

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
HELD ON THE 27TH DAY OF APRIL, 1965 AT 1:30 P. M.

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

<u>PRESENT</u>	<u>ABSENT</u>
Joe B. Hogsett	Houston Hill
Lacy Boggess	Wayne E. Newton
Clyde A. Penry	

Also present were Messrs. John M. Scott General Counsel 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 April 16, 1965 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.

On motion of Director Boggess, seconded by Director Penry,  
voucher-checks #2536 to #2560 inclusive, Maintenance Fund; voucher-  
checks #265 to #328 inclusive, Construction Fund; voucher-checks  
#115 and #116, Social Security Fund; voucher-checks #2360 to #2386  
inclusive, Cedar Creek Construction Fund and voucher-check #132 to  
#134 inclusive, Revenue Fund were approved and ordered paid upon  
receiving 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, General Manager of the District, requested authority for the District to enter into Contracts for the purchase of the following described tracts of land required for Program D and Program C, and on the following basis for payment, to-wit:

PROGRAM D - WEST FORK:

- (a) Tract #42 - George W. Evans, et ux - North 115 feet of Lot 13, Block 2 Cardinal Addition and all improvements, 5549 Red Cardinal Lane @ \$12,700.00.
- (b) Tract #43 - L. D. Grimes, et ux - Lot 12, Block 2, Cardinal Addition, and all improvements, 5553 Red Cardinal Lane @ \$12,687.00.
- (c) Tract #133 - Leonard Storm, et ux - Lot 13 Trinity Gardens Addition, 6159 Anahauc Street, as recorded in Vol. 1990, Page 93 of Deed Records, and all Improvements @ \$4,000.00.
- (d) Tract #50 - D. L. Brown, et ux - Portions of Lots 8 and 9, Block 2, Cardinal Addition and all improvements 5569 Red Cardinal Lane, as recorded in Vol. 3413, Page 359 of the Deed Records @ \$14,043.00.
- (e) J. B. Dickey - Sanitary Sewer Right-of-Way on land as described in Vol. 3805, Page 129 of Deed Records @ \$775.00 for Easement and Damages.

PROGRAM D - LAKE BRIDGEPORT:

- (a) Tract #8 - F. L. McKinney, et ux, Lot 8, Block 4 Unit One - Lakevue Estates Addition, Wise County, Texas @ \$1,500.00.

PROGRAM C - TEXAS POWER AND LIGHT CO. RIGHT-OF-WAY EASEMENT:

- (a) Tract #10-17 - Starr M. Lentz - .248 acres more or less @ \$100.00 Lump Sum.
- (b) Tract #3B-6 - Mrs. Mary Legg, et al - 5.98 acres more or less @ \$100.00 per acre.
- (c) Tract #6-9 - Trinity University - 8 Poles @ \$100.00 per pole.

Following a detailed presentation of the Tracts, and upon recommendation of management of the District, Director Boggess, seconded by Director Penry, moved that the District be authorized to enter into Contract for the purchase of the above described tracts and on the basis as shown. This meeting with the approval of all Directors, it was so ordered.

RAILROAD RELOCATION:

(a) Mary Legg, et al - 11.59 acres more or less, Kaufman County @ Lump Sum of \$25,000.00 for fee purchase and damage to remainder: Mr. Ben Hickey, General Manager gave a detailed review of the proposed purchase, and payment for damages, of the Mary Legg etal tract that is required for the relocation of the Southern Pacific Railroad, presenting an appraisal prepared by a qualified professional appraiser who in substance stated that the price to the Mary Legg Estate, for the fee sale of 11.59 acres and for damages to the remainder, was found to be \$30,733.90. During a detailed discussion of the matter, Mr. Hickey stated that some six months prior to this date the Legg Estate had offered to accept \$25,000.00 total sum for said 11.59 acres and damages suffered by the remainder of their property. Mr. Hickey also stated that another appraisal had been made for the Legg Estate and was much in excess of the appraisal now presented. In concluding the review, Mr. Hickey stated that the Legg Estate would at this time accept the \$25,000.00 as total settlement, and that he would recommend such a settlement. Whereon Director Penry, seconded by Director Boggess, made the motion that upon recommendation of management of the District and in view of the greater amount as shown

in the appraisal now presented and the recommendation from Mr. Ardell Young, Counsel for the District in such matter, that settlement in lieu of condemnation proceeding based upon the appraisal presented was in the best interests of the District, that the amount of \$25,000.00 be paid the Mary Legg Estate. Upon a vote taken all Directors voted aye and it was so ordered.

