

The **HUNTWICK** Story



Front cover artwork and gold colored "Huntwick" text
is the original used by the developers
in their various printed materials to promote the subdivision.

The developers concept for the artwork and text
was to evoke grace and elegance

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THS-01
January 2017

THS-02
March 2018
(Extensive rewrite and additions to WCID116)

The Story Behind “The Huntwick Story”

Who Is The Writer Chuck Moore?

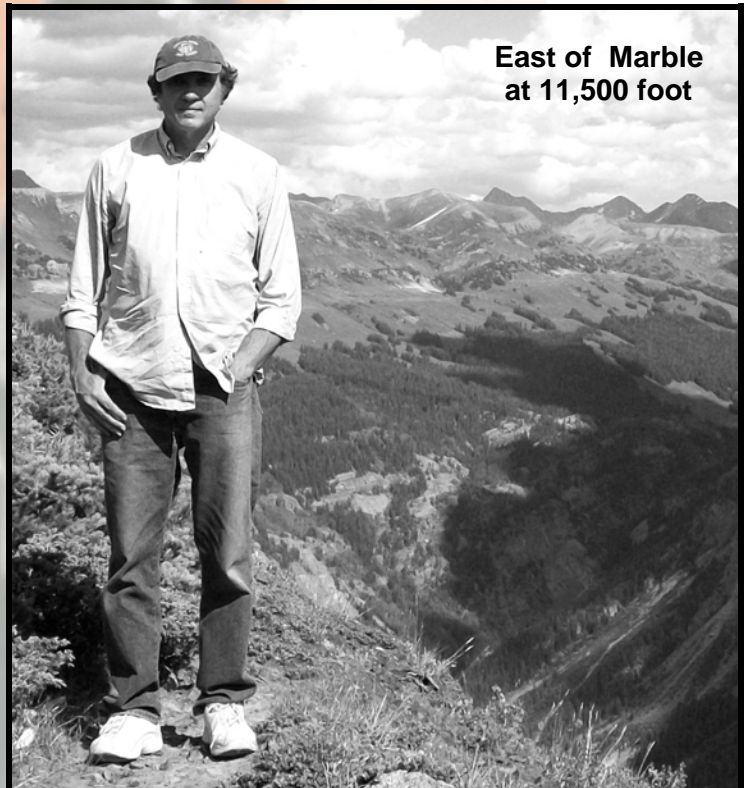
I am part of the “FM 1960 in 1970” group when my dad relocated with Marathon Oil to 5215 Lookout Mountain Drive at the end of August 1970. Prior to Huntwick was a fair amount of traipsing around as did a lot of other energy families. Was a sophomore at Cy-Fair High School, built in 1942 at 290 and Telge involving a 40 minute bus ride. After college, was an Air Force officer, ran a small oil production company then tried computer programming. After the Air Force also involved a lot of volunteer years doing restoration (aka rust buster) on the old Battleship Texas. Enjoy listening to music with a digital collection of almost 90,000 recordings to chose from (love Glenn Miller). Still buy old vinyl records and digitize them. In the garage is a 1971 Chevy Camaro being rebuilt. Most enjoyable gig was 4 months of summer in Colorado (2009-2015), at 8,000 foot elevation in the town of Marble. Up there I drove off-road jeep tours up the mountains to 11,500 foot elevation. While in Marble, I rebuilt their museum for I am a historian at heart.

How Did He Come To Write “The Huntwick Story”?

The genesis for this undertaking came from the Harris County Appraisal District. I kid you not. I was appealing the HCAD 2016 house valuation and needed information to support my position. Became curious about house differences in Huntwick so I compiled an Excel file of HCAD data for all 830 houses. Seeing 30 years of building dates started my thinking about Huntwick in historical terms but only in a vague way.

A defined focus came about while talking with a neighbor about our HCAD valuation protests. During one chat we wound up talking about the early years when he brought up the Huntwick Bank and it being blown up during an attempted robbery. This got my attention for I did not remember the event (was away at college at that time). My historical side was now up and running so I wrote an article about this event which was printed in the November 2016 Huntwick Herald.

I enjoyed writing the first article and immediately started a second about the first three houses built in Huntwick. During the second article my historical side came on full force and I needed something more than just historical articles in the Herald. This lead to my undertaking a complete history of Huntwick. What started as an HCAD protest morphed into a historical obsession.



About The Content

Ok, my passion is going full force but where do I get the information to put the history together? I certainly didn't have it. The first idea was to contact Huntwick "old timers". Sounded simple but I had reservations for while many knew my mother Eunice, I was not much more than a name to most them. But went ahead and started making some cold calls and knocked on some doors.

Right off the bat two critical sources came about. First was meeting one of the developers, Mr. Bob Cochran at his home. I did not know he lived in Huntwick until Ann Conrad told me. From Bob came a tremendous wealth of information about the development that could not have come from anyone else but him. The other was Maidie Phillips and the use of her 373 issues of the Huntwick Herald, a treasure trove of history. The issues were the result of her being contacted by Lynn Berryman after I asked Lynn for help finding information. A second treasure trove of Heralds came from Joel and Nancy Moore that Joel found in the Club House in 2014. Maidie's collection combined with the Moore's leaves only one missing issue prior to 2013.

Have gone to great lengths to provide quality content with depth and breadth. Made extensive use of images, including many one-of-a-kind Huntwick maps to visually show the building history along with many tables of data never compiled before. Several story parts have aspects that were contentious but they are part of the history.

Information has its own way of showing you how to assemble it. Felt like a historic Sherlock Holmes looking for clues and fitting everything together. Got a lot of enjoyment with each new discovery and pleasure talking with Huntwick folks.

How did I decide what to write? I didn't make the decision because it was made for me by the obtained material. Did not know what would be found so I cast as wide a net as possible to avoid missing anything.

"The Huntwick Story" is not finished but a substantial portion is complete for this initial release. Thought it important for everyone to have a tangible example of what is being developed. In doing so, the hope is memories will be stimulated and seeing a quality project folks will deem it worth while to pass on those memories for inclusion. Also, I need **HELP** digitizing the Huntwick Heralds.

So here is THS-01 with future updates to follow. Feel free to email the digital copy to those who would have an interest in it . Making a paper copy is fine also.

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Contributors

**Robert Mosley
Robert Johnson
Pete and Marilyn Turner
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Maidie Phillips
Bob Cochran
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Bob Broussard
Kay Shillock
Pat and Sylvia Tucker
Bob Warner
Joel and Nancy Moore
Betty Emr
Charles and Ann Grace
(Charles for WCID 116)
Matt Scherzinger**



Content

Part 1: Digital Huntwick Herald

Part 2: Development (1968-1998)

Part 3: Organizations

Part 4: Resident Stories

Part 5: School ISD

Part 1: Digitized Huntwick Herald

The
Huntwick
Herald
Neighborly News



Herald Masthead: December 1971—July 1978

A masthead contest was announced in the first issue of August 1971. Winner was announced in the December 1971 issue as Susan Heinze, daughter of Mr. And Mrs. Robert Heinze, Graystone. She was an Art Education major at the University of Texas and received a \$20 prize.

The
Huntwick
Herald
Neighborly News



Herald Masthead: August 1978—March 2000

During this period were some variations with additions around the rider and horse. The March 2000 issue was the beginning of the masthead used through today (December 2016).

Part of "The Huntwick Story" is digitizing the 449 paper issues of the Heralds (Aug 1971—Dec 2016) for they are a treasure trove of Huntwick history. 373 came first from Maidie Phillips. A second collection came from Joel and Nancy Moore that Joel rescued from Club House in 2014. The Moore collection has 65 issues that Maidie did not have.

The table is a Herald inventory

- **Blue:** Issues scanned. Table will be updated as more are scanned.
- **White:** Issues to be scanned with "1" coming from the Moore collection
- **Red:** Missing issues (9)

Digitized versions will be on the Huntwick site. You can also obtain by email from me. If a paper copy is needed contact me.

Do you have a scanner with auto document feed for legal size paper and especially 11"x17" paper? Need help digitizing this unique part of our subdivision history.

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The Digitizing Process

Starts with transferring what is on a page into the computer at 300dpi as TIFF. All are saved as grayscale unless the ink is other than black.

Next is graphic editing to straighten the pages and grayscale removal to obtain a white background (better readability). All photographs of Huntwick folks are given additional work to improve image quality.

The TIFF pages of one issue are placed in a single PDF file and converted to a searchable format.

Future Herald Plans

One Master PDF File Containing Every Issue Possibly. It would enable a search of every issue instead of one at a time. I have uncertainty for the file would be close to the maximum number of pages and file size would be quite large. Website use is not possible but maybe on a home computer. Awaiting a reply from the software company.

Photo Database: Copies of photos would be extracted and kept separate. A Microsoft Access database will be created to locate and display such photos. The basic design work (on paper) has been done. Next is creating the database in Access.

