

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
HELD IN THE DISTRICT OFFICE AT FORT WORTH, TEXAS, ON  
THE 15TH DAY OF JUNE, 1954, AT 1:30 P.M.

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The call of the roll disclosed the presence or absence of the Directors as follows:

PRESENT

Joe B. Hogsett  
Houston Hill  
W. L. Pier  
Lacy Boggess

ABSENT

A. T. Seymour, Jr.

Also present were Messrs. Sidney L. Samuels, General Counsel of the District; C. L. McNair, General Manager of the District; Ben F. Hickey, Land Agent and Office Manager of the District and Marvin C. Nichols of the firm of Freese and Nichols, Consulting Engineers for the District.

Director Hogsett acted in his capacity as President, and Director Lacy Boggess acted in his capacity as Secretary, whereupon proceedings were had and done as follows:

1.

The minutes of the prior meeting, June 11, 1954 having revealed that Mr. Lacy Boggess had been selected as a Director to take the place vacated by Mr. Dan H. Priest (Mr. Priest having resigned his position of Director) and it further appearing at this meeting that Mr. Boggess had signed the oath of office and executed the bond as provided by law, and it further appearing that Mr. Boggess is now and has been for years a citizen of the State of Texas and the owner of land within the District, thereupon the selection of Mr. Boggess as such Director was once again

ratified and confirmed by the Board of Directors so that he, the said Lacy Boggess as such Director is hereby invested with all and singular the powers and responsibilities of such position and is to serve in that capacity until the second Tuesday in January, 1955 and until his successor is duly elected and qualified. All the Directors voted aye thereon.

On motion of Director Pier seconded by Director Hill, Mr. Lacy Boggess was duly elected as Secretary of the District to take the place once held by Mr. Dan H. Priest who had resigned. All the Directors voted aye thereon.

2.

The Directors had previously received copies of the minutes of a meeting held June 8, 1954 at 1:30 P.M., in the District Office, Fort Worth, Texas, and having found no objections thereto, it was ordered that they be approved, signed and placed on record.

3.

On motion of Director Hill, seconded by Director Pier, Voucher-checks #5371 to #5399, inclusive, were approved, having theretofore received the approval and verification of Mr. J. M. Williams, County Auditor, who by virtue of the Statutes is the Auditor of this District as well. All the Directors present voted aye thereon.

4.

On motion of Director Pier, seconded by Director Hill, the tax rate of the District was established at the same total rate as ~~is~~ heretofore, that is to say 32¢ on the \$100.00 of tax valuation on property within the District. The motion having been

submitted to the Directors, each and all voted aye thereon, and it was so ordered.

5.

Mr. Nichols presented to the Board for its approval schedules of rates for labor in the demolition of the Old Cold Springs Road Bridge, and these rates have been heretofore employed on such type of work and that the approval of same was usual and customary. On motion of Director Pier and seconded by Director Boggess, such rates were authorized by the Directors and all Directors voted aye thereon. Such schedule is attached to these minutes and made a part hereof.

6.

Mr. Ben F. Hickey, Office Manager and Land Agent of the District presented to the Board for consideration and approval the following contracts for the purchase of the various properties in Brookside Annex and Brookside Acres in the City of Fort Worth.

1. ROBERT H. HANNA and wife, JO ELLA HANNA - \$1,200.00

All of Lot #6, Block #11, Brookside Annex, an Addition to the City of Fort Worth, Tarrant County, Texas.

2. W. B. HARRIS - \$1,500.00

Lots #9 and #10, Block #14, Brookside Annex

3. W. L. MILLER and wife, NELLIE MAE MILLER - \$100.00 as per Supplement to Contract of Sale

Lot #18, Block #14, Brookside Annex

4. H. F. DEBENPORT ESTATE HEIRS - \$2,250.00

A portion of Lot #2, Block #1, Brookside Annex to City of Fort Worth, Texas, beginning at a point in East line of said Lot #2, 131.9' from N. E. corner; thence south

along East line 130.5'; THENCE South 73° 17' West 104.4'; THENCE North along West line of said lot 130.5'; THENCE North 73° 17' East 104.4' to place of beginning and containing thirteen thousand and fifty (13,050) square feet.

5. NINA HEWETT - \$10,035.00

A portion of Lot #116 of Brookside Acres, an Addition in the City of Fort Worth in Tarrant County Texas, as same appears on the map of record in Vol. 388-A, page 81 of the deed records of said Tarrant County.

