic materials so children and pets cannot get to them if cabinet doors are left open.

Keep extra water drawn up during freezing weather in case a main break or frozen pipe cuts off your water supply.

If a resident has no water and thinks a pipe may be frozen, follow these steps :

Call the Water Department's emergency number at 817-392-4477 so a representative can check to see if your meter is frozen. If the meter is not frozen, the private plumbing is probably frozen at the point where the pipe goes under the house. Check there first. If a pipe is frozen, it is safest to call a plumber to handle the problem. The pipe may be cracked and will burst when thawed. If an electrical appliance is used to heat the pipe, spraying water from a burst pipe could get onto it, creating the risk of electrocution. If you decide to thaw the pipe yourself, apply heat slowly with a light bulb, a hair dryer set on low, exhaust from a vacuum cleaner or heat tape. Use your hands to find the coldest point on the pipe, which is usually where the ice is. Keep the heat moving in that general area, but never concentrate heat on one spot. If someone suspects a water main is broken, immediately contact the Water Department's emergency number at 817-FW-24-HRS (817-392-4477) so it can be repaired as soon as possible. Signs of a broken water main are water running down the street and buckled pavement. Don't assume your neighbor called.



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To the residents of Mistletoe Heights:

Thank you for supporting Mosaic Landscape Services during the first season of operations. You have helped this new company pursue the goal of improving our community.

As the installations of the fall planting season are being completed, the weather is finally beginning the gentle transition to what we call winter in Texas. In addition to taking care of the usual fall activities that occur during this time, Mosaic Landscape will continue to collaborate with you on new landscape designs for next spring. I look forward to meeting and working with you soon.

Once again...Thank you for your help,
Todd Welch



(Continued from page one.)

has seen the landowner end of oil drilling and two attorneys.

The committee wants to stress that none of the members has an interest in the proposed Mistletoe Heights gas drilling beyond that of other homeowners.

The Barnett Shale and natural gas drilling

The Nov.15 meeting focused on learning about the natural gas drilling process. The Barnett Shale is a natural gas formation centered in Tarrant, Denton and Wise Counties. The Barnett Shale is still being explored, and will be either the largest or second-largest onshore natural gas deposit in the continental United States. There is speculation that the areas around downtown Fort Worth may be particularly productive, hence the interest in our neighborhood.

The gas in the Barnett Shale is essentially trapped in rock formations that can be cracked to release the gas for extraction. This is done by injecting water into the rock formation and “fracturing” the rock. The pressure of the added water causes the rock formation to break, and the gas is then released. The combination of horizontal drilling technology, coupled with hydraulic fracturing in multiple stages along the horizontal portion of the well, have resulted in improved recovery and attractive economics for the Barnett Shale. The technology and coupling of these processes has evolved only in recent years.

The first steps in drilling for natural gas near our neighborhood are to acquire leases, file a permit with the Texas Railroad Commission, which regulates the oil and gas industry, and obtain a permit from the city of Fort Worth. The city currently allows drilling at least 600 feet from buildings, but that distance can be decreased by special application.

As part of the permitting process, the operator of a proposed well also must obtain a letter from the Texas Water Board indicating at what levels fresh water (water that is drinkable or is defined as “treatable” for drinking) is located in the drilling area. These require-

ments are set by the state of Texas to protect fresh water intervals.

The site is then leveled by bulldozer, and some preliminary holes are drilled. A drilling rig is then moved to the site. This involves a number of trucks moving modular equipment to a site and erecting the equipment.

Once the drilling rig is erected, it will operate nonstop for 20 to 30 days. The first portion of the hole, commonly termed the “surface hole,” is drilled across fresh-water zones and is encased with steel pipe and cemented. Then the main part of the hole, commonly called the “production hole,” is drilled from under the “surface hole” to a vertical depth below 7,000 feet before traversing horizontal or lateral. This portion of the hole is also cased off inside (concentric) and below the “surface hole.”

Drilling involves large diesel engines, and the noise is comparable to that of a train. After drilling is completed and pipe is cemented in the ground, the drilling phase is over and the drilling rig moves off.

Then starts the completion phase, which includes the fracturing process. The actual fracturing will take a day or so. The noise is comparable to the drilling process. Prior to fracturing, it’s likely that a number of trucks will haul water to the site. Once fracturing is complete, the water needs to be taken out of the ground and trucks will haul off the water. For about two weeks, you might see up to two trucks per hour hauling water, but that number would

diminish during the process.