(b) L. J. and L. Z. Jeter - 3.92 acres more or less @ \$21,000.00. Mr. Hickey reviewed the status of negotiation for this tract of land required in the relocation of the Southern Pacific Railroad, citing that the damage to be suffered the remainder of the Jeter property would in his opinion, exceed that of the above described Legg tract, primarily because of a twenty-seven (27) foot cut for the new track bed that would pass between the house and barn; whereon Director Penry stated that inasmuch as he had made the motion as herein above set forth for settlement of the Mary Legg Estate, that he, Director Penry, would make a motion that L. J. and L. Z. Jeter be paid the amount of \$21,000.00 as settlement in full for the purchase of 3.92 acres more or less, and for any and all damage because of the taking upon the recommendation as set forth in the Mary Legg Estate motion; whereon all Directors voted as such.

(c) W. R. Brooks et al - 6.26 acres more or less @ \$3,130.00. Mr. Hickey stated that the consideration for the acquisition of this tract needed for the railroad relocation was much lower in ratio than the above listed tracts primarily because the damage to the remainder was of a lesser nature and recommended that the purchase be made; whereon Director Boggess moved that W. R. Brooks, et al be

paid the amount of \$3,130.00 for the fee title to 6.26 acres more or less and as payment for damages due to the taking, all as recommended in the overall railroad relocation project. Following this motion Director Penry made a second with all Directors voting aye.

4.

President Hogsett presented the following letter, to-wit:

Mr. Ben F. Hickey, General Manager  
Tarrant County Water Control and  
Improvement District Number One  
506 Danciger Building  
Fort Worth, Texas

RE: Cedar Creek Project  
Southern Pacific Relocation  
Humble Pipe Line Company

Dear Mr. Hickey:

We transmit herewith two (2) copies of estimates of costs and of prints relative to the adjustment of two (2) pipelines of the Humble Pipe Line Company as required by the relocation of the Southern Pacific railway through the Cedar Creek reservoir.

It is proposed that this work be done on an actual cost basis and we believe the estimates for the work to be reasonable. It is recommended that the work be authorized and that Humble Pipe Line be instructed to proceed as soon as possible.

We ask that when approved by the Board, a letter be sent by you direct to Humble Pipe Line authorizing them to proceed with the work.

Yours very truly,

FREESE, NICHOLS AND ENDRESS

/s/ S. Gardner Endress

S. Gardner Endress

SGE:db  
Enclosures

Following a detailed explanation by management of the District and recommendation that the estimated cost of \$6,438.00 be

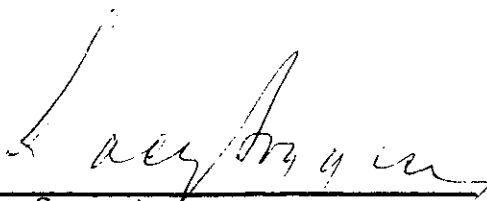
accepted as set forth in the above letter, Director Penry, seconded by Director Boggess, and unanimously approved, moved that the proposal submitted by the Humble Pipe Line Company be accepted.

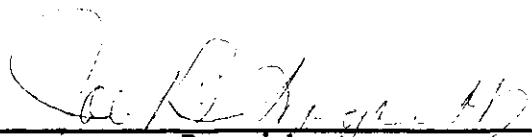
5.

President Hogsett presented to the Directors the Monthly Financial Reports regarding receipts and disbursements for Program "A", "B" and "D" and Cedar Creek, for the month of March, 1965, from the Auditor of the District, which were ordered accepted and placed on file in the District's Records.

6.

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

  
Secretary

  
President