BEGINNING at the northeast corner of said lot 116. THENCE South no degrees 20 minutes East, along the east line of said lot, 106-7/10 feet.

THENCE North 82 degrees 10 minutes West 111-2/10 feet to a point in the west line of said lot.

THENCE North no degrees 20 minutes West, along said line, 101 feet to the northwest corner of said lot.

THENCE South 85 degrees 03 minutes East, along the North line of said lot, 110-5/10 feet to the place of beginning and containing eleven thousand four hundred twenty-four (11,424) square feet.

6. JOE GRIMSLEY and wife - \$3,650.00

All of Lot #3 of Block #1 of Brookside Annex as same appears on the map of record in Vol. 388-A, page 86 of the deed records of Tarrant County, Texas.

7. J. T. GRIFFIN and wife, KATHERINE GRIFFIN - \$4,480.00

A portion of Lot #17, in Block #11 of Brookside Annex to the City of Fort Worth in Tarrant County, Texas, and all improvements located thereon, said portion of lot being more particularly described as follows: BEGINNING at the N. E. corner of Lot #17, thence west along the North line of said lot 72.4 ft., thence in a S. Easterly direction to intersection at a point that is 125' from the said N. E. corner; embracing a triangle of approx. 4525 sq. ft. out of said Lot #17.

On motion of Director Hill, seconded by Director Pier such purchases were authorized and appearing to the Board that the acquisition of such purchases was necessary to the completion of the Floodway, all the directors voted aye thereon.

7.

Mr. Ben F. Hickey, Office Manager and Land Agent for the District, presented to the Board for its action thereon field notes for seven (7) tracts of land within the corporate boundaries of the City of Fort Worth, immediately contiguous to the work now being performed by the Federal Army Engineers pursuant to an Act of Congress for the straightening and widening of the channel of the Trinity River, which extends through Fort Worth and part of the territorial area of this District. Mr. Hickey reported that each of said tracts hereinafter described are absolutely necessary to the completion of the plans and work of such Federal Army Engineers now in process of construction and that such engineers require that the District acquire such tracts by the exercise of eminent domain. Mr. Hickey further reported that he had been unable to negotiate with the owners of the seven (7) said tracts of land and that it was necessary, in his opinion, that such tracts be condemned in fee simple to the use of the District under the law governing eminent domain. Mr. Hickey further reported that the seven (7) tracts of land with the owners thereof are as herein set forth, to-wit:

1. DORA C. GRAHAM

Lot #13, Block #3, Brookside Annex addition to the City of Fort Worth, Texas, and all improvements thereon.

2. KATHLEEN B. BROWDER

A portion of Lot 115 of Brookside Acres, an Addition in the City of Fort Worth in Tarrant County, Texas, as same appears on the map of record in Vol. 388-A, page 81 of the deed records of said Tarrant County.

BEGINNING at an iron for the northeast corner of said lot 115.

THENCE South, along the east line of said lot, 103-2/10 feet to an iron.

THENCE North 86 degrees 50 minutes West 110-6/10 feet to a point in the west line of said lot.

THENCE North no degrees 20 minutes West, along said line, 106-7/10 feet to the northwest corner of said lot.

THENCE South 85 degrees 03 minutes East, along the north line of said lot, 111-5/10 feet to the place of beginning and containing eleven thousand six hundred thirty-six (11,636) square feet.

3. F. J. FRANCIS AND E. C. PAYNE

A portion of lot 4 of block 1 of Brookside Annex, an Addition in the City of Fort Worth in Tarrant County, Texas as same appears on the map of record in Vol. 388-A page 86 of the deed records of said Tarrant County and embracing a portion of that portion of said lot conveyed to F. J. Francis and E. C. Payne by a deed of record in Vol. 1851, page 248 of said Deed Records.

BEGINNING at a stake at the northeast corner of said Francis and Payne tract from which an iron at the northwest corner of lot 6 in said block bears east 35 feet.

THENCE South 14 degrees 28 minutes East, along the east line of said tract, 43 feet to a stake set on a curve whose radius bears south 12 degrees 35 minutes east 676-78/100 feet.

THENCE South 75 degrees 21 minutes West, along said curve, 48-7/10 feet to a stake at the end of said curve.

THENCE South 73 degrees 17 minutes West 29-8/10 feet to a stake set in the west line of said lot 4 and of said Francis and Payne tract.