A completion rig would then be brought in for a couple of days, and final dirt work would be done. The site will be left with a wellhead, approximately six feet high, with a number of valves visible above ground. Additionally, the well site would include a small vessel to separate water and gas, a couple of water tanks and a meter to measure gas. A pipeline would be brought to the site for the gas to flow and a truck would occasionally haul off produced water throughout the productive life of the well. The process, from initial dirt work to final dirt work, typically takes 60 days. That period can vary in length, due to factors that include the availability of the equipment and ease of drilling. There can also be delays of several days between some of the steps.

A gas well in this area typically extracts gas for a horizontal lateral of 3,000 to 5,000 feet. A gas well can be productive for 25 years, although production would decline over time. If, however, the fracturing process opens an area of Ellenberger water, saltwater that occurs naturally from below the Barnett Shale,

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the production of the well might be limited to a few years.

Closely associated with gas drilling is gas transportation. This involves laying underground pipelines. Pipelines can run along a railroad right-of-way or public right-of-way, but can also cut through private property. The committee is concerned about the prospect of pipelines being run through our neighborhood, and we want to limit or restrict such options in leases. Without exception, the committee views the protection and preservation of property in our neighborhood of paramount importance.

Future committee activity

The committee plans to meet again after Thanksgiving, and we welcome your comments and questions. The next meeting will focus in part on mineral leases and terms. Questions we hope to address concern pooling units, how many people need to sign leases for us to be effective and what happens if there are holdouts. In the meantime, committee members will begin contacting other neighborhood associations to try and coordinate our efforts.

Answers to common questions

Q: Who regulates natural gas drilling?

A: A number of entities regulate various aspects of gas drilling. Most aspects of oil and gas drilling in Texas are regulated and inspected by the Texas Railroad Commission. The city of Fort Worth grants drilling location permits in addition to the Texas Railroad Commission.

Q: At my house, will I feel the ground shake from drilling?

A: No.

Q: What's the most likely immediate danger to residents from gas drilling?

A: Traffic. In the short term, a number of large trucks will have to access the drilling site. Depending on where you drive, an increase in trucks means that there is some increase in your chance of

being hit by one. To put this in perspective, the traffic generated by gas drilling for a couple of months will not compare to the truck traffic generated by highway construction. As for surface or air contamination, diesel trucks operating in our neighborhood and trains carrying hazardous chemicals represent a greater threat of surface or air contamination than natural gas drilling.

Q: What's the danger of water contamination?

A: Gas drillers are required to take steps to prevent surface and subsurface contamination of treatable water. Prior to drilling, water tables are identified, and drillers must seal their drilling pipes where they run through water tables containing treatable water. A large amount of water is used in the fracturing process. That water may be new water or water that's trucked in from another fracturing operation. After fracturing, the water has a high salinity, and that saltwater must be hauled to an approved storage site or to another fracturing operation. A driller who allowed saltwater to contaminate the surface or treatable water could face liability and penalties from a number of governmental agencies, including the Texas Railroad Commission and the Environmental Protection Agency.

Q: What can I do to stop gas drilling in the area?

A: You can urge the city to stop allowing drilling permits. You can urge your legislators to stop or more closely regulate drilling within cities. You do not have to sign a mineral lease. You should re-

alize that the city of Fort Worth anticipates earning a billion dollars from its gas leases, and that a large number of cities throughout Texas allow oil and gas drilling within their city limits.

Q: People in other neighborhoods are signing leases. Could we be left out?

A: Recently, some less-affluent neighborhoods have seen residents line up to sign leases and receive "cash for the holidays." The bonus payments were smaller than those offered to our neighborhood, and the terms were not especially favorable to the residents. Some residents in our neighborhood have already been contacted by several companies that have indicated that they'll offer competitive lease terms. In short, committee members believe that we can create a situation in which drilling companies compete for our leases, and the committee is committed to having all of the area encompassed by the Mistletoe Heights Association included in any negotiations. Given the level of competition

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for leases, it is extremely unlikely that all of the drilling companies will pack their bags and refuse to offer leases to our neighborhood.

Q: Will our neighborhood join with other neighborhoods to negotiate with companies?

A: Generally, a drilling company wants to lease as large an area as possible in which to operate, and a company will give better lease terms in order to lease a larger area. Therefore, the committee wants to talk with surrounding neighborhoods about negotiating leases as a larger group.

