

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
HELD ON THE 10TH DAY OF SEPTEMBER, 1965 AT 11:00 A. 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  
Wayne E. Newton  
Clyde A. Penry

Also present was Mr. 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 August 30, 1965 were read and approved by the Di-  
rectors and it was accordingly ordered that such minutes be placed  
in the permanent files of the District.

2.

On motion of Director Penry, seconded by Director Newton,  
voucher-checks #2973 thru #2996 inclusive, Maintenance Fund; voucher-  
checks #2658 thru #2674 inclusive, Cedar Creek Construction Fund;  
voucher-checks #582 thru #599 inclusive, Construction Fund; voucher-  
check #172, Interest and Sinking Fund and voucher-check #142 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 West Fork and Clear Fork and on the following basis for payment, to-wit:

WEST FORK

- (a) Tract No. 74 - George B. Smith, 6225 Walnut Drive, Lot 10, Block 85, Sundown Park Addition and all improvements in fee @ \$10,100.00.
- (b) Tract No. 109 - David G. Cagley, 6200 Mustang, Lot 12, Chapman Heights Addition in fee @ \$450.00.

CLEAR FORK

Tract No. 21-B, Century Insurance Company - 9 acres more or less @ Lump Sum of \$100,000.00.

Mr. Ben Hickey, General Manager, gave a review of the many meetings and conferences held between interested parties as involved in the proposed realignment of that section of the Clear Fork Flood Control Program as it affected the Forest Park Area, and especially those involving the Park/Recreation Department of the City of Fort Worth and the Century Insurance Company; and in substance stated that on September 9, 1965 he had met with the Directors of the Park and Recreation Department and presented the following letter, to-wit:

*Dr. Robert Brown, Chairman  
Park and Recreation Department  
of The City of Fort Worth  
Fort Worth, Texas*

*Dear Mr. Brown:*

*For some time the public agencies concerned with the city parks and the west side floodway have sought to minimize the damage to the city park system by the necessary construction of a floodway channel in the Trinity Park and Forest Park area.*

A tentative plan has been proposed which has been informally discussed, and which we believe is acceptable to all parties, and if acceptable, is now ready for consummation.

The plan involves a change in the proposed flood channel routing which has been worked out and has the approval of the Corps of Engineers. The new channel routing, we believe has likewise been approved by various citizens and agencies interested in preserving the natural areas of the park as much as may be possible. We are furnishing for the information of your Board members a map of the new channel alignment.

You will observe from the map that the new alignment requires that the Water Board obtain an area from Century Life Insurance Company, a part of which will be used for construction of the new channel and the remainder of which will be subjected to restrictions in order that the capacity of the floodway will not be diminished. We have made a tentative arrangement with the Century Life Insurance Company to acquire the necessary land and the restriction agreements for a total consideration of \$100,000.00. This amount is reasonable and, in fact, is considerably below the amount which Century Life Insurance Company recently paid for the entire property owned by them, on a per acre basis.

The agreement of Century Life Insurance Company to enter into the transaction is conditioned upon the Water Board's permission to Century Life Insurance Company to use nearby land which is a part of the floodway project, so long as the use does not impair the capacity or benefit of the floodway. In view of the nominal consideration to be paid to Century Life Insurance Company, we have concluded that we can grant this right.

These arrangements have been studied and approved by the Corps of Engineers as consistent with the floodway project plan.

The alteration of the channel alignment, so that the channel itself will be located upon what is now Century Life Insurance Company property, will accomplish the principal object of minimizing the removal of trees and preserving the natural beauty of the park land. It will be necessary, however, under the requirements of the Corps, that park land adjacent to the new channel be used only for park purposes and that no improvements be placed thereon, except with the approval of the Corps of Engineers, or the Water Board acting in its behalf.

In the meantime, since alterations in this channel have been under study, a request has been made for a park area to be established on the West Fork of the river. Our Board has a policy of allowing the cooperative use of lands owned by it with the City of Fort Worth where the public purposes of both agencies can be served, and we have discussed the joint use of approximately 50 acres our

District owns in the Kinder and Crockett surveys for the requested public park. We tender this area to you for development for park and recreational purposes, without any payment, except of course the preservation of the utility of the area for necessary floodway control in the event of emergency.

We believe that it is now proper for your Board to determine whether this floodway alignment plan should be concluded, and inasmuch as the flood control work cannot be commenced in the area until the necessary documents are finalized, we will appreciate your advices as to whether your Board approves and recommends conclusion along the lines outlined above.

Very truly yours,

TARRANT COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NUMBER ONE

By /s/ Ben F. Hickey  
Ben Hickey, General Manager

BH:bj

Mr. Hickey stated that at the close of the presentation the Park and Recreation Board unanimously adopted a resolution incorporating those items as affecting their Board as set forth in the above listed letter, and also incorporated in their Resolution generous praise for the spirit of cooperation shown by the Tarrant County Water Control and Improvement District Number One.

Mr. Hickey further explained that inasmuch as the Park and Recreation Department had now accepted the items mentioned in the above letter addressed to them, the details heretofore verbally agreed on by Century Life Insurance Company should now be incorporated in written form by placing the same in the Minutes of this meeting. It was pointed out that the \$100,000.00 was to be paid, in lieu of condemnation proceedings and as damages to the remainder of Century Life Insurance Company land by the taking of the approximate 8.94 acres by the District; and presented a letter outlining the proposed exchange of Easement Grants to be given to Century Life Insurance Company at the time of execution of Easements between the District and Century Life Insurance Company, to-wit:

Century Life Insurance Company  
Century Building  
Fort Worth, Texas

Attention: Mr. William J. Laidlaw, Jr.

Gentlemen:

In addition to an Easement Grant to Century Life Insurance Company of .79 acre more or less and 1.87 acres more or less, shown as Parcel 1 and 2 respectively on map attached hereto as Exhibit II,

Tarrant County Water Control and Improvement District Number One will, upon completion of the flood control program by the Corps of Engineers on said property to be conveyed, survey and grant an additional Easement described by a metes and bounds description on 3.2 acres minimum or more and .1 acre more or less, as shown outlined in brown and green respectively on attached map Exhibit II, upon the same terms and conditions as set forth in the above described Easement Grant of .79 and 1.87; (Parcel 1 and 2).

It is to be expressly understood and agreed that improvements and buildings may be placed upon the lands hereinabove described under the same terms as set forth in the Easement Grant described in the first paragraph and sentence hereinabove.

Yours very truly,

TARRANT COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NUMBER ONE

By Ben Hickey, General Manager

BH:bj

Following this review of the matter Director Penry made a motion, seconded by Director Boggess, that upon consummation of the proposed plan as outlined, Century Life Insurance Company be paid the amount of \$100,000.00. Upon a vote taken all Directors voted aye; and it was also ordered that the District be authorized to enter into Contract for the purchase of the above described tracts (a) and (b) West Fork and on the basis as shown.

4.

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

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

VOID

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L. A. ...  
Secretary

Ben F. Hickey  
President