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Part 2: Development (1968-1998)

- The Developers
- Huntwick Concept
- Getting Started (1968)
 - Land Search
 - 1968—What was here
 - Land Selected
 - Prior use
 - Layout
 - WCID
- Building the 833 (1968 -1998)
 - Street Names
 - The Mayor
 - Section Plats
 - Tables
 - Maps

Part 2 still needs some more details in a few areas but it is substantially finished

Do you have any photos of your house or street under construction?

The Huntwick Developers



Mr. Bob Cochran
(1983)



Mr. Charles Streusand
(1983)

Two partners, Bob Cochran and Charles Streusand developed and built most of the 833 houses (on 320.4694 acres) in Huntwick over a period of 30-years from 1968-1998. (For diversification they brought in brothers Max and Ike Turk). Both men had been building upper income homes for about 10 years before they started planning Huntwick by 1968 and had been partners about 5 years prior to that.

Charles Streusand was a native Houstonian and a graduate San Jacinto High School. He played tennis on the school tennis team and his doubles partner was future resident Bill Berryman. Lynn Berryman also went to San Jacinto and had English class with Mr Streusand's mother. His father owned a large wholesale automotive parts business. Mr. Streusand went on to the University of Texas graduating with a degree in Business Administration. After college and before starting home building he was the adjutant officer at the Air Force's Brooks Medical Center, in San Antonio. Mr Streusand started building upper income homes in 1958. He died in 2011.

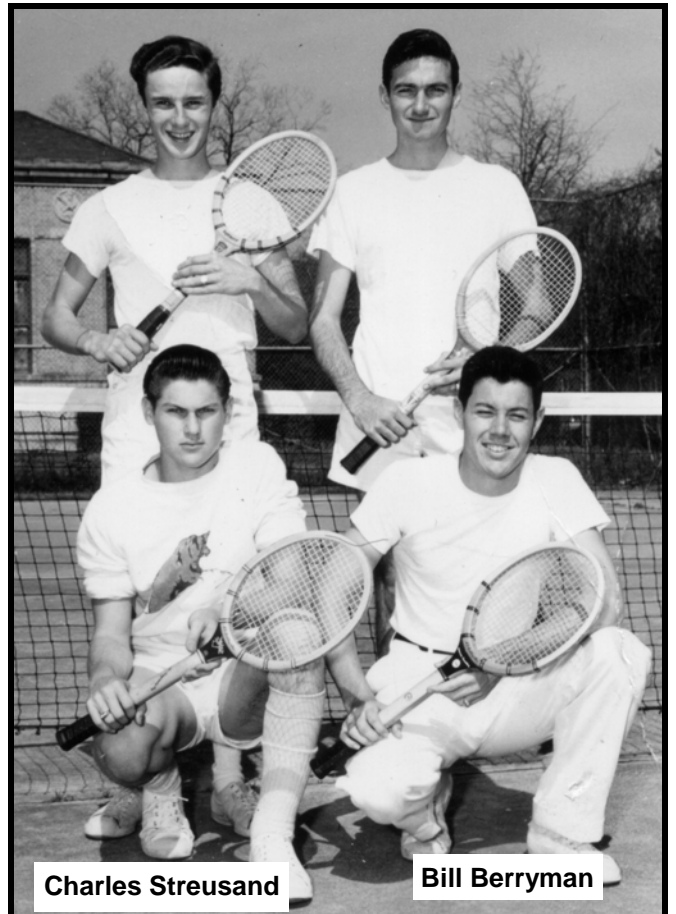


Photo right: San Jacinto High School tennis team
(from Lynn Berryman)

Charles Streusand

Bill Berryman

Bob Cochran also started building upper income homes in 1958. He too is a native Houstonian attending Milby High School and was on the football team. By high school Mr Cochran had decided home building was for him. He attended and graduated from Texas Christian University (TCU). At TCU he was pre-law but was always studying building blue prints on the bed in his dorm room. After college he was commissioned in the US Army as a counter-intelligence officer. His Army enlistment was completed in 1958 and immediately started building homes.

During his development-building career, he had associations with many interesting people. During the early phase of Huntwick's development, negotiations took place with the Klein School District regarding school district boundaries. The developers hired a relatively young attorney to represent them in these proceedings by the name of Mark White. Does the name seem familiar to you? Well, this young attorney became Governor Mark White.

He also has a strong interest in history, particularly English history. The ancestry is Scottish with his Texas family going back to the Civil War and further still when Texas was part of Mexico. Family members were at the Battle of San Jacinto.

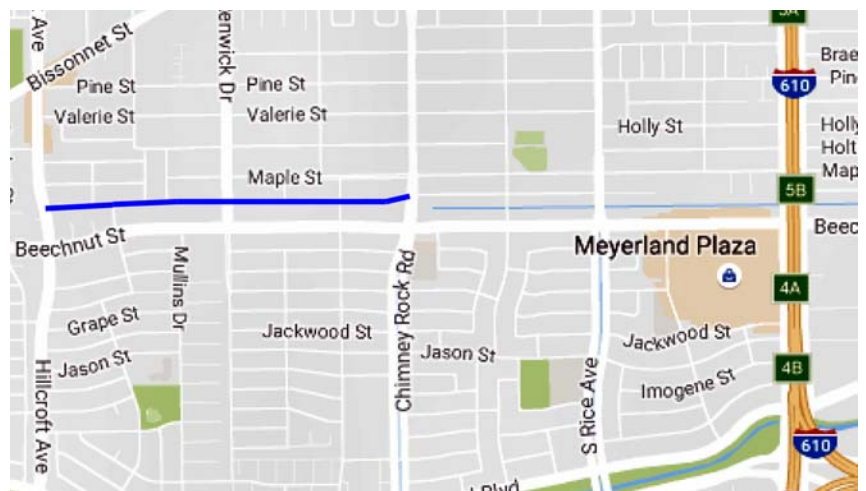
The Cochran family has resided in Huntwick since 1976. In 2006, after 48 years as a builder and developer, Mr. Cochran's family finally convinced him it was time to step down. He still maintains an interest in a number of investments. Some of these are in association with the Streusand family. One of their investments which is located in Houston's Energy Corridor employs fourteen people. Some of these people have worked for these families for over forty years.

Mr. Cochran's introduction to components that are generally associated with the home building industry began at a somewhat early age. He worked every summer from the age of thirteen until his final year of college build windows and doors at Vaughan's, a building material supplier. During the first summer of his employment, his father instructed the shop's foreman to assign his son all the undesirable jobs that needed to be done. Years later, he asked his father why was this done. His father's reply was that we wanted him to learn to appreciate the value of using your mind rather than having to resort to using your brawn

Their Early Development-Building: Streusand and Cochran met in 1958 while each was building their first house. The houses were next to each other on the south side of Edith Street (blue marked street) with Streusand the second house from Hillcroft Ave at 5663 and Cochran on the right at 5659, in Maplewood, a subdivision in southwest Houston.

For the next four years, both maintained active but separate building programs in Memorial and Meyerland. However, in 1962 they decided to pool their talents and form a partnership. The rapid growth of the NASA space programs offered a unique opportunity to initiate additional building programs in both Nassa Bay and Clear Lake Forest. During this period, they built homes for five of the

NSAS astronauts, several of the space programs major contractors and some associates of the Friendswood Development mangement team (Exxon).



By 1968 their focus shifted north of Houston. The reason came down one word...."trees". Memorial and other similar areas had run out of such area for development. Looking for trees led them to FM 1960 and the 1968 start of their next and most extensive development-building project....Huntwick.

Huntwick Concept: 1967-1968

The goal of Mr Cochran and Mr. Streusand was a development of upper income houses with grace and charm. To achieve their goal, they started with one central idea and grew the concept around it that included many cutting edge innovations in Houston home development. The concept would be carried out through a fully integrated operation from development, building and sales through one company of only two partners. This organization was used to keep tight control to ensure that development and building adhered to the high standards of their plan.

What was Mr Cochran's and Mr Streusand's central criterion for Huntwick? In one word....."trees". Trees sell houses for people like trees on their property. The subsequent layout was designed to enhance this requirement.

The layout for the 833 homes (in 10 sections covering 320 acres) was a departure from Houston layout history of a grid pattern. While this design provides a developer with the maximum amount of houses the partners did not like the aesthetics. They wanted something to compliment the trees. After working with some well-regarded designers in Houston, they flew in a designer from Colorado who came up with the present day layout of curving roads and cul-de-sacs. The design restricted access with only one entrance for privacy and security (later county requirements increased access). Their plan became known as a "super block concept". It was the first such development in Harris County and was praised by the City of Houston Planning Commission.

Another innovation that enhanced their concept was underground lines for telephones and electricity rather than unsightly poles and overhead wire. Even their prior building in upscale areas of Houston used wire-through-the-air. Houston Lighting and Power had just come up with the "mini pad" (the rectangle box shared between two houses). The partners had started installing poles and overhead wiring in Section 1 when HLP came to them with this new idea. They immediately saw the value of mini-pads to their concept and at great cost replaced the poles and overhead wiring with mini-pads.