Q: How can I find out if I own the mineral rights to my property?

A: You would need to review your deed, and the other deeds in your chain of title. You can do this at Tarrant County Deed Records on the ground floor of the Old Courthouse at Main and Weatherford streets downtown. If you don't feel comfortable doing this, you could hire a title company or attorney.

Q: What if I did not receive a letter regarding my minerals?

A: The area comprising the Mistletoe Heights Association actually includes several subdivisions. Apparently, letters enclosing proposed leases were sent only to residents in the Mistletoe Heights Addition. The committee believes that there is interest in leasing our entire neighborhood, and the committee wants the entire neighborhood included in any negotiations.

Q: Will the committee actually lease property?

A: No. The committee hopes to negotiate as good a deal as possible with a drilling company, and then make a recommendation to residents. Whether a resident chooses to sign a lease is up to the individual resident. The committee has no authority to enter into a "group mineral lease."

Q: When can residents expect a recommendation from the committee?

A: Sometime after Jan. 1. The committee wants to act as quickly as possible, but not hastily. Committee members have discussed the notion that offers from drillers may get better once the holidays are over. Remember that the gas isn't going anywhere.

The big question

Q: How much will I make?

A: It's too early to tell. The committee members know that this is the big question, and we're working to get an answer. Once we get more information about who plans to drill and how they plan to do it, we'll have a better guess (and a guess is all that it is ever going to be) about potential payments.

Disclaimer

The committee is trying to get information, make educated guesses and make recommendations. The committee is not giving legal advice or making representations as to results or outcome. Whether and when a resident signs a mineral lease is up to each resident.

Please submit questions or comments to the Committee, whose members are:

Norm Stemple, chairman (817-926-6546); **Jeff Cunningham**; **James Huling**; **Mike Windsor** (mdwindsor@charter.net); **Annie Reed Harrison**; **Pam Cannell**; **Tyler Earl**; **Wade Barrow**.

STEERING COMMITTEE UPDATE

The Steering Committee on Gas Drilling met again on Nov. 30. This meeting was delayed somewhat due to the Thanksgiving holiday.

The committee is arranging a meeting, as soon as possible, with representatives of Colt Exploration. Colt has indicated that it's interested in discussing leases for all of the area encompassed by the Mistletoe Heights Association, not just the Mistletoe Heights Addition. The committee believes that by including all of the area encompassed by the Mistletoe Heights Association, we stand a better chance of maximizing everyone's potential return from a gas lease.

The committee's goal is to obtain the best possible lease terms for residents of Mistletoe Heights. That includes discussing with gas companies lease provisions that we hope will maximize the financial return for those who sign leases, minimize disruption to our neighborhood and afford the greatest possible protections to residents and their property. When an issue can be addressed in a lease, the committee would prefer to address that issue in writing, rather than rely on tradition, custom or potential economic cost or benefit.

Committee members are aware that this is an important issue to our neighborhood, and that residents may feel pressure to get this issue resolved. We're working as quickly as possible to meet with the people we need to meet and to draft a lease agreement that is acceptable to a gas company, and which the committee can present to residents as the best effort of the committee. However, please be aware that each resident is free to sign or not sign a mineral lease agreement at any time.

If you have any questions, please do not hesitate to contact any of the committee members.

— Mike Windsor



A gas well after drilling is complete.

Report from the Neighborhood Meeting on Gas Drilling, November 12, 2006

By Jim Peipert, Secretary

It may have been a record turnout for a meeting of the Mistletoe Heights Association – maybe because money was involved.

About 100 Mistletoe Heights residents attended a meeting on Nov. 12 to discuss a proposal by an energy company to drill for natural gas deep under the neighborhood.

The meeting at The Marquis at 1227 W. Magnolia Ave. was called by Jim Bradbury, president of the Mistletoe Heights Association, after neighbors began receiving proposals around Nov. 3 from Colt Exploration Co., in downtown Fort Worth. Colt was acting on behalf of Four Sevens Resources Co., also of Fort Worth.

Colt and Four Sevens are among the many energy companies – one neighbor in the leasing business put the figure in the “hundreds” – that are seeking to exploit the Barnett Shale, a huge deposit of natural gas deep in shale formations under as many as 21 North Texas counties. Fort Worth is said to sit right on top of some of the richest parts of the deposit.

The reservoir, estimated to encompass more than 6,000 square miles, is the second-largest onshore domestic natural gas field in the United States, after the San Juan Basin in New Mexico and Colorado.

