

Oakbend Estates Residents

Barnett Shale Gas Drilling and Mineral Rights

Some exciting news for all of the residents of Oakbend Estates. Chesapeake Energy has purchased the drilling rights on the property north of our subdivision. This is the open land roughly outlined by 121, Sandy Lake, and North Coppell Road. Basically the open grazing area where the first gas well ever punched in Dallas County was established.

Chesapeake has contracted with PFM LLC, a professional land corporation, to have PFM establish oil and gas leases with the land owners surrounding the drilling site. PFM has already sent proposed contracts to some of the residents in the front of the neighborhood and they are working their way through the entire neighborhood. This is being done with all of the neighborhoods surrounding this piece of land roughly outlined by 121, Denton Tap and West Bethel Road. PFM is performing the entire title search to determine if each land owner also owns the mineral rights. If you have received a contract that means the title search is complete and you definitely own the rights.

Monday, June 30th the Oakbend Estates HOA Board of Directors along with representatives from the Woodlands and Villages of Cottonwood Creek met with representatives from PFM. It is clear that their objective is to sign up as many residents as possible at the lowest possible price. One of our board members has received this contract proposal and it offers \$6000 per acre or a minimum of \$1,000 per lot and 25% royalty on the marketable oil and gas for the life of the well. While this may seem attractive, it certainly is not the best offer that can be obtained.

It is our objective as a board to do better for all of the residents of Oakbend Estates. We will be reaching out to all of our neighbors in surrounding neighborhoods that have been targeted by PFM to establish a coalition with which we can better negotiate with PFM and Chesapeake. We have been researching what other neighborhoods have done and we are confident that not only can we get a much larger bonus and better royalty terms but a better contract with terms that are favorable to us as property owners. The current contract offer is very complicated and does little or nothing to protect your property rights.

So we ask you to wait before signing any contract that you have received and that you consider joining our burgeoning coalition. [web site info to follow] We will have a neighborhood meeting as follows:

Meeting:

SATURDAY JULY 12TH William P Cozby Public Library 2:00 PM