

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
HELD ON THE 3RD DAY OF AUGUST, 1987 AT 10:00 A.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>
C. Victor Thornton George W. Shannon Victor W. Henderson	Wayne E. Newton Burford I. King

Also present were James Oliver, General Manager; Alan Thomas, Director of Administration; Robert Doby, Comptroller; Steve Christian, Real Property Manager; Larry Wortham, Administrative Assistant; George Christie, Legal Counsel; Lee Freese and Jim Nichols of Freese and Nichols; Harry Lutz of Black and Veatch and representatives from Green/Sieben.

1.

On motion made by Director Shannon and seconded by Director Henderson and with assurance from management that all of the requirements of the "open meetings" law had been met, the minutes from the meeting held July 21, 1987 were unanimously approved by the Directors present and it was accordingly ordered that such minutes be placed in the permanent files of the District.

2.

EXECUTIVE SESSION

3.

At the conclusion of the executive session, George Christie, Legal Counsel, and Lee Freese, District engineer, at the Board of Directors' request, informed Mr. Doug Kearney, attorney for

- 2) 1.25 acres in easement @ \$1000/acre from Bobby Grant et ux, Ronda Grant, out of the J. Mayor Survey A-588, Navarro Co., Tx., District tract # 3N-29.

R/C Pipeline, Section IV

- 1) 3.90 acres in easement @ \$800/acre from Billy Wayne Graves et al, out of the Wm. Gilbert Survey A-326, Navarro Co., Tx., District tract # 4N-13.
- 2) 8.20 acres in easement @ \$1000/acre from Harrell Gray et ux, Helen Gray, out of the Heirs of Fannie Russell Survey A-683, Navarro Co., Tx., District tract # 4N-15.
- 3) 0.066 acre in easement @ \$900/acre from James H. Bailey and the V.L.B. of Texas, out of the Heirs of Fannie Russell Survey A-683, Navarro Co., Tx., District tract # 4N-18.
- 4) 4.37 acres in easement @ \$900/acre from Hurst G. Faucett and the V.L.B. of Texas, out of the Heirs of Fannie Russell Survey A-683, Navarro Co., Tx., District tract # 4N-19.
- 5) 5.19 acres in easement @ \$800/acre from Charles Kent, out of the J. W. Burke Survey A-115, Navarro Co., Tx., District tract # 4N-22.
- 6) 17.41 acres in easement @ \$935/acre from A. B. Kent, out of the J. W. Burke Survey A-115, Navarro Co., Tx., District tract # 4N-23.
- 7) 4.23 acres in easement @ \$800/acre from Raymond Hayes, Trustee, out of the C. V. Shafer Survey A-764, Navarro Co., Tx., District tract # 4N-25.
- 8) 1.02 acres and 0.082 acre in easement @ \$900/acre from G. W. Gartner, Jr., out of the C. V. Shafer Survey A-764, Navarro Co., Tx., District tract #'s 4N-26 and 4N-27.
- 9) 2.43 acres in easement @ \$1000/acre from Billy Joe Oglesby, out of the S. P. Bailey Survey A-81, Navarro Co., Tx., District tract # 4N-29.
- 10) 4.80 acres in easement @ \$1000/acre from Leslie T. Gallagher and the V.L.B. of Texas, out of the Heirs of E. Melton Survey A-592, Navarro Co., Tx., District tract # 4N-31.
- 11) 4.815 acres in easement @ \$900/acre from Larry S. Mayo et ux, Diane Mayo and the V.L.B. of Texas, out of the Heirs of E. Melton Survey A-592, Navarro Co., Tx., District tract # 4N-32.
- 12) 0.285 acre in easement @ \$800/acre from Velma O. Ford, out

of the Heirs of E. Melton Survey A-592, Navarro Co., Tx., District tract # 4N-38.

- 13) 5.79 acres in easement @ \$800/acre from Martha Burke Sloan, out of the James Haggard Survey A-363, Navarro Co., Tx., District tract # 4N-42.
- 14) 8.43 acres in easement @ \$800/acre from C.A. McCluney et ux, Evelyn McCluney, out of the James Haggard Survey A-363, Navarro Co., Tx., District tract # 4N-44.
- 15) 1.08 acres in easement @ \$800/acre from Thomas L. Houston et ux, Evelyn McCluney, out of the James Haggard Survey A-363, Navarro Co., Tx., District tract # 4N-44.
- 16) 14.48 acres in easement @ \$800/acre from C.L. Brown III out of the James Haggard Survey A-363 and John Caudle Survey A-169, Navarro Co., Tx., District tract #'s 4N-45 and 4N-47.
- 17) 7.90 acres in easement @ \$1000/acre from C.G. Nelson, out of the Wm. Murray Survey A-536, Navarro Co., Tx., District tract # 4N-48.
- 18) 7.31 acres in easement @ \$1000/acre from Interfirst Bank, Corsicana, Trustee out of the J. Richardson Survey A-1691, Navarro Co., Tx., District tract # 4N-49.