The Barnett Shale, already a topic of extensive coverage in the Star-Telegram, has also been the subject of major stories in The Wall Street Journal, New York Times and Los Angeles Times and on ABC News.

“This is a big deal,” Bradbury said.

But Bradbury, an attorney, and City Councilwoman Wendy Davis, who attended the meeting, cautioned against acting too swiftly on the lease proposals. Instead of immediately signing the contracts for the lease of mineral rights, they suggested that neighbors would have more leverage with the energy companies if they worked together. Bradbury stressed,

however, that the ultimate decision is up to each homeowner.

Bradbury called for formation of neighborhood steering committee that would work with the energy companies to secure the best possible deal for Mistletoe Heights residents. The committee was formed within days of the meeting. (See the separate report from the steering committee in this newsletter.)

Judging from a show of hands, about two-thirds of neighbors who attended the meeting had received lease contracts. About a third had not. Bradbury said he had not received a proposal. It was not clear how many of the neighbors owned the mineral rights on their property.

Comments from neighbors indicated that all of the proposals sent by Colt Exploration on behalf of Four Sevens were very similar. The leases of the mineral rights would be for a “primary term” of three years and the royalty payment would be 25 percent. Four Sevens would pay a bonus for signing the lease of \$500 “per city lot.” Some of the bonuses offered to neighbors were more than \$500, the amount apparently depending on the size of the lot.

Colt Exploration’s letter accompanying the leasing contract said that Four Sevens “has secured a drill site location from which to drill a well or wells for the purpose of exploring for natural gas in the Mistletoe Heights Addition area.”

It added that “Four Sevens is securing a pipeline right-of-way and is preparing to commence operations for the installation of a natural gas pipeline.”

Speculation on the location of the drill site focused on land north of Interstate 30 across Forest Park Boulevard from the Hangman’s House of Horrors or somewhere on Eighth Avenue.

No energy company officials or media representatives were invited to the meeting. Bradbury said he wanted the Nov. 12 initial meeting to be attended only by Mistletoe Heights residents. He suggested the subsequent meetings could include presentations by energy company officials or groups that have opposed drilling in Fort Worth neighborhoods and city parks.

Wendy Davis, who had examined the lease contract, said that it appeared to be a standard document and that it was comparable to those sent out in other neighborhoods in her District 9 constituency. But she suggested several ways that the contract could be improved to the benefit of neighbors.

In an e-mail sent to Mistletoe Heights residents, Davis wrote:

“First, the paragraph numbered 1 provides the driller rights to cross your surface property for a variety of reason. Paragraph numbered 12 states the contrary. This contrary language was also in a lease provided by another company in south Fort Worth by another driller. I publicly pressed the company on this issue and they agreed to strike the language in the first numbered paragraph that seemed contrary to the later disclaimer. It just saves you from having to go into court to argue which of the two prevails.

“Second, in paragraph numbered 3, the driller is offering you a 25% royalty but with costs for treating the oil and gas and transportation costs deducted from that 25%. This is not the case in other leases that are being offered. Again, this was initially in the lease offer in south Fort Worth, but I publicly pushed them to take this cost reserving language out and they ultimately did.

“Third, also in the third numbered paragraph, the company reserves the right to make the lease applicable to all other minerals that might be mined under your property. Other leases do not require that homeowners are

signing their rights away to other minerals. Again, this language was ultimately struck from the south Fort Worth lease.”

Davis said she was “fearful some folks will sign their lease without considering the above issues.”

Residents at the meeting raised questions about the impact that drilling might have on the neighborhood.

Neighbors with knowledge of the industry said that a drill site usually is about 1.5 acres. The actual drilling usually takes about 30 days. Once the natural gas is tapped, the rig is dismantled and the well is capped until it can be linked to a pipeline. Because of improvements in technology over the past couple of decades, a drilling company can tap natural gas by drilling horizontally from a site about a mile away from the targeted gas reservoir, which could be as deep as 7,000 feet.

One neighbor cited the huge amounts of water used in the extraction process and said that much of the water used at drill sites is brought in by tanker trucks. He suggested that drilling at a site near the neighborhood could mean increased truck traffic on nearby thoroughfares.

The Star-Telegram has reported that it will be about a year before any company begins drilling under Mistletoe Heights because the companies first have to determine which homeowners own mineral rights on their properties, get the leases signed and prepare a drill site. The paper has also reported on a shortage of drill rigs and the high cost of leasing them – estimated at \$20,000 per day.