THENCE North, along said line, 62-4/10 feet to a stake at the northwest corner of said Francis and Payne tract.

Thence East, along the north line of said tract 65 feet to the place of beginning and containing 3510 square feet or eight hundred five ten-thousandths (0-0805/10000) acres.

4. W. C. DUNN AND WIFE, GLADINE DUNN

A portion of lots 4 and 6 of block 1 of Brookside Annex, an Addition in the City of Fort Worth in Tarrant County, Texas, as same appear on the map of record in Vol. 388-A, page 86 of the deed records of said Tarrant County; and embracing portions of the tracts conveyed to W. C. Dunn by

deeds of record in Vol. 1812, page 33 of said Deed Records hereinafter referred to as "First Tract", and in Vol. 1578, page 49 of said Deed Records hereinafter referred to as "Second Tract", and in Vol. 1655, page 87 of said Deed Records, hereinafter referred to as "Third Tract".

BEGINNING at a stake set in the north line of said lot 6 for the northeast corner of said "First Tract".

THENCE South 64 degrees 13 minutes West, along the north line of said lot 6 and of said "First Tract", 35 feet to an iron for the northwest corner of said lot and tract and being the north corner of said "Second Tract" and in the east line of said "Third Tract".

THENCE North, along the east line of said lot 4 and of said "Third Tract", 170 feet to a pipe for the northeast corner of said lot and tract.

THENCE West, along the north line of said lot, 50 feet to a stake.

THENCE South 89-5/10 feet to a stake set in a curve having a radius of 801-78/100 feet.

THENCE South 76 degrees 03 minutes West, along said curve, 51-5/10 feet to a stake set in the west line of said lot 4 and of said "Third Tract", which stands 101-9/10 feet from the northwest corner of said lot.

THENCE South, along the west line of said lot and tract, 68-1/10 feet to a stake set at the northwest corner of a tract conveyed to F. J. Francis and E. C. Payne by a deed of record in Vol. 1851, page 248 of said Deed Records.

THENCE East, along the north line of said tract, 65 feet to its northeast corner.

THENCE South 14 degrees 28 minutes East, along the east line of said tract, 43 feet to a stake set in a curve having a radius of 678-78/100 feet.

THENCE North 79 degrees 41 minutes East, along said curve, 53-5/10 feet to a stake at the end of said curve.

THENCE North 81 degrees 57 minutes East 10 feet to a stake at the beginning of a curve to the left having a radius of 859-02/100 feet.

THENCE North 81 degrees 37 minutes East, along said curve, 10 feet to a stake set in the east line of said "First Tract".

THENCE North 20 degrees 39 minutes West, along said line, 47-6/10 feet to the place of beginning and containing fifteen thousand one hundred thirty-five (15,135) square feet.

BEGINNING at a point in the east line of lot 6, block 1, BROOKSIDE ANNEX to City of Fort Worth, Texas, said point being in the toe of the slope at the south side of a levee; THENCE South along said east line a distance of 10 feet; THENCE in a easterly direction 10 feet south of and parallel to the above mentioned toe of slope to a point in the east line of a tract of land conveyed by W.C. Dunn and

wife, Gladine Dunn to F. J. Francis and E. C. Payne by Deed of Records, Tarrant County, Texas;  
THENCE North along said east line a distance of 10 feet to a point in said toe of slope;  
THENCE Easterly along said toe of slope to point of beginning.

5. GEORGE PRIRIPES

A portion of lot 114 of Brookside Acres, an Addition in the City of Fort Worth in Tarrant County, Texas, as same appears on the map of record in Vol. 388-A, page 81 of the Deed Records of said Tarrant County, Texas.  
BEGINNING at an iron for the southwest corner of said lot 114 in the east line of Churchill Road.  
THENCE North 4 degrees 57 minutes East, along the west line of said lot, 4-9/10 feet.  
THENCE South 82 degrees 10 minutes East 98-1/10 feet to the northwest corner of lot 116 of said Addition and the beginning of a curve to the left having a radius of 513-69/100 feet.  
THENCE Northeasterly, along said curve, 222-6/10 feet to a pipe for a reentrant corner in the easterly line of said lot 114.  
THENCE South, along the most westerly east line of said lot, 38-8/10 feet to an iron for the most southerly southeast corner of said lot.  
THENCE North 85 degrees 03 minutes West, along the most southerly south line of said lot, passing the northwest corners of lots 115 and 116 of said Addition, in all 320 feet to the place of beginning and containing two thousand eight hundred eighty-nine (2889) square feet.

