

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
HELD ON THE 1ST DAY OF FEBRUARY, 1965 AT 2:00 P. M.

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 Wayne E. Newton Clyde A. Penry	Lacy Boggess

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 Newton acted as Secretary, whereupon proceedings were had
and done as follows:

1.

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 C
and Program D, and on the following basis for payment, to-wit:

PROGRAM C - POWER LINE RIGHT-OF-WAY:

- (a) Tract No. 15-34, .551 acres + @ \$100.00 per acre.
- (b) Tract No. 14-30, 2.528 acres + @ \$100.00 per acre +
Damages of \$147.20 for estimated loss of growing
hay crop.

RESERVOIR:

Mr. Ben Hickey, General Manager, reviewed to the Directors
that following several years of continuing negotiations, he (Mr.
Hickey) was prepared to now recommend that Tract No. 243 owned
by Roosth and Genecov, and consisting of 5,125 acres, more or
less, in Henderson and Kaufman Counties, be purchased by the

District in the total amount of \$1,500,000.00.

In a general discussion of the matter, Mr. Hickey pointed out that this total amount would average approximately \$292.00 per acre, and exhibited an appraisal brief prepared by Ross Jones, a qualified land appraiser, setting forth his estimate of value to be \$303.00 per acre. Mr. Hickey further stated that the full settlement price of \$1,500,000.00 was for any and all damages, and other considerations as heretofore requested by Roosth and Genecov such as a prepayment penalty of 3% on an outstanding loan against the property - some \$67,000.00 outstanding Bonds against a levee District and mineral interest damages.

PROGRAM D:

- (a) Tract No. 2 - Ralph Lowe - 54 acres + @ Lump Sum of \$100,000.00.
- (b) Tract No. 11 - Earl Doan - 30 acres + @ Lump Sum of \$90,000.00.
- (c) Tract No. 12 - Judson P. Germany - 3-51/100 acres + Condemn.
- (d) McDonnell Bros., Inc. - Tract No. 20 - 11-16/100 + @ \$3,500.00 per acre on surveyed area.

Tract No. D-16 - Lot 32, Block V, Lots 3 & 4 and most easterly lot in Block X, Sunset Acres - Lump Sum of \$10,000.00.
- (e) Tract No. 18 - Warren H. Norwood - 1 Lot and Improvements - \$14,500.00.

Following a detailed presentation of the Tracts, and upon recommendation of management of the District, Director Penry, seconded by Director Hill, moved that the District be authorized to enter into Contracts 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.

2.

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

Wayne E. Penry
Acting Secretary

W. B. Jones, III
President