Now, back to the money: In addition to the signing bonus, one neighbor asked, how much money might a mineral rights owner expect in royalty payments if drilling under the neighborhood proves successful? Bradbury said, based on conversations at a party he attended recently, that the royalty payments might provide some monthly lunch money but hardly enough for early retirement.

My Rebuttal!

By Robert E. Slocum

This is a profession rebuttal to the report of the Mistletoe Heights Steering Committee on Gas Drilling. Some of the committee’s report was accurate, some not so accurate, and some very important information was omitted.

The gas lease cited by the committee refers to the “Mistletoe Heights Addition to the City of Fort Worth,” containing 69 acres, more or less, for the mineral rights of that specific area. It does not refer to the area commonly known as “Mistletoe Heights.” Those who do not live in this specified area at present have no interest or concern in this designated lease.

According to another geologist currently working the wells in the Barnett Shale in the Fort Worth area, these wells should be about 7,000 feet plus the surface elevation. This

area is called the Fort Worth Basin and several wells have already been drilled and are in production in the area.

The gas produced in our area should contain the highest BTU and therefore bring the highest price. At present, natural gas at the well head is bringing about \$6 per 1,000 cubic feet. Wells in the area are producing as much as 4 million cubic feet a day. The above-mentioned geologist estimates that a homeowner might receive as much as \$150 to \$300 a month per lot.

The Barnett Shale in this area is estimated to be 500 to 600 feet thick in this area, and the drilling stops about midway through the formation, thus not anywhere near the lower Ellenberger formation that produces water.

To address the committee’s statement that the “gas is not going anywhere,” I would say that any geologist would tell you that natural gas or oil is constantly moving. Once a well has been drilled, the gas will flow

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through the formation to the nearest outlet.

A drilling site usually will take 1.5 to 2 acres of land. There is not enough suitable land space in the "Mistletoe Heights" area to accommodate such a well site. When a well is completed, little space is required for the gas head. Once the gas well goes online, we should not expect any byproducts from our area, as the BTU is high.

As to the statement regarding the possibility of a gas transportation line running through our neighborhood: It would be far too expensive to buy right-of-way in a neighborhood of expensive homes for this to happen. Commonly, rights-of-way are purchased from

railroads, the state highway department, etc.

To address the question of having all of "Mistletoe Heights" included in this particular lease, 69 acres is a sufficient area to drill one well. In order to create enough acreage to drill in one given area, sometimes an oil or gas company is forced to "pool" small acreages to obtain enough land to legally drill a well. Special permission needs to be obtained from the Texas Railroad Commission to "pool" small acreages to drill a well. Thus, each owner's share is joined with others in the income from any production. Barnett Shale wells in this area are being drilled using around 60 acres spacing.

Pooling the area of the "Mistletoe Heights Addition to the City of Fort Worth" would not only require legal action but would dilute the amount of income that lease holders could reasonably expect to receive. In other words, adding all the other additions in "Mistletoe Heights" (i.e., North Mistletoe Heights Addition, Sangamo Addition, Forest Park Addition) to the monies received from a gas well would cut the proceeds expected to about half. If one could expect \$150-\$300 monthly, adding more properties would mean \$75-\$150 monthly. This is not a small sum when one expects the life of a gas well in the Barnett Shale to be

(Continued on the next page.)

Minutes of November 21 MHA quarterly meeting

New president elected

The most important news first: Mistletoe Heights Association has a new president.

Hao Tran, who recently defected from Berkeley Place to take up residence at 2320 Harrison Ave., was elected to replace Jim Bradbury, who served two years in the post.

Hao, who came to the United States from South Vietnam as a girl 35 years ago, works for Texas Christian University as a risk management coordinator. In that job, she directs the workers' compensation program for the university's 1,600 employees and develops employee safety programs and training.

A woman of multiple degrees, Hao has a bachelor of science degree in biochemistry from Texas A&M, a master of liberal arts in education from TCU and a master of theological studies from TCU's Brite Divinity School. She's also assistant coach of TCU's women's rifle team and an instructor in self-defense and defensive driving.

Jim Bradbury, who nominated Hao for the MHA presidency, said she had been highly recommended by the neighborhood association in Berkeley Place.

One of Hao's first acts as new president was to volunteer to host this year's Christmas party on Dec. 17.