Subdivision lighting via gaslights was also a departure from the norm in order to add another aspect of calm and charm. Lighting typically involved commercial poles which Mr. Cochran thought would detract from the Huntwick concept.

Recreation facilities were on their minds for there were none in the area so a clubhouse with tennis courts and a swimming pool was part of the plan. The clubhouse would provide a place for a variety of social activities that were otherwise unavailable.

Another notable feature in Huntwick's development was the concept of Cochran and Streusand serving in the dual roles as both builder and developer. Indeed, there are examples of this combination existing in other subdivisions. However, as a general rule there is a distinct division in the role of a builder and that of a developer. The desired objective in combining these dual phases was to establish a greater element of control while maintaining a higher degree of overall quality. A concerted effort was made to minimize the stereotype appearance often associated with track-housing. This was accomplished by staggering the front lines where ever possible and by increasing the side building lines from the traditional five feet to a distance of seven feet. Thus, allowing for a more spacious and desirable expanse between houses. Every

effort was made to save trees whenever possible. Potential customers were provided with the option of purchasing an existing new speculative home or designing a custom built home to meet their specific requirements.

The quality of Huntwick's layout and houses was to be matched by what the buyer couldn't see, a foundation with the addition of pier hole construction. Before the concrete slab was poured a series pier hole supports went into the ground. The supports were placed at key points along the perimeter of where the foundation would be. Interior slab areas also have these same supports at key locations. These additional supports enable a house to settle (a natural occurrence) uniformly without damage to the foundation and the house.

After soil analysis, a pier hole starts with the drilling of a hole at least 12 inches wide down to the clay formation (about 13 feet or so). That bit is pulled out and replaced with a bit that makes a 24 inch wide bell mouth at the bottom. A triangle of three lengths of rebar is placed into the hole then the hole is filled with concrete. After the last pier hole came the work for the concrete slab.

In an effort to provide a greater measure of customer service and convenience, a home decorating center and real estate sales officer was located on site. Clothier and Sullivan, a local architectural firm, contributed significantly in designing many of Huntwick's homes. The two principles of this firm, Harold Clothier and John Sullivan, were both longtime Huntwick residents. The developers record in prestigious neighborhoods placed them in a favored financial position with lending institutions, thereby guaranteeing the best available financing for Huntwick purchasers.

The result:

Forty-six years (2016) after the first home sales, a tangible example of enduring Huntwick quality is the 2016 market valuation by the Harris County Appraisal District. Its values have held up well over the years compared to other subdivisions in the same area. Of the 222 houses in Champions East (on the western side), 202 decreased in value from 2015 to 2016 while only 36 of 830 houses in Huntwick decreased in value. For the 641 that increased in value, the average percentage is 12.75% or \$24,000.

Residents themselves are a testament to the legacy. Many people who bought here remained, including 40 year resident Bob and Janis Cochran (1976). Others moved away but came back. Even children who grew up here came back and bought homes here.

Getting Started: 1968-1969

1968: Developer/Builder Charles Streusand (left) and Bob Cochran (right)
At their Clear Lake Forest Office (Houston Chronicle)



Mr. Cochran and Mr. Streusand undertook a massive development of 833 houses covering 320.4694 acres. It was also their first development of an entire subdivision. Mr. Cochran said such a development had always been in his mind but went on to say they had to learn to crawl before they could walk. It was also unusual for two partners, especially with a development this large and being the builders as well as the developers. He and Mr. Streusand were of like mind on the development and their pooled examination brought together all aspects (good and bad) to their decision-making.

The Subdivision Name: "Huntwick Forest" is on government records but only "Huntwick" is on the developer's promotional material. How did this dual name come to be?

- **"Huntwick"** was from Mr. Cochran for he did some hunting in this area. He also wanted a name that evoked charm and elegance. So HUNTING => HUNTWICK.
- **"Forest"** was an inclusion by the City of Houston for they had such jurisdiction beyond the city limits. Such an inclusion was not wanted by Mr. Cochran and he only publicized the subdivision as "Huntwick".

Land Search: The partners wanted tree-covered land for their development but the Houston areas on the west and south side had run out of such land. They knew of the 1960 area so they came searching for a location.

- **In 1968—What was in the surrounding area :** Getting to the location was a drive in the country. FM 1960 ("FM" being Farm-Market) was a narrow two-lane road with parallel open ditches on both sides and solid trees up to the edge of the ditch. (Was also known as Jackrabbit Road – Bammel Road). That country feel is reflected in the 1968 "Cole's City Directories" showing some people without an address. For a quick haircut, the barbershop was a kitchen chair and your wife (or mother) doing the cutting. Eating out, one restaurant between 249 and Stuebner Airline, The Bamboo Restaurant at 7070 FM 1960 and Cutten Road. There was one gas station (Texaco) at the corner of Paradise Valley. Still there today with a Shell sign but still referred to it as George's Texaco. It was a fun place with all his airplane items, Texaco memorabilia and George himself.

Determining where to build started with an examination of the area from the ground and air (a lot of aerial photographs). The search area narrowed between the railroad tracks (by Willowbrook Mall) and Stuebner Airline. The developers believed this area had better potential than areas further to the east. Some areas looked at would have been a difficult purchase because so many branches of a family owned the land. The already existing (but not fully developed) Champions area was also a factor in the decision. The first home building in Champions started in 1960. Champions East (on the west side of Champions Forest Drive) started in 1966.

On the next pages are two maps of the 1960 area as of 1965 and 1969

1965

Diagonal line below is the north boundary of the Keymap page. No further map pages above this one

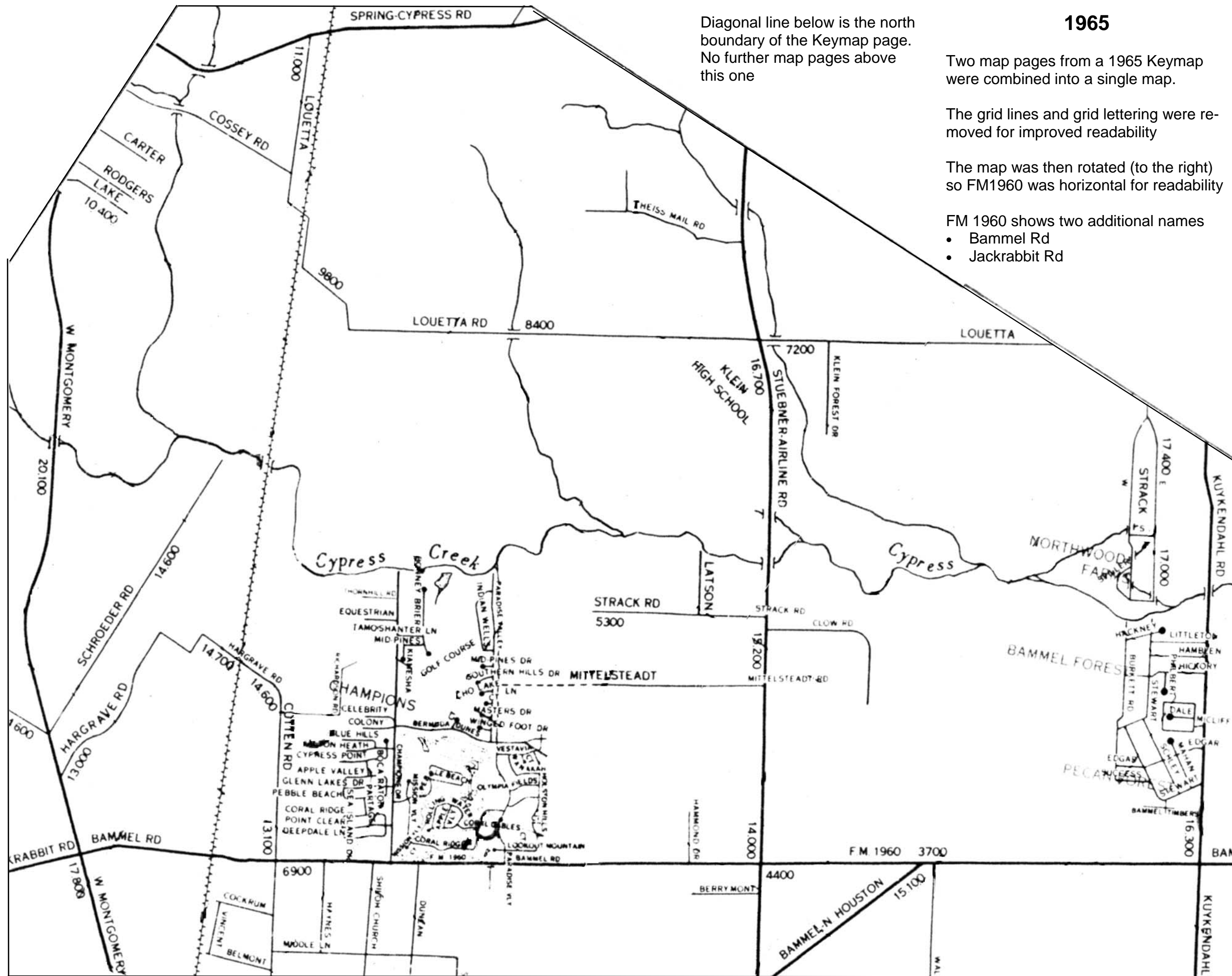
Two map pages from a 1965 Keymap were combined into a single map.

