

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
HELD IN THE DISTRICT OFFICE ON JANUARY 26, 1931, AT 3:00
P. M.

The call of the roll disclosed the presence of all directors as follows, viz:

W. R. Bennett
E. E. Bewley
W. K. Stripling
C. A. Hickman
Joe B. Hogsett

W. R. Bennett presided in his capacity as President; W. K. Stripling acted in his capacity as Secretary.

1.

The Minutes of Meeting were read as follows: (a) Minutes of the Regular Meeting of January 19, 1931 and the Called Meeting of January 19, 1931. (b) Minutes of the Called Meeting this day held. No objection was made to the Minutes as read and they were approved and ordered of record.

2.

There was presented to the Directors for approval statement of taxes on land due by this District to Jack County, Texas, for the year 1930, in the total sum \$163.86. Therewith there was presented the District Voucher Check No. 2356, payable to the Tax Collector of Jack County, Texas, for the sum \$163.86. Upon said check was noted the description of each tract of land embraced in the statement and the amount of tax payable upon each. Upon consideration Director Bewley made a motion that the District's voucher check No. 2356 do be executed and transmitted to the Tax Collector of Jack County, Texas, in payment of the Taxes as listed. This motion was seconded by Director Hogsett. Upon a vote being taken the motion was carried and it was so ordered.

3.

(1) Thereupon there was presented to the Directors for consideration the substitute Insurance to cover Employers' Compensation and Public Liability of the Trinityfarm Construction Company, one of the District's Contractors. This substitute coverage was exhibited by copies of the original policies issued by the Associated Indemnity Corporation of San Francisco. There was full examination of this coverage, and Director Bewley made report that his investigation showed this Company to be well rated by Best: THEREUPON he recommended and did move that the coverage as tendered do be approved, accepted, and confirmed. Further, that the copies of policies do be filed in the Contractors files as maintained by this District. This motion was seconded by Director Hickman. Upon a vote being taken the motion was carried and it was so ordered.

4.

REPORT OF LAND COMMITTEE: (1) Director Hickman presented for consideration and approval certain proposals to lease lands from the District to cover the period from the present time to January 1, 1932: Said proposals each and all purported to be proposals to lease land situated at elevation higher than the normal storage water line, as established by the District's Engineers. Said proposals were in detail as follows:

(a) W. H. Norton, Newark, Texas: To lease approximately 196 acres of land, out of the tract of land purchased by this District from W. N. Younger (Index No. 306). This land was stated to contain 150 acres to be pasture land and 46 acres to be lands for cultivation. This proposed contract bore notation as follows: "One residence. Old Barn. Partly fenced." The proposal was accompanied by check payable to the District drawn by G. W. Duke, on the Fort Worth National Bank for the sum \$140.00.

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(b) T. T. Farris, Newark, Texas; To lease approximately 27 acres of land out of the land purchased by this District from the Stuart Estate. Of this land 14.57 acres were stated to be land for pasture and 13.37 acres of land to be land for cultivation. This contract bore notation as follows: "One residence. No outbuildings." This proposal was accompanied by check of T. T. Farris, drawn on the Stock Yards National Bank for the sum \$60.00, and payable to this District.

(c) L. A. Washburn, Newark, Texas: To lease 29.50 acres of land, to be used for pasture, out of the land purchased by this District from R. A. Hudson (Index No. 295). This proposal bore notation as follows: "No improvements. Fenced only." This proposal was accompanied by check of W. T. Washburn, drawn on the First State Bank of Newark, payable to Geo. W. Duke, for the sum \$22.10, and endorsed by G. W. Duke.

There was consideration of each of these proposals, WHEREUPON Director Bewley did move that each of said proposals do be approved and consummated in the usual manner, subject only to the conditions that the tendered checks be actually paid; that there be verification as to the elevation and quantity of the land; and that written leases in the usual form be actually executed by the Lessees. This motion was seconded by Director Hogsett. Upon a vote being taken the motion was carried and it was so ordered.

(2) Director Hickman presented to the Directors a proposed contract for purchase of land executed by Dr. I. L. Van Zandt, on November 26, 1929. This contract described 24 acres of land to be purchased in fee for the sum of \$40.00 per acre. It was explained that the land was the community property of Dr. Van Zandt and his deceased wife; that there were various heirs of the wife, and that the heirs had never recognized the contract made by their father and had persistently refused to join in the conveyance of the

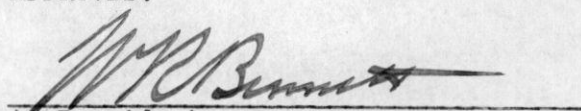
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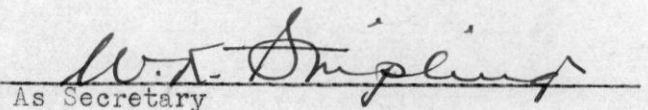
of the land: He further stated that the heirs had now come to an accord whereby they would be willing to join their father in the conveyance of the land for a consideration of \$45.00 per acre. Director Hickman further stated that in his opinion it was advisable to approve the contract upon the basis now proposed, WHEREUPON he did move that the Directors of the District do authorize and approve the purchase of said land on the basis stated, subject only to the usual conditions as to the approval of title and verification of the quantity of land. This motion was seconded by Director Hogsett. Upon a vote being taken the motion was carried and it was so ordered.

(3) Director Stripling orally presented the expressed desire of Mr. John I. Burgess to lease the high lands out of the tract bought by the District from the Stock Yards National Bank for the remainder of the year 1931. He stated that no specific proposal as to price had been arrived at. He further stated that Mr. Burgess would also wish included in the agreement authorization by the District to act as custodian of the whole tract so purchased from the Bank. There was discussion of this matter and it was the sense of the Directors that if Mr. Burgess were to be made custodian, his authority should not be extended beyond the point of directing him to report any trespasses to the Directors of the District for such action as they might deem proper, WHEREUPON Director Hogsett made a motion that the land Committee of the District be authorized to make a specific contract with Mr. Burgess for such consideration as might meet their approval; further, that authority to Mr. Burgess to act as custodian be limited as above expressed. This motion was seconded by Director Bewley. Upon vote being taken the motion was carried and it was so ordered.

No further business was presented and the meeting was adjourned.

APPROVED:


As President


As Secretary

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