Her contact information: 817-903-0231; haotran@theurbanreal.com

Other officers

No candidate for vice president emerged at the Nov. 21 meeting, so the position will remain vacant for the time being as Bradbury and outgoing Vice President Tom Richey help fill that role.

Leslie Houston will continue as treasurer and Jim and Mary Ellen Peipert will stay on as secretaries.

Gas drilling

Mike Windsor reported on the work of the neighborhood steering committee set up to deal with energy companies that want to drill for natural gas in Mistletoe Heights. (See separate reports on gas drilling developments in another part of this newsletter.)

Other business

The Nov. 21 quarterly meeting at the home of Tracey Smith was sparsely attended, probably because it occurred only two days before Thanksgiving.

Other items of business:

Pam Cannel will undertake a revision of the neighborhood directory with the help of Leslie Houston.

Jim Bradbury, at the request of Gene Walker whose home fronts the Triangle, pointed out that the Triangle is not officially a city park, but surplus city property, and that steps must be taken to have it officially designated as park land.

— Jim Peipert, secretary

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(**Rebuttal** - Continued from previous page.)

decades, enough to pay for a child's education or a grandchild's.

Oil and gas companies are in the business to make a profit. They are aware of the areas in our neighborhood and city that have not been offered a lease in the prospect of drilling a well. These homeowners should know that they eventually will receive a lease offer for their properties. At that time, they can decide for themselves if they want to sign or not.

(Robert E. Slocum is a petroleum geologist and a member of AAPG, SPE, SPE of Fort Worth and the Fort Worth Geological Society. He lives at 2218 W. Rosedale St., Mistletoe Heights Addition to the City of Fort Worth. His phone number is 817-923-5510.)

Report from the Mistletoe Heights Traffic Committee

Traffic calming edge lines on Mistletoe Blvd. and an all-way stop at Buck and Blvd. should help slow things down on that street. There will be an all-way stop at Mistletoe Drive and Mistletoe Blvd, along with speed bumps and edge lines on Mistletoe Drive. That is a long stretch of road that also tempts speeders. A stop sign will be installed at Harrison and Mistletoe Drive by the park. Jerome is another long stretch of street which will be broken up by stop signs at Harrison and Morphy, plus an all-way stop at Jerome at Weatherbee.

We hope the improvements we are suggesting will help to make our neighborhood safer and also help drivers to be more attentive to stopping at stop signs and slowing down.

This plan will be discussed at our next meeting on November 21st.

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Yard of the Month: 1326 Mistletoe Drive

