

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 13TH DAY OF JANUARY, 1956 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

ABSENT

W. L. Pier
A. T. Seymour, Jr.

Also present were Messrs. William Brown, 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 December 30, 1955 were read and approved by the Directors
present and it was accordingly so ordered.

2.

On motion of Director Boggess, seconded by Director Hill,
voucher-checks #7486 to #7493, 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.

3.

Mr. Ben Hickey called to the attention of the Directors,

that at a meeting of the Board, held on April 29, 1955, there was presented, a request for this District to participate in a joint program with the City of Fort Worth, in the acquisition of right of way for a proposed new channel cut, parallel to the proposed Turnpike, at an estimated contribution by this District of \$27,500.00 towards the acquisition costs. It was pointed out at that time that both the City, by obtaining a fill for the new Beach Street extension, and the District, by obtaining a realignment of the river, and of Sycamore Creek, would relieve, to a great extent, the present threat of flood hazard in the Riverside Drive Area, and further that this realignment and new channel would eliminate the shoaling in the existing 200' channel from Sta. 14 / 50 to the vicinity of the 4th Street Bridge, which must in the near future be corrected, or considerable damage will be done the entire flood control program.

All the proposed work was to be accomplished by a grading contract, that is the selling of borrow material to the Texas Turnpike Authority, for the construction of the Turnpike. Mr. Hickey also brought out that the attorneys for the District had given their written opinion that the District was acting within their authority by participating in Program, also the engineers for the District, Freese & Nichols had presented a written opinion, in which they stated;

"It is noted that Sycamore Creek will be straightened. This will be of great benefit in the relief from floods along Sycamore Creek and East Lancaster.

We believe the proposal of Mr. Davis comes within the bounds of Program B in respect to both Sycamore

Creek and the West Fork.

It will result in substantial benefit.

We recommend that the District participate in the acquisition of right of way as proposed by Mr. Davis."

This was signed by Marvin C. Nichols. It was also pointed out that the Directors passed a resolution authorizing Mr. Ben Hickey to proceed with the joint program and be authorized to contribute the \$27,500.00 towards the cost of acquisition of right of way.

Mr. Hickey stated that numerous meetings were held with the City of Fort Worth officials and those of the Turnpike Authority, during the following months and it was finally resolved by the City that there were several items that they, the City, could not overcome, and requested that the District attempt to work out a plan;

Whereupon, Mr. Hickey stated that the District had in the past three months, worked out a plan with the Texas Turnpike Authority (a copy of the contract being attached to these minutes) whereby the District would acquire a tract of land, being 350 feet in width and approximately 7000 feet long, in fee from the various owners, then sell to the Authority, the "borrow", or dirt needed to build the Turnpike, and he further pointed out that the contract, called for a minimum payment for borrow of \$43,750.00 from the Authority, with the right to sell them more if needed, and it was at this time Mr. Hickey asked for authority to purchase, stating that all agreements, contracts and plans had been approved by the attorneys and engineers for the District, from the following owners, land needed for the borrow area; being:

J. A. Womble and wife Ethel Womble for 12.159 acres out of Blocks 4, 10 and 11, Sycamore Heights	\$ 25,000.00
Simon Smith for 2.75 acres out of James Sanderson Survey	2,750.00
Emmons R. Bahan, et al for 7.9 acres out of Block 8, 9 and 15 Sycamore Heights	7,900.00
Nona F. Greene joined by husband L. A. Greene for 9.7 acres out of B. E. Waller Survey	9,700.00

These transactions to be held in the usual way, that of closing through Rattikin Title Company, with the checks being drawn on the Construction Account totaling \$45,350.00, and with the proceeds from the sale of borrow, in the minimum guaranteed amount of \$43,750.00, to be deposited to the Construction account, when received from the Turnpike Authority. It was pointed out that the arrangement would result in the construction of an auxiliary channel for the West Fork which would be of great benefit in the reduction of flood danger in the Sycamore Creek - Riverside Drive area. Further it was pointed out that the overall cost to the District had been reduced from the original projected cost of \$27,500.00 to a figure considerably less than that. After discussion, Director Hill made the motion that checks, as described above, totaling \$45,350.00, be issued for the land required for the borrow area, this was seconded by Director Boggess, with all present voting aye thereon.

