

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 29TH DAY OF JUNE, 1955, AT 1:30 P. M.

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

PRESENT

Joe B. Hogsett
Houston Hill
Lacy Boggess
W. L. Pier
A. T. Seymour, Jr.

Also present were Messrs. Sidney L. Samuels, General Counsel of the
District, Ben F. Hickey, General Manager of the District and C. L.
McNair, Manager of Lake Properties.

Director Hogsett acted in his capacity as President, and
Director Boggess acted in his capacity as Secretary, whereupon pro-
ceedings were had and done as follows:

1.

On motion duly made and seconded, the minutes of the
meeting of June 9, 1955 were read and approved by the Directors
present and it was accordingly so ordered.

2.

On motion of Director Pier, seconded by Director Boggess,
voucher-checks #6723 to #6788, 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 voted aye
thereon.

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3.

Mr. C. L. McNair, Manager of Lake Properties for the District, presented to the Board two lease transfers, with the recommendation that they be passed by the Board.

(1) Present Lessee, Mr. A. C. Faucett, Tracts No. 306 and 309, Eagle Mountain Lake, be transferred to Mr. B. Q. Barton.

(2) Present Lessee, Mr. I. V. Robinson, Tract No. 1, Bridgeport Lake, be transferred to Mr. N. B. Ringgold.

Director Boggess moved, seconded by Director Seymour that the transfers be approved, subject to Mr. Barton's and Mr. Ringgold's giving the District their written acceptance of the leases, it was so ordered.

4.

Mr. McNair presented to the Board, a letter from Mrs. J. P. Lumpkin, asking to purchase land located on Walnut Creek in Parker County. It was moved by Director Pier, seconded by Director Seymour, that the District advertise and give notice through newspapers of general circulation in the District of the intent of the District to sell three certain tracts of land in Parker County, Texas, embracing in the total 382.68 acres; which said lands were purchased from W. J. Porter, J. L. Hodgkins and J. C. Garlitz; further, that the three tracts should be offered for sale in two parcels as hereinafter set out:

Parcel No. 1 - Purchased from W. J. Porter..... 152.03 acres
 Purchased from J. L. Hodgkins..... 25.96 acres
 Total Parcel No. 1..... 177.99 acres

#888

Parcel No. 2 - Purchased from J. C. Garlitz..... 212.80 acres
Less land east of Azle to Boyd
road.... 8.11 acres
Total Parcel No. 2..... 208.69 acres

Further, the advertisement of such notice should recite, among other things, that additional description of the lands could be ascertained by calling at the office of the District in Fort Worth, Texas, where plats would be exhibited to any person interested in the purchase thereof.

Further, it should be particularly set out and recited in the advertisement of notice of sale that the District would retain and reserve to itself an undivided one-half of the minerals in, and under the lands, including oil, gas and other minerals whether such other minerals be like or unlike. Also that the said property, if sold in response to satisfactory bid or bids, should be sold on terms of not less than one-third cash and the remainder in deferred Vendor's Lien notes payable on or before as the Board should direct, and bear 5 per cent interest from date, payable in annual installments, and further, that the deferred purchase money notes should, in addition to the Vendor's Lien, be secured by Deed of Trust Lien on the properties. Further, in addition to the foregoing reservations, that the deed or deeds of conveyance from the District should recite that the purchaser take the property subject to flood easements of the District and waive for himself and his successors and assigns any claim for damages of any kind whatsoever as against the District, its agents and servants on account of the submergence of the said lands, or any part thereof, by waters emanating from any source and regardless of whether such invasion by waters occurred from any act

or omission on the part of the District or its successors and assigns.

The motion having been put to the Board, all members present voted aye thereon.

5.

Mr. Ben Hickey brought to the attention of the Board, that the City of Fort Worth, since 1950, had annexed certain territory to its corporate limits, by ordinance, as per certified copies attached to these minutes; Mr. Hickey asked Mr. Sidney Samuels, General Counsel for the District, to explain the requirements of the law regarding such annexation, whereupon Mr. Samuels called to the attention of the Board the requirements of the law applicable to such Districts as this, concerning the retention or exclusion of lands within the corporate limits of the City of Fort Worth. The General Counsel stated that by virtue of Art. 7880-75A of Vernon's Civil Statutes, it was provided that whenever a Water Control and Improvement District, such as District Number One, had been established to be in fact "a Municipal District", which would include the total area of any city or town, then the boundaries of such city, when extended through the annexations of additional territory, would automatically become part of the area of such Districts, but such additional area would not become a final part thereof until, by virtue of the statute (Art. 7880-75A above mentioned) a hearing was had before the Board of Directors of the District after due publication of notice to that effect prescribed by the statute, in which on petitions duly filed with the Board, the retention or exclusion of such property, or any part thereof, should be determined by the Board. A certified copy of the ordinances with the description

therein of the territories thus annexed by the City of Fort Worth, are attached in folio to these minutes and made a part hereof as if specifically incorporated herein.