By Jack and Lorri Kendrick

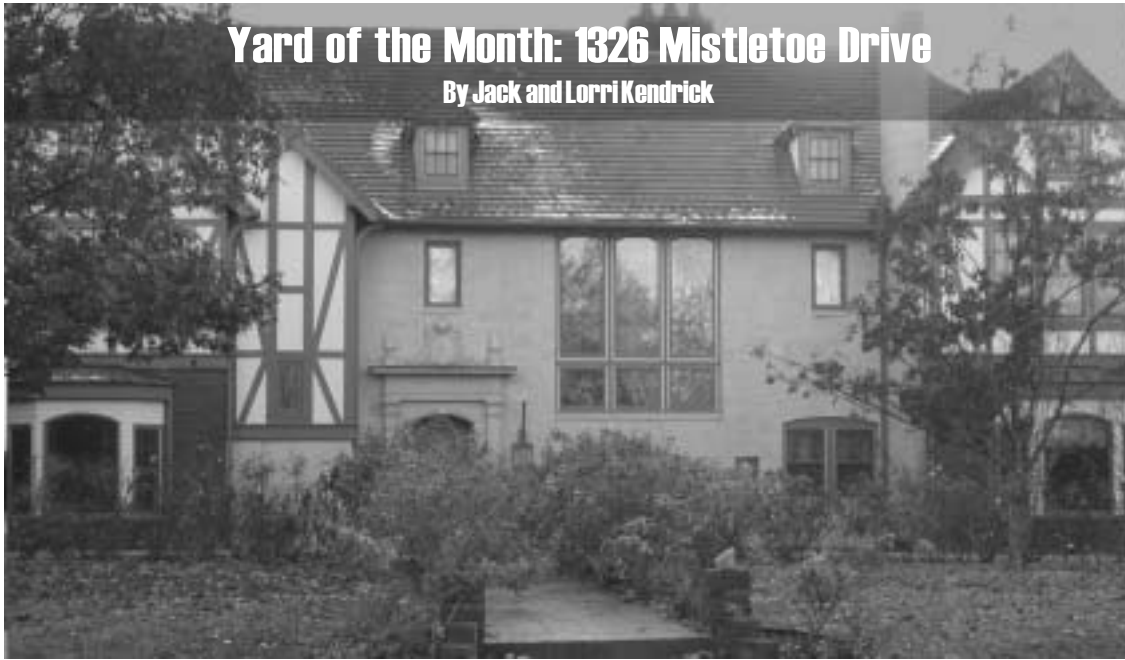


Photo: Lorri Kendrick

For months, the Yard of the Month committee has admired the architecturally appropriate yard of the rose-loving homeowners at 1326 Mistletoe Drive.

Dozens of multicolored rose bushes of varying heights define the walk and driveway approaches to the classic half-timber residence. Now the arrival of cooler weather has brought out qualities of these hardy favorites that go beyond their showy blossoms.

Once-green leaves have taken on red and gold autumn tints that add to the kaleidoscopic display of long-lasting flowers.

As many Mistletoe Heights residents choose pansies for proven color or allow their yards to go dormant until spring, this unique yard is a visual treat. But remember to watch those thorns when you get close enough to smell the roses

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Neighborhood Classifieds

Math Tutor: Retired high school math teacher. Have been tutoring in the area for 13 years. Pre-Algebra through Pre-Calculus. Abbie Steffler 817-922-0780.

Up to your ears in stuff?

Bursting at the seams with clutter? Let me help you reclaim your space. Rediscover the serenity and easy living of well-organized closets, cupboards, rooms or even your whole home. For a free consultation, call Leslie Houston at 817-917-6563 or e-mail her at llhtexas@aol.com.

Early Childhood Music:

Mistletoe Musikgarten offers classes in SW Fort Worth for children from birth to age seven. With nine years of experience, certifications in early childhood music, and a UNT music degree, I love sharing the joy of music with young families. Call Carol Spencer at 817.927.3240 about year-round classes, or visit my web site at www.MistletoeMusik.com.

Babysitter: Paschal student with CPR training available to babysit evenings and weekends. Call Jenny at 817-727-3285.

Dreaming of a lush and Texas-tough landscape?

Wanting to relax and unwind enjoying the flight of butterflies and hummingbirds? Seeking the aromatherapy of a night-blooming garden? Contact Alexia Strout-Dapaz at either

(817) 921-4820 or at astroutdapaz@yahoo.com

Estate Appraisals and Liquidation Service

Certified appraiser with the International Society of Appraisers, in business in Mistletoe Heights for over 10 years. Terri Ellis, Mistletoe Estate Sales, 926-9424.

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Mary Kay Cosmetics

Paula Cady Russell at 2201 Mistletoe Blvd. is a Mary Kay consultant. Call her at 921-6377 for a free makeover, gift service or if you've "lost" your consultant.

No Time for Your Yard?

Give me a call! I'm your Mistletoe Heights neighbor and I can offer you competitive pricing and plenty of references. Call Daniel Tice at 817-797-0307.


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Ads are free for Mistletoe Heights residents and may be submitted to the editor. The deadline is the 20th of each month. Ads must be renewed monthly except for service classifieds (i.e.: babysitting, mowing, etc.), which are renewed yearly. If you would like to renew, discontinue or update your ad, please notify the editor at 817-921-2120 or twoearsup@charter.net.

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City of Fort Worth	392-2255		www.fortworthgov.org
Police - Non-Emergency	335-4222		
Garage Sale Permits	392-7851		
Graffiti Abatement	212-2700		
Lily B. Clayton Elementary	922-6660		it.ftworth.isd.tenet.edu/116/
Paschal High School	922-6600		
Historical Preservation (Julie Lawless)	392-8012	julie.lawless@fortworthgov.org	
Southside Preservation Hall	926-2800	HallTess@earthlink.net	www.southsidepreservation.com
The T/Longhorn Trolley	215-8600		www.the-t.com
Trinity Railway Express	215-8600		www.trinityrailwayexpress.org
Wendy Davis - City Council District 9	392-8809	district9@fortworthgov.org	ci.fort-worth.tx.us

