

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
HELD IN THE DISTRICT OFFICE IN FORT WORTH, TEXAS, ON THE
27TH DAY OF FEBRUARY, 1951, AT 1:30 P.M.

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

PRESENT.

Joe B. Hogsett
Houston Hill
Dan H. Priest
Gaylord J. Stone
W. L. Pier

Also present were Sidney L. Samuels, General Counsel, and C. L. McNair, General Manager.

1.

The Directors had previously received copies of the minutes of meetings held on February 23, 1951, at 10:30 A.M. Having found no objections thereto, it was ordered that they be approved, signed and placed on record.

2.

The President stated to the Board that in the development of the flood project and in providing adequate floodway, it was essential that easements and titles to lands for that purpose should be hastened as far as practicable, so that the procurement of tracts for the construction of flood prevention works could be taken up in due order and as speedily as circumstances would permit. The President further stated that to accomplish this matter of the procurement of easements and titles to lands for floodway, it was essential to employ one person of skill for that purpose, first, to negotiate the price for such concessions and also to prevent imposition on the District in

the matter of excessive prices, and that it would be to the interest of the District, and represent a saving, to procure someone acquainted with prices in such matters, and who was also experienced in values, and who could meet the public in a friendly spirit.

After an exchange of views on this subject, in which all members concurred with the President in his expressions, it was moved by Director Stone, seconded by Director Pier, that Ben F. Hickey, who had already demonstrated his skill and ability in matters of that nature while working with the Commissioners Court, should be employed by the District as land purchaser on behalf of the District and as the negotiator in the acquisition of easements and titles.

It was further resolved on motion of Director Stone, seconded by Director Pier, that the compensation of the said Ben F. Hickey be fixed at \$400.00 per month, beginning March 1, 1951, and that in addition to this wage, that Mr. McNair, the General Manager of the District, be authorized on behalf of the District to purchase an automobile for the District, to be used in the business of the District by Mr. Hickey, and to report the cost of same to the Board.

The motion and resolution having been submitted to the Board, all Directors present voted "aye" thereon, and both resolution and motion were declared to be unanimously adopted, and it was so ordered.

3.

Following the above action, Mr. Dan H. Priest, one of the Directors, had tentatively procured a policy for the protection of the District against liability for the construction of the public works of the flood project; when discussion was had on the matter and it developed that when contracts are let by the District to contractors,

that such contractors would carry their own policies in respect to public liability and in respect to their employees; it was agreed that the carrying of such policy by the District would be superfluous. When this explanation had been made, Director Priest joined with the other members in agreeing that it was not desirable that the District should pay the premium for such policy or procure the same; and thereupon, Director Stone moved, seconded by Director Pier, that said policy be returned to the Glen Walker, Collett & Rigg Insurance Agency, and that the check of the District that had theretofore been executed for the payment of the premium thereof, should be cancelled. The motion having been submitted to the Board, all the Directors voted "aye" thereon, and it was so ordered.

4.

There was presented to the Board for the signature of the President, and the attestation of the Secretary, a corrected deed of conveyance from the District to Thomas M. Evans. It appeared that on December 27, 1950, Thomas M. Evans and his wife, Lizzie Mae Evans, made and executed to the District their deed of conveyance of Block 5, and a part of Block 3, of Bassett Addition to the City of Fort Worth, Tarrant County, Texas, which is now of record in Vol. 2273, page 328, of the Deed Records of Tarrant County, Texas.

In this deed it was intended by the Grantors to convey to the District only that part of Block 3, described by metes and bounds in the instrument of conveyance. Through error, there was a recitation in the deed that the tract of land conveyed consisted of the south 170 feet of Block 3 and all of Block 5 of Bassett Addition. To correct the error, it was agreed that the conveyance above mentioned should be confined to that part of the property consisting of all of the south

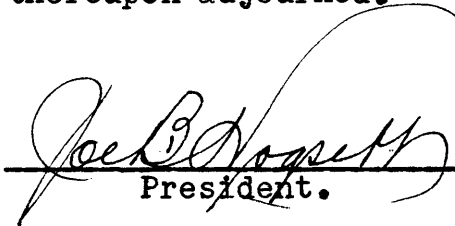
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170 feet of Block 3 of the said Bassett Addition to the said City of Fort Worth, Texas. Accordingly, the deed of correction was authorized to be executed to Evans and wife, and to be signed on behalf of the District by the President and attested by the Secretary. A copy of this corrected deed is attached in folio to these minutes.

On motion of Director Priest, seconded by Director Hill, the said deed of correction was ordered to be executed and to be properly signed and acknowledged on behalf of the District, all the Directors voted "aye" thereon and it was accordingly so ordered.

5.

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



President.



Secretary.

TO BE ATTACHED TO MINUTES OF FEBRUARY 27, 1951
at 1:30 P.M.

THE STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

December 27, 1950, Thomas M. Evans and his wife Lizzie Mae Evans executed and delivered to Tarrant County Water Control and Improvement District No. 1 their deed to Block 5 and a portion of Block 3, Bassett Addition to the City of Fort Worth, Tarrant County, Texas, said deed being now recorded in Volume 2273, page 328, Deed Records of Tarrant County, Texas. Whereas it was intended by said deed to convey only that portion of Block 3 described by metes and bounds, there is a recitation: "said tract of land herein conveyed being more particularly described as **** South 170 feet of Block 3 and all of Block 5, Bassett Addition".

Now, therefore, to correct the error and ambiguity of said deed, We, Tarrant County Water Control and Improvement District No. 1, a public corporation, have granted, sold and conveyed and by these presents grant sell and convey unto Thomas M. Evans all of the south 170 feet of Block 3, Bassett Addition to the City of Fort Worth, Tarrant County, Texas, except the tract described as follows:

Beginning at the southwest corner of Block 3; thence along the west line of Block 3 north 24 minutes east 170 feet to the northwest corner of the Evans tract; thence along the north line of the Evans tract south 89 deg. 36' east 57.47 feet; thence south 4 deg. 2' east 170.51 feet to a point in the south line of Block 3; thence along the south line of Block 3 north 89 deg. 36' west 70.65 feet to the place of beginning and containing 1/4 of an acre.

To have and to hold unto the said ~~Thomas M. Evans~~
~~Water Control and Improvement District No. 1~~
his heirs and assigns forever. And we hereby bind ourselves and our successors to warrant and forever defend the said premises unto the said Thomas M. Evans, his heirs and assigns against every person whomsoever claiming or to claim the said

by through or under us. *but no further*

WITNESS the seal of this corporation and the hand of its President this _____ day of February, 1951.

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No.1

By _____
President

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me the,undersigned authority, on this day personally appeared Joe B. Hogsett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of Tarrant County Water Control and Improvement District No. 1 and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of February, 1951.

Notary Public, Tarrant County, Texas