6. GUS S. PHIRIPIS

A portion of the J. Watson Survey, situated about 3-1/4 miles West from the Courthouse in Tarrant County, Texas and embracing a portion of the tract conveyed to Gus S. Phiripis by a deed of record in Vol. 829, page 537 of the deed records of said Tarrant County.  
BEGINNING at a stake set for the northeast corner of said Phiripis tract, in the west line of Isbell Road.  
THENCE South 73 degrees West, along the northwest line of said tract, 1326-9/10 feet to a pipe at the northwest corner of said tract.  
THENCE South, along the west line of said tract, 142 feet to an iron.  
THENCE South 88 degrees 06 minutes East 43-9/10 feet to a stake.  
THENCE North 73 degrees East 1263-1/10 feet to a stake.  
THENCE South 18 degrees 10 minutes East 55 feet to a stake set in the east line of said tract in the west line of Isbell Road.



THENCE North no degrees 16 minutes West, along said line, 214-5/10 feet to the place of beginning and containing four and five thousand seven hundred forty-eight ten-thousandths (4-5748/10000) acres.

7. BERRY W. ATWOOD

Lot #9, Block #4, Brookside Annex addition to the City of Fort Worth, Tarrant County, Texas.

Following the recitation of the description of the seven (7) tracts of land hereinabove set out for which condemnation under eminent domain to the uses of the District is necessary, Director Hill, seconded by Director Pier, moved the adoption of the following Resolution:

"BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE:

It appearing to the Board, and the Board having so found, that it is necessary to the uses of the District in widening and straightening the channel of the Trinity River, within the borders of the District for the purposes of flood protection, a step which is essential to the welfare and safety of lives and property within the District, it is necessary that the said Tarrant County Water Control and Improvement District Number One acquire for such purposes the tracts of land hereinabove set forth and described in the minutes of this meeting preceding the enactment of this resolution, and it further appearing that negotiations were had between the representatives of this District and the owners of said properties and that the said District, through its agent and representatives, has been unable to agree upon a price or compensation with said owners for the acquisition

of said lands,

NOW, THEREFORE: Be it further resolved that the attorneys for the District be, and they are hereby authorized, empowered and instructed to proceed with the condemnation under the right of eminent domain of said properties, and that the procedure to be employed for this purpose is contained in the provisions of Title 52 Eminent Domain of the Revised Civil Statutes of Texas of the year 1925, as therein provided for counties, reference to which is made in subdivision a. of Art. 7880-126 on page 329 of Vol. 21 of Vernon's Civil Statutes of the State of Texas, and to take such other and further steps in connection therewith as may be appropriate and necessary to condemn such properties to the uses of said District as hereinabove provided."

The resolution having been submitted to the Board by the President, all the Directors present voted aye thereon, and the motion to adopt such resolution was declared carried and adopted.

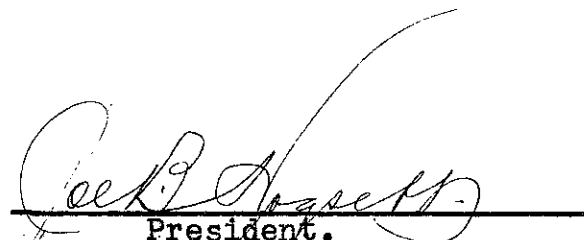
8.


Mr. Hickey informed the Board that the Federal Army Engineers had agreed to a change of route for the relocation of the Levee in the Crestwood Addition and therefore the contemplation or plan of building the levee on part of Greenwood Cemetery was abandoned and the route changed so that it would not touch any part of said cemetery area with the exception of approximate .3 of an acre on the east end of property, and arrangement are being made with said Greenwood Cemetery Association for easement over same.

Mr. Hickey further stated that it is estimated by the Army Engineers that the approximate cost of changing such route would involve an estimate of \$75,000.00, but payment therefor will be based on actual Contract Bid and Unit Prices to be determined by the said Corp of Engineers when approved by the Engineers of this District. On motion of Director Pier, seconded by Director Hill such change of route was ratified by the Board. Each and all the Directors voted aye thereon.

9.

There being no further business before the Board, the meeting adjourned.