MHA Officers	Street Reps (listed by blocks)		Publishing Information
<p>President Hao Tran 350-4710</p> <p>Vice-President Tom Richey 923-7352</p> <p>Secretary The Peiperts 926-4117</p> <p>Treasurer Leslie Houston 923-3161</p> <p>Newsletter Editor Sevan Melikyan 921-2120</p> <p>Historic Preservation Committee Heather White 266-8299</p> <p>Street Rep Captains Pat Hale (East) 924-5263 Gaye Reed (West) 921-0009</p> <p>Welcome Baskets Joy Teague 923-2330</p> <p>Advertising Manager Jack Kendrick 924-2800</p> <p>Newby Park Patsy Slocum 923-5510</p> <p>City Liaison Mike Windsor 377-0060</p> <p>Historian Wyatt Teague 923-2330</p> <p>Yard of the Month Patsy Slocum 923-5510</p> <p>MHA YEARLY DUES Dues are \$5, \$10, \$25 or more. Your dues help to defer the cost of this newsletter, the Mistletoe Heights phone directory and many other neighborhood functions. Dues are accepted by Leslie Houston (call for address - 923-3161).</p>	<p>2200 W. Rosedale South Carrie Johnson 926-9776</p> <p>2300 W. Rosedale South Kimberly Helixon 927-4641</p> <p>2200 Irwin Gary Willis 924-4000</p> <p>2300 Irwin Sue Duvall 926-8714</p> <p>2100/2200 Mistletoe Blvd. Gil DeHoyos 926-6409</p> <p>2300/2400 Mistletoe Blvd. Lisa Stewart 924-9666</p> <p>2100/2200 West Magnolia Sherry Choate 923-7335</p> <p>2300 West Magnolia Susan Pressley 923-6061</p> <p>2100 Harrison Elizabeth Sims 926-3548</p> <p>2200 Harrison & Jerome Edward Alvarez</p> <p>2300/2400 Harrison Faye Dowdle 926-7571</p> <p>2100 Mistletoe Ave. Neataw Engels 927-2468</p> <p>2200 Mistletoe Ave. Richard/Christi Yantis 924-2857</p> <p>2300 Mistletoe Ave. Sam & Jack Bradbury 924-9869</p> <hr/> <p>Neighborhood Police Officer East of Forest Park Officer Leah T. Wagner Office 871-8885 Mobile 991-8473 Pager 998-0673 Email: Leah.Wagner@fortworthgov.org</p>	<p>2100 Edwin Lynn Herrera 926-9991</p> <p>2200 Edwin Wyatt Teague 923-2330</p> <p>2300 Edwin Tom Richey 923-7352</p> <p>2100 Weatherbee Judy Gude 926-8843</p> <p>2200 Weatherbee Susan Harwell 923-8806</p> <p>1100 Clara Jack and Lorri Kendrick 924-2800</p> <p>1200 Clara Betty Arvin 924-7088</p> <p>1100 Buck Kate Herring 921-9027</p> <p>1200/1300 Buck Simone Scott 924-3838</p> <p>2100 Morphy Debra Tice 921-4651</p> <p>1100 Mistletoe Dr. Kim Musgrove 923-6785</p> <p>1200 ñ 1500 Mistletoe Dr. Rochelle Graham 927-2967</p> <p>2300 Mistletoe Dr. Sandy Tarpley 924-9215</p> <p>Forest Park Blvd. Steve McReynolds 926-7955</p> <hr/> <p>Neighborhood Police Officer West of Forest Park Officer Kirk Byrom Office 871-5471 Mobile 992-0185 Pager 998-0689 Email: Kirk.Byrom@fortworthgov.org</p>	<p style="text-align: center;">EDITORIAL POLICY</p>  <p>Articles and letters to the editor are welcomed. To be published as written, letters must be addressed to the editor, signed and include a phone number. Anonymous letters will not be published. Articles may be submitted for publication, signed or unsigned, subject to approval and editing by the editor. Letters to the editor are limited to a half page (approximately 350 words). Please submit to twoearsup@charter.net or 1114 Buck Avenue. The deadline is the 20th of each month.</p> <hr/> <p style="text-align: center;">ADVERTISING INFORMATION</p> <p>To place an advertisement or for actual mechanical sizes, please call Jack Kendrick at 924-2800.</p> <p>Ad rates are: Business card size \$18, 1/4 page \$36, 1/3 page \$54, half page \$61, full page \$120, and pre-printed 8-1/2 x 11 insert fliers \$60.</p> <p>The deadline is the 20th of each month.</p>