The grid lines and grid lettering were removed for improved readability

The map was then rotated (to the right) so FM1960 was horizontal for readability

FM 1960 shows two additional names

- Bammel Rd
- Jackrabbit Rd



1969

Six map pages from a 1969 Keymap were combined into a single map.

The grid lines and grid lettering were removed for improved readability

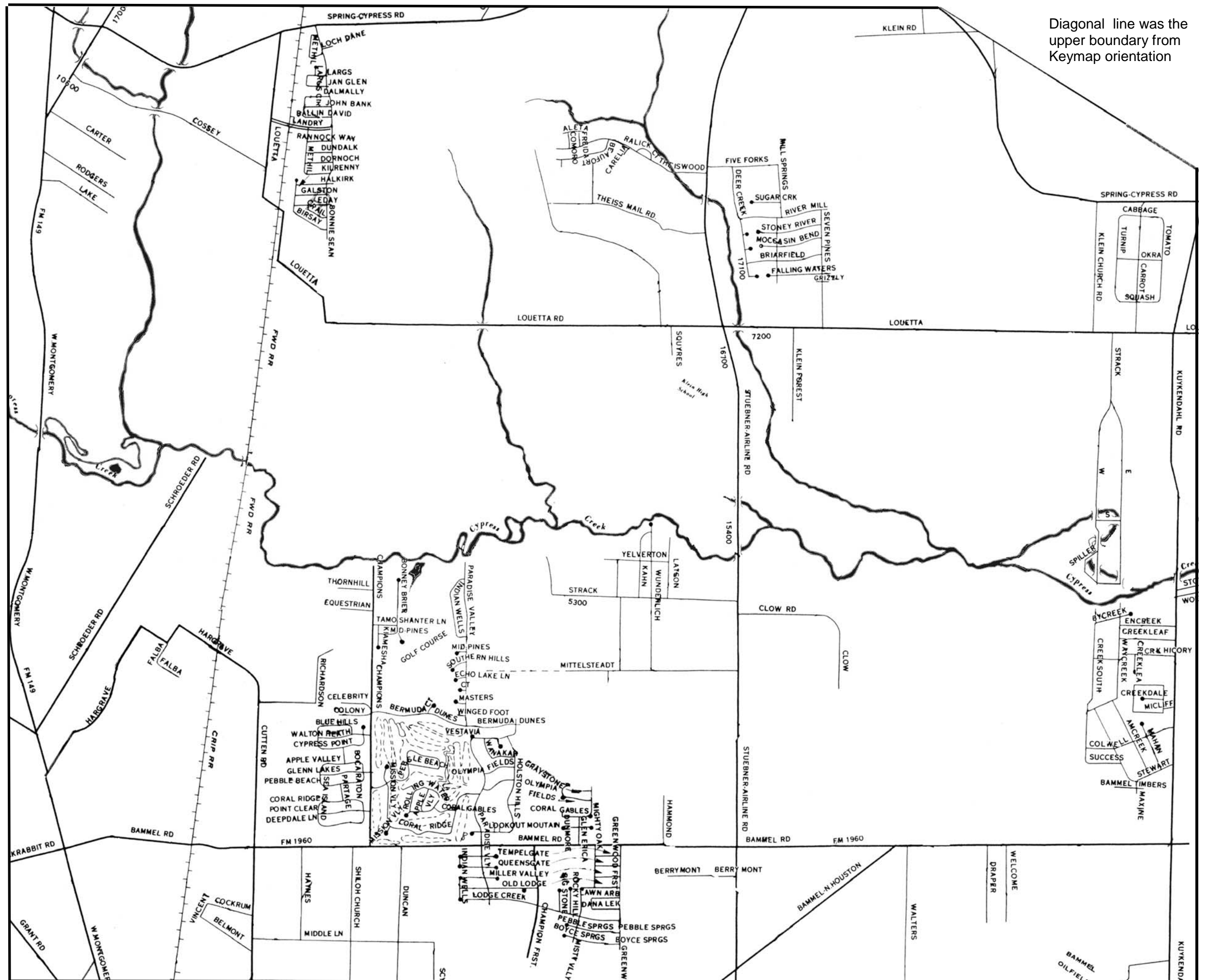
The map was then rotated (to the right) so FM1960 was horizontal for readability

Cypress Creek color-filled

FM 1960 shows two additional names

- Bammel Rd
- Jackrabbit Rd

Diagonal line was the upper boundary from Keymap orientation



Land Selected

The Business Name: Selecting land against FM 1960 resulted in the business name of “1960 Development Corporation”, registered with the Texas Secretary of State on 14 March 1968.

The 320.4694 acres on which Huntwick was built was acquired in three separate purchases.

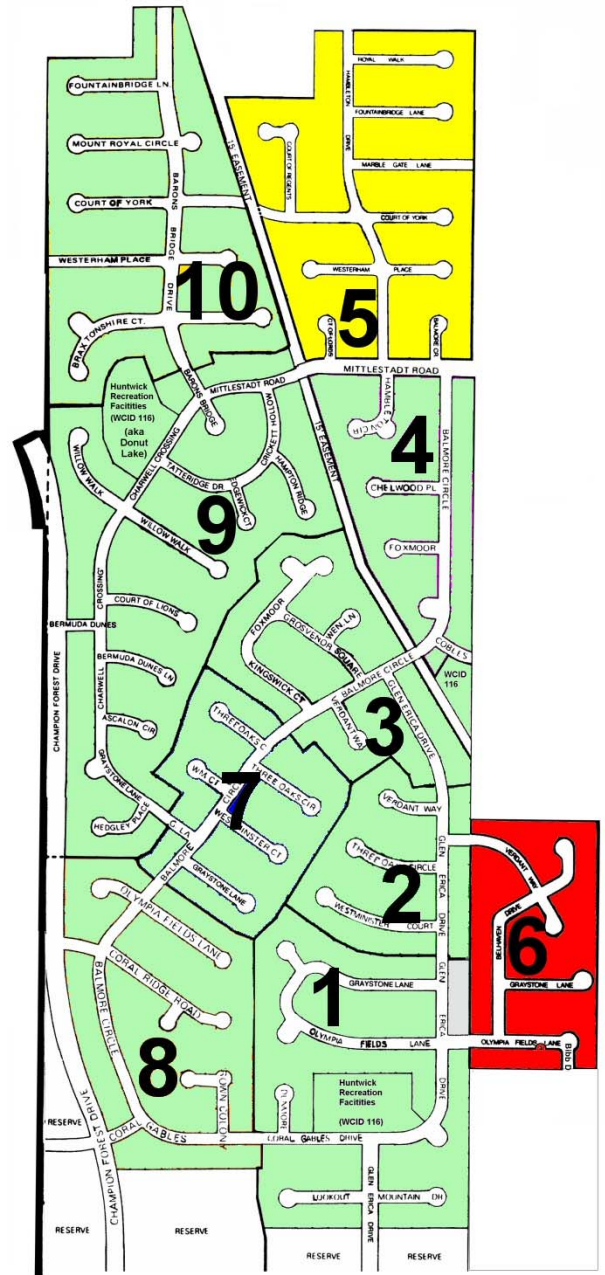
- **Sections 1-4 and 7-10:** 22 March 1968, of 274.278 acres for \$805,000. (Including the 7.2195 acres between Lookout Mtn and FM 1960). If you are an avid golfer and/or familiar with the development of Champions you probably know the name of one of the sellers, Jimmy Demaret. Demaret along with Jack Burke Jr. founded the Champions Golf Club in 1957 with the Cypress Creek course opening for play in 1959. Side note, Bob Jonnson (Lookout Mountain Dr.) met Mr. Demaret while in high school on a golf course near the Shamrock Hotel. At the 9th hole, Bob sank the ball into the cup from off the green. Demaret came up to him smiling, shook his hand and said “son, that was the best shot I’ve seen all day.”
- **Section 5:** 6 September 1977 of 49.1323 acres for \$884,381.40
- **Section 6:** Mid 1977 (need more research for future addition)

The land was not bought according to a predetermined size or shape but merely what was available. The division of the first purchase into eight sections occurred after the basic layout was created. Prior to a section being developed, a plat of property layout, utility easement etc was submitted to the City of Houston Planning Commission prior to development.

The purchase butts up again Champions East by intent. In 1968, the property boundary with Champions East is the dark black line top-bottom on the left edge of the map.

At time of purchase, Champion Forest Drive did not exist north of FM 1960 but a short stub did exist south as a dirt road into the beginning of Greenwood Forest. The existence of this stub later led to a requirement by Harris County for the developers to build the road on the north side.