  
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President.

  
\_\_\_\_\_  
Secretary.

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
DIRECTOR'S BOND

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STATE OF TEXAS            §  
                                  §            KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT      §

ON JUNE 11, 1954, DAN H. PRIEST resigned as a Director of TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, thus creating a vacancy in the Board of Directors of Tarrant County Water Control and Improvement District Number One. The term of office for which said DAN H. PRIEST was elected will expire on the second Tuesday in January, 1955; and

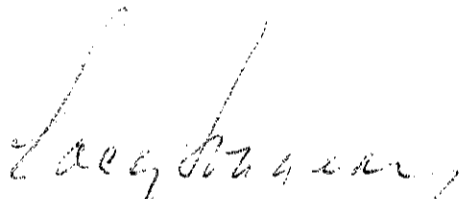
WHEREAS, on the 11th day of June, 1954, the Board of Directors of the District, in the manner provided by law, chose and appointed LACY BOGGESS, of Tarrant County, Texas, to serve as such Director, for the unexpired portion of the term of office, of the said DAN H. PRIEST, as a director of said Tarrant County Water Control and Improvement District Number One, for the unexpired term, aforesaid:

NOW, THEREFORE, we, the said LACY BOGGESS, of Tarrant County, Texas, as principal, and the SEABOARD SURETY COMPANY, a corporation, duly authorized by the laws of Texas, to enter into this obligation, as surety, do hereby jointly and severally acknowledge ourselves held and firmly bound to pay to the said TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, its successors and assigns, the penal sum of FIVE THOUSAND (\$5,000.00) DOLLARS, conditioned that the above mentioned LACY BOGGESS, in his capacity as such Director during his incumbency as such Director, will faithfully perform all and singular his duties as such Director,

in keeping with the law in such cases made and provided. And, further, that he will well and truly account to the said District for all moneys and properties belonging to the District which may come into his hands or under his control as such Director.


On the fulfillment of the above defined conditions by him, the said Lacy Boggess, this obligation shall become null and void; otherwise, this obligation shall remain in full force and effect.

WITNESS OUR HANDS in the City of Fort Worth, Tarrant County, Texas, on this the 15<sup>th</sup> day of June, A. D. 1954.



Lacy Boggess, as Principal.

SEABOARD SURETY COMPANY,

By   
Attorney-in-fact, as Surety.

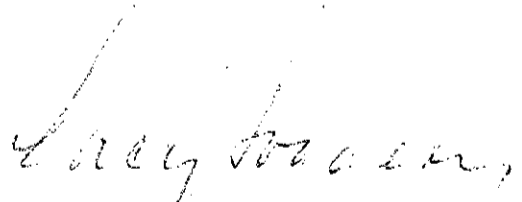
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
DIRECTOR'S OATH OF OFFICE

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STATE OF TEXAS    §  
                          §  
TARRANT COUNTY   §     BEFORE ME, the undersigned authority, on this  
the 15th day of June, A. D. 1954, personally appeared  
Lacy Boggess, and he being by me duly sworn on oath does say:

I, Lacy Boggess, do solemnly swear that I will faithfully execute the duties under the law as a Director of Tarrant County Water Control and Improvement District Number One (a corporate body politic of the State of Texas), and that I will to the best of my ability preserve, protect and defend the Constitution and Laws of the United States and of the State of Texas, and I further solemnly swear that I have not directly or indirectly paid, offered, or promised to pay, contributed or promised to contribute any money or thing of value, or promised any public office or employment to any person whomsoever, as a reward for the giving or withholding of a vote in my selection as such Director of Tarrant County Water Control and Improvement District Number One.

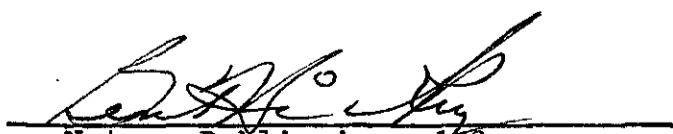
I further make oath that I will not be directly or indirectly interested in any contract with, or claim against the District above mentioned, except such moneys as may be lawfully paid to me as fees of office in my said capacity as such Director, so help me God.



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Lacy Boggess

Sworn to and subscribed before me by the said Lacy Boggess,  
on the day and year above written.



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Notary Public in and for  
Tarrant County, Texas.

BEN E. HICKNEY, Notary Public,  
in and for Tarrant County, Texas.