4.

There was offered to the Board, an opportunity to purchase twenty-five (25) Par Value \$1,000.00 Tarrant County Water Control and Improvement District Number One, Series 1950 Bonds at a cost of

93.37, and as explained by Director Boggess, in his motion that the District purchase, with funds from the Construction Account, that this being below par value, and in view of the condition of the Construction Fund reserve, it would be well to purchase these 25 T.C.W.C. & I.D. #1 Series 1950 Bonds, whereupon Director Hill gave second to this motion, with all present voting aye thereon, and it was so ordered.

5.

Mr. Ben Hickey presented to the Directors, an itemized account of the cash received from the check issued by the Directors, in the amount of \$636.00 for the estimated payment of expenses, for election of three Directors held on January 10, 1956. Mr. Hickey explained that \$613.00 was used in payment for judges, clerks, helpers, etc., holding the election. It was the unanimous decision of the Directors that the cash balance of \$23.00, be deposited to the account of the Maintenance Fund, and it was so ordered.

6.

Mr. William Brown, Counsel for the District, presented a letter addressed to the District, in Mr. Brown's care, from Christie, Mitchell and Mitchell Company, dated January 9, 1956, in which they stated:

"We acquired by assignment from Mr. Coke L. Gage certain oil and gas leases on Water Board property in Wise County, Texas, and among the leases a partial interest on a tract described in the second paragraph of page 7 as 394.66 acres.

Of this said tract of land, 142.68 acres had been conveyed to the North Texas Conference of the Methodist Church Board and out of the conveyance the Water Board reserved unto themselves 1/2 of the minerals, but gave the grantee exclusive right to execute oil and gas leases.

On November 18, we acquired a lease on this church property and the lessors asked that the full bonus payment on 142.68 acres be made to them and that you would reimburse us for the first bonus payment - \$7.50 per acre.",

and it was further explained by Mr. Brown, that in the sale of 142.68 acres to the North Texas Methodist Conference, the District reserved one-half mineral interest also one-half lease rental and bonus, thus actually the lease executed to Coke L. Gage on October 18, 1954, should have been reduced 71.34 acres because of the Methodist full lease rights. Mr. McNair pointed out that the North Texas Methodist Conference had leased the 142.68 acres to Christie, Mitchell and Mitchell Company for a bonus of \$15.00 per acre, amounting to \$2,140.20, and had deposited one-half, or \$1,070.10 to the credit of the District in the First National Bank of Bridgeport. Mr. McNair was instructed by the Board to take such steps as necessary and needed, to change the depository for the Water District, in the North Texas Methodist Conference Contract from First National Bank of Bridgeport to Continental National Bank of Fort Worth, Texas. It was the unanimous decision of the Directors, that the District reimburse Christie, Mitchell and Mitchell Company \$535.05, this amount being previously paid District for its one-half of 142.68 acres at a bonus rate of \$7.50 per acre, and \$71.34 rental received for September 18, 1955 to September 18, 1956 rental payment, thus making total reimbursement to Christie, Mitchell and Mitchell Company in the amount of \$606.37, and it was so ordered.

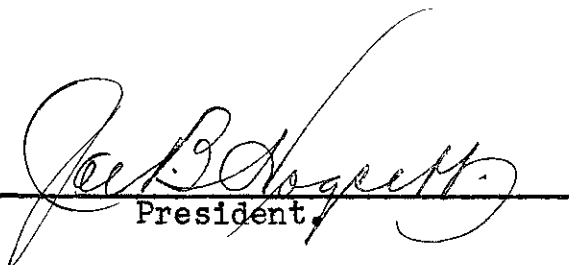
7.

President Hogsett presented to the Directors the monthly report of December, from the Auditor of the District regarding

receipts and disbursements, which was ordered accepted and placed on file in District records.

8.

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



President.



Secretary.