As the map shows, the road cuts into development area for sections 8 and 9. Where the road starts to curve at Willow Walk (section 9), goes into Champions East which became the responsibility and cost of Champions developers. The Huntwick area ends at the first left hand turn into Yeager Elementary School, which opened in 1975. Prior to Yeager, all elementary Huntwick kids attended Hancock (opening in 1973) and the first elementary school was Matzke, built in 1966.



Donut Lake

15
Foot
Easement

Old Pig Farm

Old Pig Farm

Before a section can be developed, a section plat showing the property boundaries, easements etc is submitted to the City of Houston Planning Commission even though Huntwick is outside the city limits. Section 1 plat was finished 8 April 1968 and approved by Harris County Commissioners Count on 29 August 1968. A revised plat was drawn 24 January 1969 and approved 6 February 1969. I have all 10 plats and 4 replats if you need them (downloaded from Harris County Clerk's office).

WCID 116 Made Huntwick Possible

WCID 116 is covered in more detail in “Part 3: Organizations”.

Without Water Control Improvement District 116 and all the other districts authorized by the Texas Commission on Environmental Quality (TCEQ), FM 1960 would have remained an undeveloped country road well into the future. Such infrastructure could not have happened otherwise because of the distance from the City of Houston and the city did not have the resources for a rapid expansion. Could you imagine every house in Huntwick having its own water well and septic tank...?!

Sometime after the 14 March 1968 formation of the 1960 Development Corporation, the developers petitioned the Texas Water Commission (today TCEQ) to create a WCID for their development project. On 12 September 1968, the TWC created on paper WCID 116. 21 January 1969, the developers confirmed acceptance of WCID 116 which today covers 379.5 acres (Huntwick is on 320.4694 acres).

Through WCID 116 the developers could sell tax-free bonds but they had to pay maybe 70% of the initial install cost before bonds could be sold (per attorney Regina Adams). The first bond sale happened 27 February 1970.

As of this initial release I do not plan to ask any further questions of WCID 116 concerning the initial construction. I would like to know more but such information requests are forwarded to the attorney which results in a billable charge to WCID 116 and I don't want to cause such an expense. I did not know this till I asked the question at the Board meeting of 11 December 2016

One charge probably resulted from some prior questions I emailed to TOPS and the Association of Water Board Directors who in turn forwarded them to the same attorney. Might sound thick-headed but it did not occur to me my inquire would be a charge to WCID. My last attorney interaction was when I shopped for an attorney for the probate of my mothers estate. Talked to a couple of attorneys before selecting and was not charged.



1968-1998: Building The 833

Establishment of WCID 116 was the keystone enabling the 30 year development of 320.4694 acres with the water-sewer system, 44 streets, 57 cul-de-sacs, and 833 homes. Mr. Cochran said there was no time limit to complete the development by.

The developers did not know how many homes would be built when they started construction. Reason being the concept design only included the roads and not the individual property boundaries. Mr. Cochran said the developers determined the property configurations when each of the 10 sections was submitted to the City of Houston for approval.

As development progressed, average section square footage per home generally increased from 2,544 in section 1 to 3,859 in Section 6. The largest sq footage home in Huntwick is 6,131.

Averages for the 830 present today

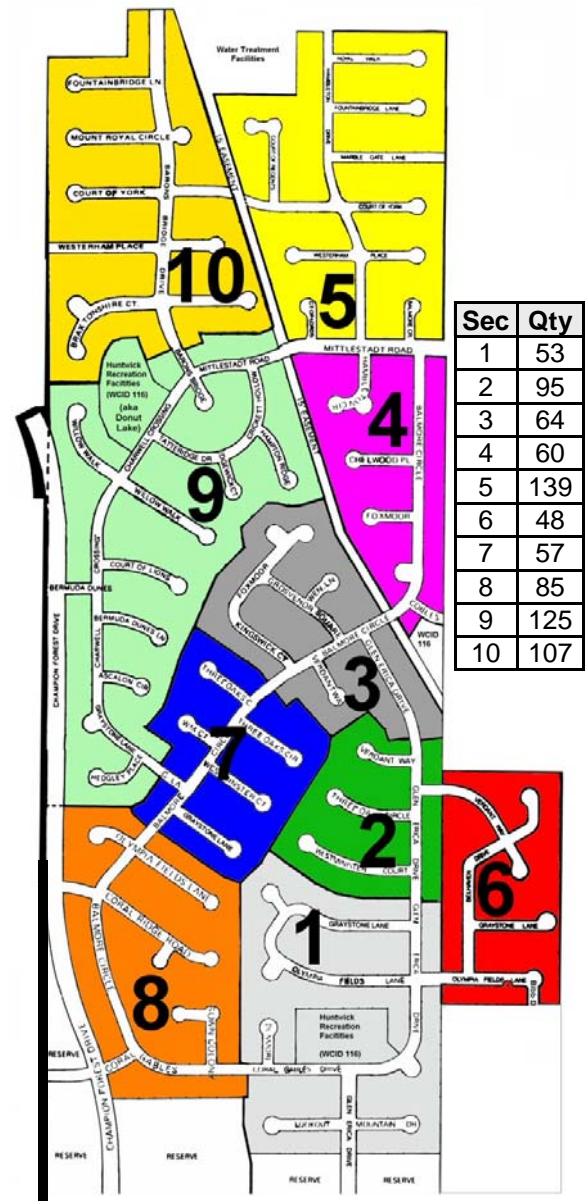
- **Living Space** 3,261 square feet
- **# Rooms:**
 - **Total:** 8.7
 - **Bedroom** 4.1
 - **Full Bath** 2.5
 - **½ bath** 1.0 (43 have none)

Stories: 1: 110; 1 1/2: 60; 2: 660

With the 12 September 1968 creation of WCID 116, lots for the first three houses were issued to the builders. The first house built was in 1968 on the corner of Coral Gables and Glen Erica for the sales office by Mr Cochran. (Mr Cochran lived upstairs in order to establish residency to vote in the water district election). The exterior colonial appearance has many of the features used in a house they built in Clear Lake Forest. The garage was finished first with two sliding glass doors and used as the design shop. Jack Geiss was the first salesman and a Huntwick resident. In 1981, the sales office relocated to the house on the south side of Coral Gables and Champions Forest Drive.

The next two houses were built in 1969, on the north side of Lookout Mountain Drive and west Glen Erica. Second was 5206 (by Jim Willis of Superb Holmes) for the Pollard family. First was the corner house 5202 for the very first Huntwick family (the Hill family) and was built by Mr. Hill. Bob Hill was a builder and he and Bob Cochran knew each other. The Hills were living in Sharpstown but decided living in Huntwick would be better for them. The Hill's daughter Vanessa still lives on Lookout Mountain Dr with her husband Greg and daughter Daniel but in a different house. Vanessa still owns her family home on the corner.

In the early years she remembers playing in the clay when the water lines were installed and driving on dirt roads. June 1969, the few dirt roads in Huntwick became a parking lot from the 12th through the 15th for the US Open Golf Tournament at Champions. Bob Hill had to get a special pass to get into Huntwick. The three mailboxes were at the edge of FM 1960. Try and picture a mailbox there today with the present day FM 1960 conditions or better still, look at the November 2016 photo on the





In the beginning, the water system for the three houses was as it had been for decades along FM 1960, a water well (on the grounds of the club house) supplying water to the three houses through a pipeline. Sewage was collected in a septic tank that required a vacuum truck to suck out the tank.

In 1968-1969, while the first three homes on Lookout Mountain Drive were under construction, building the initial water and sewer system along with other infrastructure also took place. The initial water storage capacity was a single 400,000 tank and one water well. Don't know the capacity of waste water treatment.

Initial utility install in section 1 included through-the-air-wire because that was the only method available. After the install began, Houston Lighting and Power came to the developers with a new means for underground utility wiring using a "mini-pad" (the box between the two houses). The developers realized the value for their master plan and removed the overhead wire for mini-pad install.

By end of 1969, infrastructure was completed to where large-scale home construction could begin.

1970-1979: Sections 1-4, 7-10:

1970 was the take off year for Huntwick with the first 1970 lots (5 in section 1) allocated to the builders on 13 January. The last Section 1 lot was allocated on 24 March 1971. Shortly after the first lots were released to the builders was the first bond sale on 27 February. The bond sale repaid the developers for their upfront costs (about 70%) to install the water and wastewater treatment construction. \$3.4 million of tax free bonds were sold in 1970.



19 June 1971 was the official opening of the Huntwick Racquet Club with a party held at the clubhouse. Maynard Gimble provided the music and Tom Katz furnished the buffet. The party was sponsored by The 1960 Development Corporation. The two tennis courts cost \$10,000. People from outside the subdivision wanted to join but were not allowed to. Membership was not a requirement when purchasing a home for the developers did not think the requirement was necessary.