General Counsel further pointed out that under the terms of the law, the hearing on such petitions should be had not less than thirty days nor more than forty days from the date of the first publication of such notice, be then presented and read to the Board the full text of such notice, which was ordered to be embodied in the minutes and attached to same in folio.

The foregoing matters having been considered by the Board, and it appearing that a hearing is legally essential to consider and determine such matters as affecting property owners in the territory under the provisions of the above Ordinances, thereupon, on motion of Director Hill, seconded by Director Pier, it was resolved that said notice should be published in the Fort Worth Star-Telegram and the Fort Worth Press, both of which are newspapers of general circulation, in conformity with the provisions of Art. 7880-75A, and that the date for such hearing be fixed for the consideration of petitioners for exclusion of property and for the hearing of evidence thereof. It was further resolved that such notice should be published once a week for three consecutive weeks.

6.

Mr. William Brown, Attorney for the District, presented to the Board a letter from Mr. Scott Daly, representing Mr. W. C. Dunn, Mr. J. F. Francis and Mr. E. C. Payne, the above mentioned Dunn, Francis, and Payne, being property owners in the Brookside Area, who are asking for damages suffered their property and business due to the Flood Con-

trol work in that area. After some discussion, the Board asked Mr. William Brown and Mr. Ben Hickey to study the situation and report to the Board of their findings.

7.

Mr. Ben Hickey presented to the Board the following list of securities held and owned by the Tarrant County Water Control and Improvement District Number One. These securities were and are symbolized and represented by Trust Receipts as follows, to-wit:

<u>TRUST RECEIPT NO.</u>	<u>AMOUNT</u>	<u>FUND</u>
SK NO. 6416	\$ 100,000.00	Maintenance
SK NO. 6513	100,000.00	Maintenance
SK NO. 2726	2,500,000.00	Construction
SK NO. 6685	100,000.00	Maintenance
SK NO. 6760	200,000.00	Interest & Sinking
SK NO. 6662	124,000.00	Maintenance
SK NO. 6657	100,000.00	Maintenance
SK NO. 2190	100,000.00	Interest & Sinking
SK NO. 2199	50,000.00	Interest & Sinking
SK NO. 2191	100,000.00	Interest & Sinking
SK NO. 2193	100,000.00	Interest & Sinking
SK NO. 2192	100,000.00	Interest & Sinking
SK NO. 2196	50,000.00	Interest & Sinking
SK NO. 2194	150,000.00	Interest & Sinking
SK NO. 2197	50,000.00	Interest & Sinking
SK NO. 2195	100,000.00	Interest & Sinking
SK NO. 2198	175,000.00	Interest & Sinking
SK NO. 2178	45,000.00	Maintenance
SK NO. 2200	10,000.00	Interest & Sinking
SK NO. 2201	25,000.00	Interest & Sinking
TOTAL	\$ 4,279,000.00	

The foregoing Trust Receipts are kept, controlled and deposited in the lock box of the District in the Continental National Bank, the Depository selected for that and other purposes. The foregoing Trust Receipts represent a total in amount of \$4,279,000.00 Par Value. After the Trust Receipts were checked by Director Pier, they were found to be correct and ordered approved by the Board.

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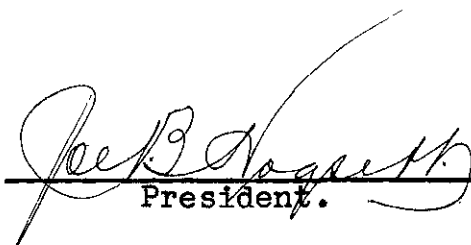
Mr. Ben Hickey asked authority of the Board to place in the Safekeeping Department of the Fort Worth National Bank the \$55,000.00 notes of J. D. Craft. It was the unanimous opinion of the Directors that the said notes be placed in Safekeeping of the Fort Worth National Bank, and that Mr. Hickey exhibit the Safekeeping Receipt for the \$55,000.00 at the next meeting.

