

TEJAS TRAIL PROPERTY OWNERS ASSOCIATION, INC.

Dear Fellow Residents of Tejas Trail,

We thought you might be interested in some history of Tejas Trail and highlights of the Association since its beginnings.

In 1970 the first meetings were held as a result of the discovery that the County had never accepted the "dedication" of the streets in Tejas Trail because of their inferior base, therefore would not maintain them as the developer of the addition, Vic Hall, had told the early purchasers.

The organizer and charter President was Raleigh Macklin, who guided the writing of the first By-Laws.

Macklin was President in 1971 when Fort Worth started annexation of Tejas Trail. TTPOA members paid \$25.00 each to obtain legal help to prevent being annexed, but in vain.

Other early concerns were house trailers being used as living quarters; livestock roaming freely in yards and streets; lack of street signs; and attempts to start businesses in residences.

In 1972 and 1973 Howard Moore was President and progress was made getting city services, such as garbage pick-up, help from the city to get house trailers moved and weeds mowed on vacant lots. The first summer picnic was held. The Association became a Corporation when Attorney Wade Potter, a member of TTPOA, wrote the documents necessary to incorporate.

A newsletter was started in 1974 when Nelson Eichmann was President. A legal suit was brought against a man who put a composition roof on his house after being told our deed restrictions did not allow it. Members contributed \$30.00 each to the legal fund. The Judge ruled against TTPOA because the developer had written in (at an undetermined time) an exception to the deed restrictions on the man's property. An appeal was then made which the court turned down.

Eleven beautiful male peacocks descended on the North Tejas Trail residents from a nearby farm. The female fowls stayed home and screeched, as did Liz Reese who was chased by a peacock.

Many letters were written to the City officials and help from the city was obtained in dealing with removing house trailers, removing heavy commercial equipment stored on lots, attempts to build barns or "week-end" shacks on vacant lots, a feed lot business on Paint Pony Trail, and streets left in bad shape by the S & W Water Company each time a new house went in. The year was 1975.

Art Nisle was President and an active Deed Restrictions Committee reviewed new house plans and influenced future residents to abide by deed restrictions. Letters to City officials repeatedly requested better city services, such as water, streets, fire protection and police patrols.

An abandoned horse corral was found to be stocking pigs when about a dozen pigs broke out and roamed in many yards one Sunday. Jim Reese, dressed for church, had to herd pigs out of his front yard. Someone heard him muttering, "It's either peacocks or pigs!"

In 1976 some interest was shown in TTPOA purchasing the pond and surrounding land on Verna Trail which developer Vic Hall had promised would be a neighborhood park, but he later sold it. No action was taken because of the cost. The first annual "Spring Clean-Up Day" was started and the annual summer picnics were still being enjoyed.

Gary Johnson was President; de-annexation was discussed often; and water softeners were recommended because of the poor quality of the water. A murder victim was found in a "dump ground" off Verna Trail. The City finally put up some "No Dumping" signs and the area was patrolled for the first time.

The water shortage was becoming serious in the summer of 1977 when Ernie North was President. Many families were moving to the area.

In 1978 Don Mears was President and a "Crime Blockers" program was held because of a rash of robberies. The City refused to grant any more building permits unless a water well was drilled first on the lot. Members of TTPOA appealed to the City Council for city water. Much correspondence between TTPOA and City officials kept the officers busy. An active Water Committee functioned, and the water shortage worsened.

Joe Carr was President during 1979 when the first overtures from the City to supply water were received. Many meetings on this followed. Mail boxes and mail were stolen from about one-fourth of the homes. A TTPOA letter to the City stopped a tree service business from operating out of a residence. Street lights were installed upon request. (The City must have had a surplus of them in the warehouse.)

The water situation was on everyone's mind when Joe Carr agreed to serve as President again in 1980. Letters and calls prevented a land-fill business from operating along Live Oak Creek. Most of the Addition came to the meeting when alternatives were discussed on ways to solve the water problem. The owner of S & W Water Company, Jack Watts, had sent letters saying water would be turned off permanently in the summer when he stopped his water company. Each resident pledged \$48.00 to hire an attorney to help negotiate with the City, which had made a tentative offer of buying the water company and assessing each user. A final agreement was reached - each family would pay \$10.20 per front running foot plus a water tap and city water would flow through existing mains, which would gradually be replaced.

Then two new problems surfaced:

1. Plans for the Legacy West Addition, which was to adjoin Tejas Trail on the east, revealed very small lots and some streets opening into Tejas Trail. Time was spent with the City Planning Commission and the developer trying to persuade them to increase the size of the lots which adjoined Tejas Trail and to change the plans for the streets.

2. It was discovered that a 6 lane expressway was planned for our area, cutting right through the middle of Tejas Trail and wiping out some existing houses. This caused more letters and trips to City Hall. They agreed to reroute the expressway.

At the summer picnic, President Joe Carr was presented a "Silver Faucet" award, a plaque on which was mounted a large water faucet. The inscription read, "To Joe Carr, You Really Turned Us On". Nancy Määk was responsible for the very clever and fitting award. When Joe turned over his job to the 1981 President, Vince Enright, he was probably ready for the "Gold Aspirin" award.

High density development adjacent to Tejas Trail was the major problem during 1981 and 1982. Small lots and zero lot line housing were requested in both Chapel Creek and Legacy West. Vince Enright spent many hours attending City Zoning meetings. Money was collected for a legal fund and an attorney retained. Fort Worth granted a variance in Chapel Creek that allows lots with smaller than 50 foot frontage. The developers in Legacy West agreed that lots adjacent to Tejas Trail would have 60 foot frontage.

Bill McCall was President during 1983. Traditional events included the Spring Clean-Up and Annual Picnic. The picnic was postponed several times because of rain.

Neighborhood improvement and crime prevention were concerns while Gene Williams was President in 1984. The Association bought and paid for installation by the Fire Department of 29 fire hydrant markers. The reflective markers help locate hydrants at night, in fog, or behind weeds. Following a Police Department presentation at a general TTPOA meeting, ten neighbors on Verna Trail W organized a Crime Watch area.

Fifteen years after organization, the TTPOA membership elected its first woman President, Chris Ferguson. By 1985 the neighborhood had grown to include approximately 130 households. The purpose of the Association continues to be the betterment of the community of residents in Tejas Trail. Neighborhood objectives include:

- a. Adequate and well maintained streets.
- b. To secure and obtain all possible services from the City.
- c. Promotion of and compliance with restrictions by individual property owners.