In addition to their regular building, 13 October 1971 was the grand opening of a show home at 5523 Grosvenor Square for the January 1972 National Home Builders Association. Comprising nine rooms in a two-story house, the construction cost \$45,000, not including the land. It was designed as the ideal house for a family with three children by women associated with the NHBA. For the developers it was a way to promote Huntwick.



The October 1971 Herald reported a lot of activity. All 63 homes in Section 1 had been sold except for two. Section 2, every intended house (95) had been built except one. Planning for Section 3, 4 and 7 had begun. Section 3 house plans had been selected with an average price of mid fifties with a few in the forties. Contracts had also been lent for cul-de-sac lots having prices in the seventies and eighties.

In 1972, there were more than 130 residents by April. By October, WCID construction was finished for sections 1, 2, 3, 4, and 7 and started in sections 8 and 9.

By the end of 1979, the land purchased for the first eight sections had been developed with 650 homes, with a few more remaining in section 10 to be built.

1978-1998 Section 5: Section 5 has some confusing aspects and will be developed more for a future addition. The land was purchased on 6 September 1977 of 49.1323 acres for \$884,381.40 but the first plat is dated 28 August 1977? The plat was approved by Harris County Commissioners Court on 11 August 1977. The partners built most of Section 5 with the exception of Royal Walk and maybe a few others. 139 homes were built here with the average square footage being 3,781. The first houses built here were the first Huntwick houses in the Klein ISD area but not all Section 5 is in Kline ISD. 11 are in CFISD with the western 9 on Court of Regents and 2 on Westerham. The last two original houses were built in 1998, on Royal Walk at 5223 and 5226.

1977-1997 Section 6: Section 6 is confusing for there is a lack of data to account for all the details. The first plat I found is dated 8 August 1977 but the June Herald reports the Houston Planning Commission rejected the proposal for section 6. Rejection was HPC wanting an entrance directly off FM 1960 as well as entrance off Wunderlich. 73% of Huntwick residents signed petition for one entrance and the August 1977 Herald reports HPC approved one entrance off Wunderlich.

The 8 August 1977 plat was not submitted to HPC until 17 March 1978 and approved by Harris County Commissioners Court until 18 May 1977. Another plat to reduce lot sizes was finished in March 1980 and approved by HCCC on 5 May 1980.

By 1983, almost all homes were over 3,000 sq feet and many over 4,000 with most being 2-story. Yet 13 years after the first home was built, construction started on an entire street consisting of 14 houses with only one over 3,000 sq feet and all but three are single story. The location for this different street is Olympia Fields to the east of Glen Erica. Why did this happen?

By this time, Mr. Cochran's parents were elderly and lived some away making it very difficult to respond to their needs. He wanted them to be closer but they did not need a large house with a big yard so he developed a section of patio homes. His parents lived in the first patio home built, in 1983, on the corner of Olympia Fields and Belhaven Drive.

By summer 1986, Cochran and Stresand had just about built all of Huntwick and were looking to move on to another development. In doing so the remaining section 6 lots for estate and patio homes were sold to Cornerstone Savings Association on 9 September 1986. The last Cornerstone approval for new construction was late 1987. Shortly after this approval Cornerstone was bankrupt. The July 1990 Herald reported 15 of 16 remaining multiple lot sites were finally sold by Dallas FDIC to Spring Creek Realtors. The one remaining lot 5135 Verdant was about to be auctioned. Spring Creek Realtors asked the Huntwick Architecture Control Committee for approval to build a 6024 square foot home at 1342 Belhaven Drive.

Those 44 Huntwick Street Names

Have you wondered if there is a meaning or story behind any of them? To me several have a British connotation. I wondered if Charwell Crossing Lane is "Chartwell", Winston Churchill's home in Kent. Possibly Balmore Circle is Balmoral Castle, in Scotland?. The answer is yes but for only two:

- One is for the street that does not have a single house on it. Is the name a mystery to you? Many residents go to it once a month to drop off their WCID 116 payment. The street is Cobles Corner Drive. So what is the story behind Cobles Corner Drive? The naming involves early Huntwick resident Gerald Coble. He would stop from time to time at the sales office to talk to Bob Cochran. During one of those chats, he jokingly asked Mr. Cochran to name a Huntwick street after him so that he might be immortalized. Mr Cochran thought highly of the man and honored the request.
- Tatteridge Drive, according to Mr.Cochran, is a reference to Tattershall Castle, in Tattershall, Lincolnshire, England. (He has a strong interest in English history and lives on this street). In hindsight he commented "I would have named it differently. When giving my address, I have to spell it out every time" (Huntwick Herald March 2001).

Of the 44 street names, he named 33 of them. His partner told him he had no ideas for names so Mr.Cochran tried to choose names that had elegance and charm. He did explain (Huntwick Herald March 2001) "It's much harder than you would imagine." Often half of the names were rejected by the Greater Houston Planning Commission because of duplication.

So what is the story with the other 11 that he did not name?

- 10 streets were deemed by the City of Houston to be close enough to already existing streets and had to use the existing name. The closeness factor seems odd to me in the case of Lookout Mountain Drive for it is more than 1,500 feet to the existing Lookout Mountain Drive, in Champions East. The same closeness requirement is why several non-contiguous streets in Huntwick (ex. Foxmoor, Three Oaks) have the same name.
- The final name is a mystery even to Mr. Cochran. The mystery name is Belhaven Drive, which was inserted by the City of Houston in the developers final draft.

A 45th Street

Found an interesting surprise when I examined the first plat (8 April 1968) for Section 1. Between Lookout Mountain Drive and FM1960 is Edgewick Lane. The 12 December 1968 replat shows the Edgewick Lane area removed and replaced with "Reserve" which today is commercial property.

The Mayor

Development of this large subdivision was a busy time for the partners being the builders as well as the developers. The early years through the end of 1971 was especially so for they ran the water and sewer systems, trash pickup etc. They were the security for new home construction but residents would call them with their own security concerns for there was no sheriff substation on Cypresswood Drive at that time. They performed all the functions of the mayor of a small town for they were the only organized group in Huntwick. Bob Cochran said it "had a small town feel".

The ever increasing number of residents lead to the transition of these mayoral responsibilities to the home owners. These tasks were carried out through the Huntwick Civic Association, WCID 116 and the Huntwick Racquet Club, which are covered in Part 3.

Section Plats

Each section had to be submitted to the City of Houston Planning Commission for initial approval then to other authorities before final approval by Harris County Commissioners Court.

The 8 April 1968 plat of Section One is probably the second image of Huntwick. The very first image would have been the road and cul-de-sac layout.

Section	Plat Date	Developer Submits	Harris County Comm Court		
1	8-Apr-1968	15-May-1968	29-Aug-1968	Includes Edgewick Lane between Lookout Mtn Dr and FM 1960	
1	2-Dec-1968	17-Dec-1968	6-Feb-1969	Edgewick Lane removed	
2	15-Jul-1970	16-Jul-1970	13-Aug-1970		
3	21-May-1971	?????	7-Jun-1971	Developer date is December 1970	Houses Built Per Year
4	Jan 1972	21-Jan-1972	12-Feb-1972		
5	28-Feb-1977	1-Jun-1977	11-Aug-1977		
6	8-Aug-1977	17-Mar-1978	18-May-1978		
6	Mar 1980	19 Dec 1979 ?	5-May-1980	Partial replat, decrease lot size to add more lots	
7	Jan 1972	20-Jan-1972	21-Feb-1972		
8	Mar 1972	10-Feb-1973	15-Mar-1973	Plan date updates 15 Feb 1973	
9	13-Nov-1972	6-Feb-1973	17-Jan-1974		
9	Aug 1974	25-Jul-1974	26-Sep-1974	Replat boundaries Hampton Ridge Lane and Reserve A	
10	26-Feb-1975	26-Feb-1975	12-Jun-1975		
10	4-Jan-1977	????	10-Feb-1977	Correction to errors	

The original plats for the 10 sections (and 4 replats) are available as a free download from the property records section of the Harris County Clerk's website. (An account is needed to view the plats). To locate the plats (as of November 2016), click on "Property Records", click "Maps and Condos", in "Subdivision/Description" enter "Huntwick", click search and a list plays. To view a plat click on the link in the "Volume" column.

Did not include the plats in "The Huntwick Story" due to file size, dimensions plus an assumed limited interest. Will email if asked.