8.

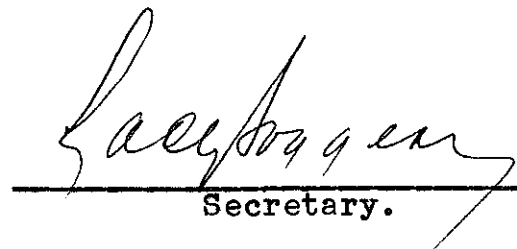
There was requested from Mr. Ben Hickey, acting as Land Agent for the District, the authority to purchase from Tarrant County, Texas, in the amount of \$6,450.00, a tract of land, needed in Program "B", and more particularly described in Vol. 2772, Page 299 of the Deed Records of Tarrant County, Texas; whereupon, Director Pier, seconded by Director Hill, with all present voting aye, moved that a voucher-check in the amount of \$6,450.00 be drawn to the order of the Treasurer of Tarrant County, Texas for the payment of above described land.

9.

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



President.



Secretary.

WANT AD INVOICE

From The FORT WORTH STAR-TELEGRAM, Fort Worth, Texas

JUL 21 1955

To Tarrant County Water Control & Improvement District #1

Fort Worth 2, Texas

Approve Payment

MISCELLANEOUS MAINTENANCE

By <u>[Signature]</u>	
168 dislines 2 Times	\$ 151.20
Charge for 3 Affidavits	\$ 3.00
Total	\$ 154.20

How ordered: Mornings & Evenings

Date started July 11, 1955 To expire July 18, 1955

Class No. Bids Signed: Joe B. Hogsett, President

Clipping

NOTICE OF INTENT TO SELL

Notice of Intent to sell two tracts of land in accordance with the provisions of the law governing such matters, Tarrant County Water Control and Improvement District Number One gives notice of its intent to sell upon terms and conditions to be prescribed and imposed by its Board of Directors, the following lands, situated west of the Azle to Boyd Road, adjacent to Walnut Creek, in Parker County, Texas,

Tract No. One—177.99 acres of land, same being 152.03 acres, purchased from W. J. Porter, and 25.96 acres purchased from J. L. Hodgkins.

Tract No. Two—204.69 acres of land, being all of the land purchase from J. C. Garlitz, excepting 8.11 acres situated east of the Azle Boyd Road.

The District proposes to receive bids on each of the foregoing two tracts of land at an alternative bid on the total acreage contained in Tracts One and Two.

In the event a purchase becomes effective, the District will reserve and retain to itself an undivided one-half of the mineral estate, also flood easements protecting the District from damage of water from any source, regardless of the cause.

Specific description of the lands proposed to be sold, and other and further particulars concerning the same may be had by applying at the office of the District.

All proposals to purchase shall be in writing and submitted as a sealed bid signed by the proposed purchaser or by his agent, and must be filed not later than 1:15 P. M. Monday, August 1, 1955, at the office of the District, 506 Danciger Building, corner 5th and Throckmorton Streets, Fort Worth, Texas.

All Sealed bids or proposals so received shall be publicly opened and read aloud by the Directors of the offices of the District at 1:30 P. M. Monday, August 1, 1955, or as soon thereafter as practicable.

The District, through its Board of Directors, expressly reserves the right to prescribe the terms, consideration, restrictions and reservations that shall be recited in the conveyance of such property. The right to reject any and all proposals or tenders of purchase is reserved by the District.

JOE B. HOGSETT, PRESIDENT
TARRANT COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NUMBER ONE.
506 DANCIGER BUILDING
FORT WORTH, TEXAS.

JUL 21 1955

THE STATE OF TEXAS,
County of Tarrant

Before me, a Notary Public in and for said County and State, this

day personally appeared.....W. F. Morgan....., bookkeeper
for The Fort Worth Star-Telegram, ~~Morning~~ published by the Carter
Publications, Inc., at Fort Worth, in Tarrant County, Texas; and who,
after being duly sworn, did depose and say that the following clipping

of an advertisement referring to Bids. to
sell two tracts of land situated
west of the Azle to Boyd Road adja-
cent to Walnut Creek, in Parker...
County, Texas

was published in the above named paper on

..... July 11, 18, 1955 - Mo

Signed..... *W. F. Morgan*

Subscribed and sworn to before me, this th

..... 1955..... *W. F. Morgan*

PASTE AD HERE

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