#### R/C Reservoir

- 1) 18.08 acres in fee @ \$900/acre and 3.68 acres in easement @ \$600/acre from Donel E. Bufford et ux, out of the F. Procello Survey A-636, Navarro Co., Tx., District tract # 79.
- 2) 15.04 acres in fee @ \$775/acre and 8.79 acres in easement @ \$500/acre from Carolyn Bee et vir, out of the J. Ammons Survey A-15, Navarro Co., Tx., District tract # 214.
- 3) 13.92 acres in fee @ \$850/acre and 2.24 acres in easement @ \$560/acre from Jo Nell Brooks et al, out of the J. White Survey A-818, Navarro Co., Tx., District tract # 381.
- 4) 86.20 acres in fee @ \$900/acre and 6.89 acres in easement @ \$600/acre from C & R Drilling Co., out of the J. Thomas Survey A-603, Navarro Co., Tx., District tract # 35- (1/9 interest.)
- 5) 159.05 acres in fee @ \$900/acre and 7.48 acres in easement @ \$600/acre from Cecil Garner et al, out of the Ed Kirkland Survey A-469, Navarro Co., Tx., District tract # 113.
- 6) 14.37 acres in fee @ \$800/acre from Interfirst Bank, Corsicana, out of the Ed Kirkland Survey A-469, Navarro Co.,

Tx., District tract # 76.

- 7) 158.04 acres in fee @ \$600/acre and 587.18 acres in easement @ \$600/acre from Martha Sloan et al, out of the W. McCanless Survey A-516, Navarro Co., Tx., District tract # 28.
- 8) 10.89 acres in fee @ \$850/acre and 6.00 acres in easement @ \$567/acre from Obe Veldman et al, out of the McNeal Survey A-8, Navarro Co., Tx., District tract # 289.
- 9) 2.60 acres in fee @ \$900/acre and 39.75 acres in easement @ \$600/acre from Raymond Hayes, out of the T. Morrow Survey A-521, Navarro Co., Tx., District tract # 401.
- 10) 5.64 acres in fee @ \$850/acre and 6.21 acres in easement @ \$567/acre from W. D. Norris out of the T. Morrow Survey A-521, Navarro Co., Tx., District tract # 400.
- 11) 4.48 acres in fee @ \$900/acre from Raymond Hayes out of the J. Taylor Survey A-811, Navarro Co., Tx., District tract # 70-B.
- 12) 22.0 acres in fee @ \$700/acre from Charles Kent et al, out of the W. McCanless Survey A-517, Navarro Co., Tx., District tract # 38.
- 13) 14.17 acres in fee @ \$900/acre and 361.28 acres in easement @ \$600/acre from John Hilz, out of the W. Lane Survey A-678, Navarro Co., Tx., District tract # 406.
- 14) 57.30 acres in fee @ \$800/acre and 7.43 acres in easement @ \$534/acre from the Finney Overton Estate, out of the F. Procello Survey A-636, Navarro Co., Tx., District tract # 140.
- 15) 20.31 acres in fee @ \$700/acre from the Brister Heirs, out of W. W. McCanless Survey, A-517, Navarro Co., Tx., District tract # 444.

Director Henderson seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Henderson moved to authorize the District staff to commence with eminent domain proceedings to acquire the following tracts necessary for the construction of the Richland-Chambers Reservoir:

- 1) 3.79 acres in fee for the appraised value of \$5,522.50 total and 16.98 acres in easement for the appraised value of \$11,200.00 total from Nellie Marie Williams Ingram et al, out of the J. Ammons Survey A-15, Navarro Co., Tx., District tract # 190.
- 2) 25.28 acres in fee for the appraised value of \$25,280.00 total and 21.04 acres in easement for the appraised value of \$10,520.00 total from Elberta Williams, out of the J. Ammons Survey A-15, Navarro Co., Tx., District tract # 20.

Director Shannon seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Shannon moved to grant approval to the District staff to sell the following land near Cedar Creek Reservoir:

0.867 acre of land for the appraised value of \$2,000 in cash to John T. Amend et ux, Teresa Amend, out of the J. Ping Survey, A-608, Henderson Co., Tx. The said tract being all of the District's land adjacent to and south of Lot #24-B east of Arrowwood Waters Subdivision on Cedar Creek Reservoir lying between elevations 322 and 325 feet msl. The District reserves a flowage easement over the subject property below elevation 325 feet msl.

Director Henderson seconded the motion and the vote in favor was unanimous.

7.

Director Henderson moved to decline a request by Ensearch Exploration to amend a policy provision for oil production from 40 acres per unit to 80 acres per unit on the following oil and gas leases in Wise County:

- 1) Oil and gas lease dated November 20, 1952 by and between TCWB, as Lessor, and Coke L. Gage, as Lessee, recorded in Book 72, at page 80 of the records of the Wise County Clerk, covering 4485.26 acres, more or less and providing for 40 acre oil pooling (our lease # 6114-A.)

2) Oil and gas lease dated October 18, 1954 by and between TCWB, as Lessor, and Coke L. Gage, as Lessee, recorded in Book 84, at page 017 of the records of the Wise County Clerk, covering 12,339.2 acres, more or less, of which 6168.7 acres were assigned to Lone Star Producing Company and providing for 40 acre oil pooling (our lease # 7094.)

Director Shannon seconded the motion and the vote in favor was unanimous.

8.

Director Shannon moved to adopt a proposal by the Wise County Commissioners Court to dedicate 88.43 acres of District land, presently being leased to Wise County, to the State of Texas for use as a state park. The State of Texas has yet to adopt this proposal. Director Henderson seconded the motion and the vote in favor was unanimous.

9.

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

George W. Shannon  
Secretary

C. Victor Hunter  
President