Sec Acres	Qty	Yrs	Avg sq ft	1968	69	1970	71	72	73	74	75	76	77	78	79	1980	81	82	83	84	85	86	87	88	89	1990	91	92	93	94	95	96	97	98	Sec tion	Qty
1	37.0	53	2	2544	1	2	42	8																									1	53		
2	15.8	95	4	2855			25	48	21	1																							2	95		
3	22.2	64	3	2943				4	32	28																							3	64		
4	23.0	60	8	2763				1	4	33	13	2	5	1					1														4	60		
5	49.1	139	17	3781										6	5	33	19	17	10	8	1	4	6	9	7	4	2	4		2		2	5	139		
6	21.4	48	13	3859														2	5	2	12	9	2			1	3	1	4	4	2	1	6	48		
7	19.2	57	6	3188				3	14	35	1	1	3																				7	57		
8	34.9	85	6	3109					7	1	43	17	16	1																			8	85		
9	57.5	125	5	3302							6	60	49	9	1																		9	125		
10	38.8	107	5	3511								36	59	6	4	1											1						10	107		
1	2	67	64	78	97	57	26	82	88	75	13	37	20	19	16	10	1	16	15	11	7	5	2	4	5	4	4	4	4	1	2		833			

Houses On The 44 Streets

Sec- tion	Street	# Built	Avg sq ft	Story 1	1.5	2	Year
9	ASCALON CIR	6	2,875	2		4	1975-1976
3	BALMORE CIR	8	2,712		1	7	1972-1973
4	BALMORE CIR	25	2,835	6	3	16	1972-1976, 1984
5	BALMORE CIR	8	4,713	1		7	1983, 1988, 1989, 1993
7	BALMORE CIR	6	3,000		1	5	1972, 1973, 1975
8	BALMORE CIR	18	2,919	1	2	15	1972, 1974-76
9	BARONS BRIDGE DR	7	3,604			7	1977, 1978
10	BARONS BRIDGE DR	11	3,127		2	9	1977-78, 1982, 1984
6	BELHAVEN DR	13	4,237	3	1	9	1986, 1992, 1994, 1995, 1997
9	BERMUDA DUNES DR	10	3,238	1		9	1976
6	BIBB DR	4	2,753			4	1986-1988
10	BRAXTONSHIRE CT	26	3,380	2		24	1977-1979
9	CHARWELL CROSSING LN	22	2,891	2		20	1976, 1977
4	CHELWOOD PL	11	2,724	1	3	5	1973, 1974, 1978
4	COBLES CORNER DR	0					
8	CORAL GABLES DR	19	2,771	4	2	16	1968, 1970, 1972, 1974-76
8	CORAL RIDGE CT	5	3,513	1		4	1974, 1975
8	CORAL RIDGE RD	16	3,211	2	2	12	1974, 1975, 1976
9	COURT OF LIONS ST	12	3,272	1	2	9	1975, 1976, 1977
5	COURT OF LORDS	8	3,671		1	7	1978-1982
5	COURT OF REGENTS	14	3,962	1		13	1980-1983, 1986
5	COURT OF YORK	22	3,978	3		19	1978-1986
10	COURT OF YORK	21	3,482			21	1977-1979, 1981
9	CRICKETT HOLLOW DR	7	3,912	1		6	1976, 1977, 1979
8	CROWN COLONY	12	3,223	1		11	1974
1	DUNMORE CT	8	2,692	1	1	6	1970
9	EDGEWICK CT	5	3,274			5	1975-1977
5	FOUNTAINBRIDGE LN	15	3,319	1		14	1978-1981, 1983
10	FOUNTAINBRIDGE LN	13	3,558		1	13	1977-1980
3	FOXMOOR LN	13	3,230	2	1	10	1972-1973
4	FOXMOOR LN	9	2,558	4	1	4	1972, 1973
1	GLEN ERICA DR	15	2,808	3	5	7	1970, 1971
2	GLEN ERICA DR	15	2,723	1	2	12	1970 - 1972
3	GLEN ERICA DR	15	2,690		2	13	1971-1972
2	GRAYSTONE LN	21	2,843	4	3	14	1970, 1971
6	GRAYSTONE LN	6	4,917			2	1986-1987, 1992-1994
7	GRAYSTONE LN	16	3,319	2		14	1971, 1973, 1976, 1977
9	GRAYSTONE LN	2	3,688	2		2	1976
3	GROSVENOR SQ	6	2,865		1	5	1972, 1973
4	HAMBLETON CIR	12	2,726		4	8	1971-1974
5	HAMBLETON DR	18	3,761	1	1	16	1980-1983, 1986-1989
9	HAMPTON RIDGE LN	8	3,415	2		6	1976, 1977
9	HEDGLEY PL	9	2,721	3	3	2	1975, 1976, 1977
3	KINGSWICK CT	9	2,164	1		8	1972, 1973

Section	Street	# Built	Avg sq ft	Story 1	1.5	2	Year
3	KINGSWICK CT	9	2,164	1		8	1972, 1973
1	LOOKOUT MOUNTAIN DR	21	2,576	4	2	15	1969 (2), 1970
5	MARBLE GATE LN	16	3,373	3	1	12	1980, 1982-84, 1986, 1987, 1996
4	MITTLESTEDT RD	3	2,828			3	1973, 1975
9	MITTLESTEDT RD	5	3,364	1		4	1975, 1977
10	MOUNT ROYAL CIR	16	3,851	1		15	1977-1980
2	OLYMPIA FIELDS LN	22	2,690	4	3	15	1970-1971
6	OLYMPIA FIELDS LN	14	2,585	11		3	1983, 1986-1988
8	OLYMPIA FIELDS LN	21	3,289	3		18	1972, 1974-76, 1979
5	ROYAL WALK	15	4,172	2	1	12	1989-1991, 1993, 1998
9	TATTERIDGE DR	6	2,942			6	1976-1978
2	THREE OAKS CIR	13	2,859	2	1	10	1970-1972
7	THREE OAKS CIR	17	3,084	1	1	15	1972-1973
2	VERDANT WAY	9	2,928	3		6	1971-1972
3	VERDANT WAY	7	3,113	1	1	5	1973
6	VERDANT WAY	11	4,857	1		10	1982-1986, 1992, 1995, 1996
3	WENDELYN LN	6	3,217	2		4	1971-1973
5	WESTERHAM PL	23	3,545	2		21	1979-1981, 1983, 1987, 1988, 1996
10	WESTERHAM PL	20	3,670	3		17	1977-1978
2	WESTMINISTER CT	15	3,186	2		13	1971, 1972, 1974
7	WESTMINISTER CT	18	3,233	3	2	13	1971-1973
9	WILLOW WALK ST	26	3,429	2	2	22	1976-1978

Build Date Maps

Five maps visually presents the build history of the original 833 houses from the very first (sales office) in 1968, to the last two built in 1998 in section 5. Such maps present the history of Huntwick in a more effective way than can be achieved with text or tables alone.

The data for the maps was downloaded from the website of the Harris County Appraisal District and placed in an Excel file. The map in the Huntwick Directory was scanned then the properties color filled with Paintshop Pro using the build dates in the Excel file.

The HCAD build dates are not 100% accurate. Several have a 1970 date in sections 4 and 5 but there was no road to those areas in 1970. 5523 GROSVENOR SQ shows as 1973 but it was completed in October 1971 as a show house for the January 1972 Houston convention of the Greater Home Builders Association. Two on Hedgley Dr. show 1970 but there was no road to this area at that time. For the purpose of the build history, I changed such dates to one within the period in which the street area was built.

Some dates reflect a rebuild after the original build due to catastrophe (ex fire) or possibly a tear down-rebuild. I changed some of these dates to the original if I was familiar with the location.

There probably are some more wrong dates but given that 833 were built, I think it reasonable to assume the errors are not significant. At the same time, the perfectionist part of me wants 100% accurate build dates. Have to go downtown to view microfilm because the Harris County Clerk's digital records go back only as far as 2000. Such exactness for 833 houses is not practical right now for me by myself.

Huntwick 1969-1998 833 Built

Built By Year

1968:	1
1969:	2
1970:	67
1971:	64
1972:	78
1973:	97
1974:	57
1975:	26
1976:	82
1977:	88
1978:	75
1979:	13
1980:	37
1981:	20
1982:	19
1983:	16
1984:	10
1985:	1
1986:	16
1987:	15
1988:	7
1989:	7
1990:	5
1991:	2
1992:	4
1993:	5
1994:	4
1995:	4
1996:	4
1997:	1
1998:	2

Section 1: 63
1968 (1) 1969 (2)
1970-71 (60)

