

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
HELD ON THE 23RD DAY OF NOVEMBER, 1962 AT 3:00 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
Wayne E. Newton

Also present were Messrs. Marvin C. Nichols Consulting Engineer for
the District and Ben Hickey General Manager of the District.

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 held November 15, 1962 were read and approved by the Directors
and it was accordingly ordered that such minutes be placed in the
permanent files of the District.

2.

President Hogsett presented the ten (10) bid proposals, as
received by the District at 2:00 P. M. this date, for the construction
of the Burgess Gap Emergency Spillway, located at the Eagle Mountain
Reservoir, and were as follows, to-wit:

<u>NAME OF BIDDER</u>	<u>AMOUNT</u>
Brown & Blakney, Inc.	\$ 243,750.00
Spencer Construction Co., Inc.	342,980.00

NAME OF BIDDER (Continued)

AMOUNT

Adams Bros.	\$ 221,805.00
Wm. A. Smith Construction Co.	310,795.00
Moorman & Singleton	378,717.50
J. D. Shelton	303,025.00
Charles B. Jones	204,047.50
Condon-Cunningham	255,345.00
Cage Brothers	296,997.50
Longview Construction & Development, Inc.	293,687.50

Following a tabulation of the above listed bid proposals, and upon the written recommendation of Freese, Nichols & Endress, Consulting Engineers for the District, Director Boggess made the motion, seconded by Director Pier, that the contract for construction of the Burgess Gap Emergency Spillway, as approved by the Engineers and General Counsel for the District, be now awarded to the Charles B. Jones Construction Company, of Boyd, Texas, under the terms and in the amount of \$204,047.50 as submitted by their executed bid to which was attached a Cashier's Check in the amount of \$7,500.00, as requested by the bid proposal; whereon all Directors voted aye thereon and it was so ordered.

3.

Mr. Ben Hickey, General Manager, gave a detailed resume of the progress in the acquisition of property that will be affected by the construction of the Burgess Gap Emergency Spillway, and in conclusion presented a letter dated November 21, 1962 and signed by Messrs.

C. A. Arthur and H. H. Morse, to-wit:

Tarrant County Water Control and
Improvement District No. 1
Fort Worth, Texas

Attention: Mr. Ben Hickey

Re: Valuation Burgess Land - 100.42 Acres
J. Wilcox Survey Ab. 1702 & 1721,
B. Samora Survey Ab. No. 1384,
According to plat prepared by Hobert Bartlett -
Dated December 1952 and amended December 1960.

Gentlemen:

The undersigned appraisers have undertaken a complete study of the value of the above captioned property in Tarrant County, Texas.

We have been familiar with the property for many years and have recently inspected it on the ground. We are familiar with the boundary lines of the property and with recent sales and offers of purchase in the vicinity.

We have given consideration to the amount of water frontage of the property involved as well as potential subdivision possibilities. However, we have considered the value of the property as based upon a "wholesale" value rather than a "retail" value.

Considering all of the factors involved, it is our opinion that the -

Fair Market Value of the Land, as of this date,

is - - - - - \$178,000.00.

Yours truly,

/s/ C. A. Arthur

C. A. Arthur

HMM:MNB

/s/ H. H. Morse

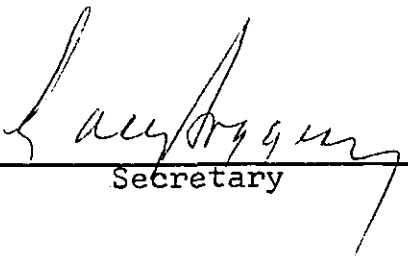
H. H. Morse

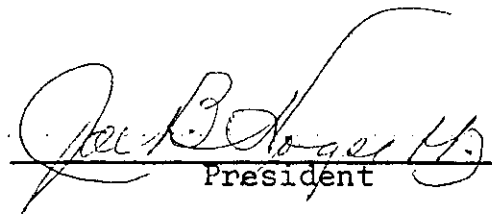
Following a discussion of comparable sales of like property on Eagle Mountain Lake, and the estimated recovery of a portion of the above described property after completion of the emergency spillway, Mr. Hickey recommended that the price of \$178,000.00 be accepted by the Directors as the fair present market value of the above described land; whereon Director Hill, seconded by Director Newton, made the motion that the District purchase the above described tract of land from Mr. John J. Burgess, et al for the net amount of \$178,000.00 upon

receipt of a general warranty deed approved by General Counsel for the District. Upon a vote taken, all Directors voted aye thereon and it was so ordered.

4.

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


Secretary


President