Section 2: 95
1970-72, 1974

Section 3: 64
1971-73

Section 4: 60
1971-76, 1978, 1983

Section 5: 139
1978-1991, 1993,
1996, 1998

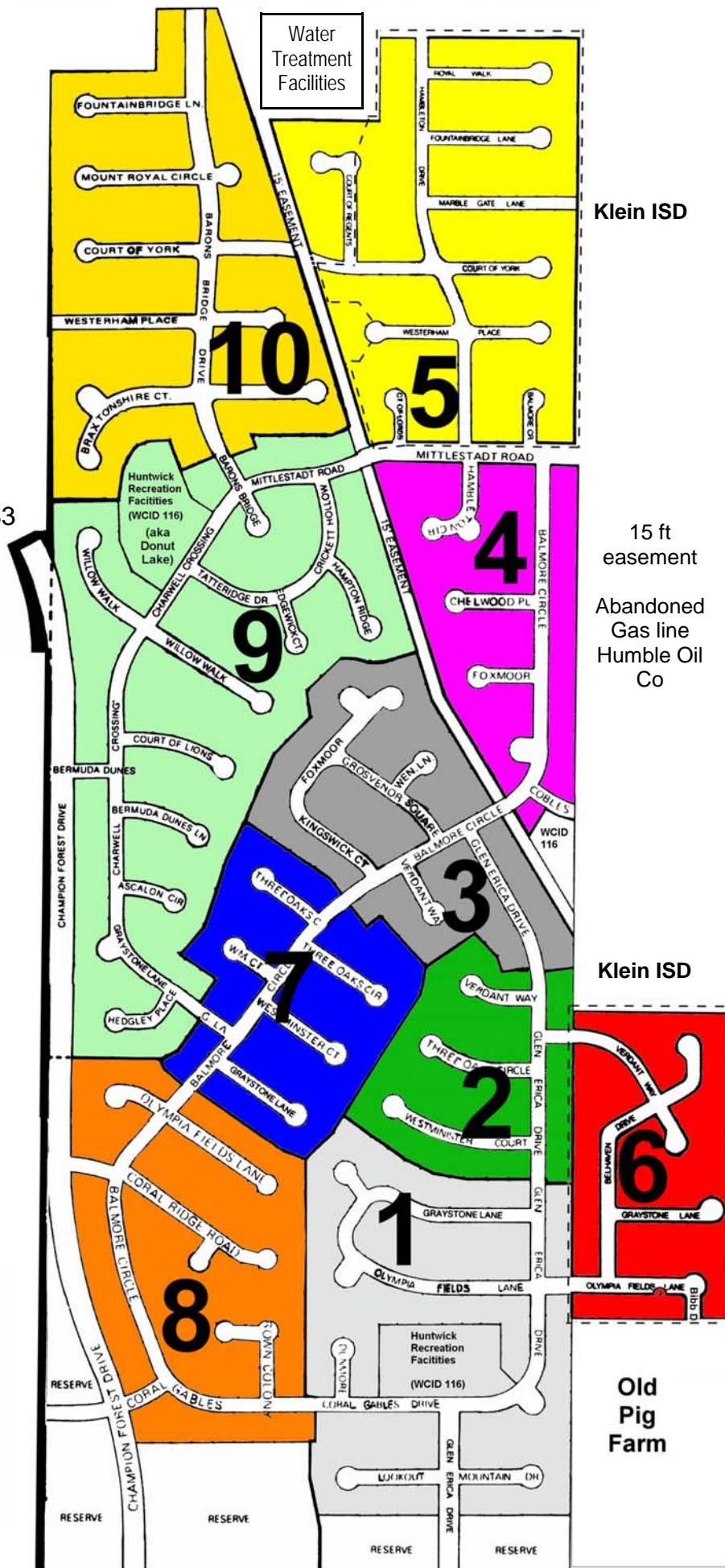
Section 6: 48
1982-1984, 1986-
1988, 1990, 1992-
1997

Section 7: 67
1971-73, 1975-77

Section 8: 85
1972-1976, 1979

Section 9: 125
1975-1979

Section 10: 107
1977-1981



Klein ISD

15 ft
easement
Abandoned
Gas line
Humble Oil
Co

Klein ISD

Old
Pig
Farm

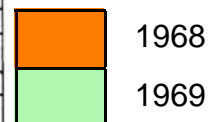


Klein ISD

15 ft Easement
Abandoned gas line
Humble Oil Co

**Huntwick
1968-1969
3 Built**

Klein ISD



1968 was the sale office

15 ft Easement
Abandoned gas line
Humble Oil Co

Klein ISD



Huntwick 1980-1989 153 Built

Klein ISD

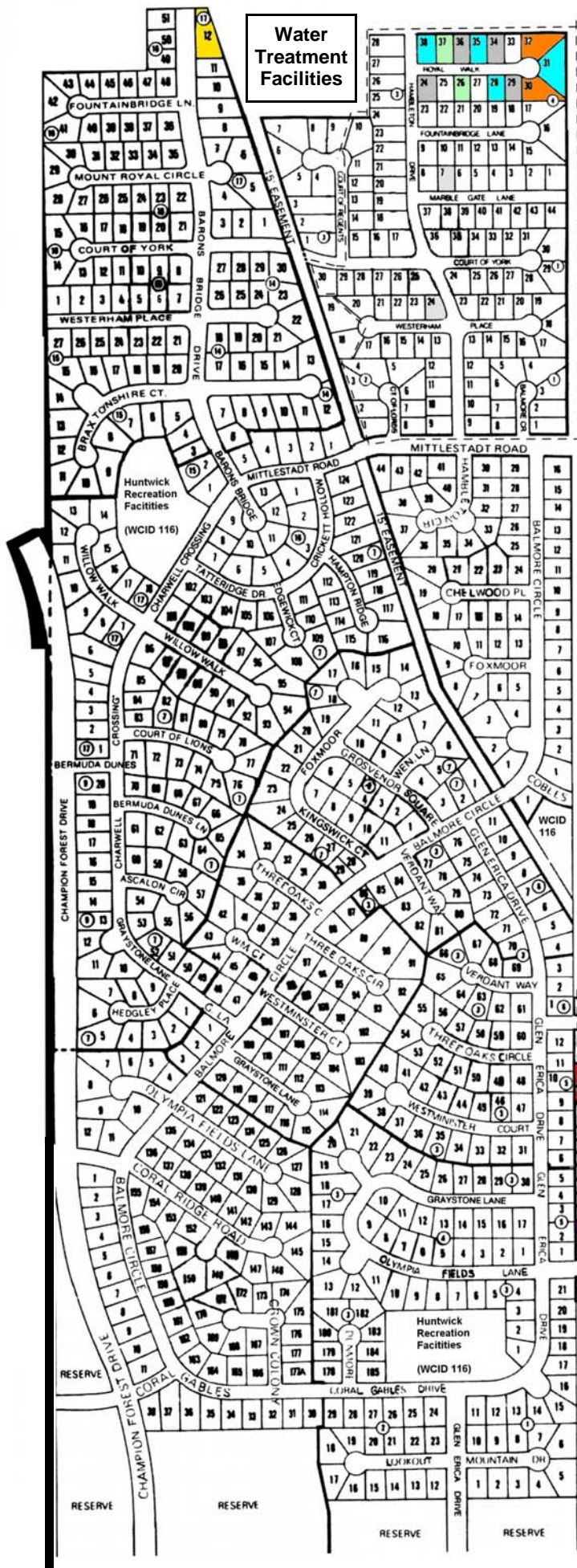
Divided
Lot



	1980	37
	1981	20
	1982	19
	1983	16
	1984	10
	1985	1
	1986	16
	1987	15
	1988	11
	1989	7

15 ft Easement
Abandoned gas line
Humble Oil Co

Klein ISD



Huntwick 1990-1998 31 Built

Klein ISD

Divided
Lot



1990	5
1991	2
1992	4
1993	5
1994	4
1995	4
1996	4
1997	1
1998	2

15 ft Easement
Abandoned gas line
Humble Oil Co

Klein ISD





Part 3: Organizations

- **Huntwick Civic Association**
- **WCID 116**
- **Huntwick Racquet Club, Inc**

More inclusions coming

**Hope to hear your memories
and see any photo**

Huntwick Civic Association

Formation of the Huntwick Civic Association was a two stage process. First was the establishment of a 7-member steering committee in June 1971 with a variety of committees. When the steering committee formed, Kay Shillock was the only woman on the committee. She told the men she was not there to be the secretary and one of them would have to do it. Kay became the Vice-Chairman. Next came the steps leading to incorporation. In February 1972, an ad hoc committee was studying the incorporation matter. In April, a revision of the by-laws was undertaken and approved at a special meeting of the civic association on 29 June 1972. 21 September 1972, Secretary of the State of Texas approved the incorporation charter of the Huntwick Civic Association.

The top priority was fire protection according to Kay and is reflected in the amount of coverage in the early Heralds. At that time the closest fire station was Washington just east of 249 (12 miles back then via 249 to 1960) operated by the Northwest Volunteer Fire Department. By November 1971, negotiations were underway with Greenwood Forest and Champions to have a fire station in this area. In January 1972, WCID 116 offered to lease two sites adjacent to the water treatment plant for \$1 a year but access to the area was not sufficient. By April, the Greenwood Forest was selected with a location next to the club house with construction expected to start in July. In July, a new \$21,000 fire truck was delivered to the fire station on Washington till the new station was finished. 2 December 1972, was the grand opening of the \$50,000 station but operations were delayed to later in the month because the telephone company had not installed the phone system.

When HCA formed, the financial situation of volunteer fire fighting group was desperate as was the need for volunteers. Being a volunteer organization, they were entirely dependent on donations. In September 1971, residents raised \$1,660 in donations and three volunteers. In the same month, HCA had started investigating the idea of a fire district with taxing powers. Direct funding through the maintenance fund started in August 1972 with each resident assessed \$12 a year. September 1972, the three volunteers responded to a 1 am fire at the Greenwood Forest club house. After the fire was extinguished, they went home and cleaned up to start their work day. 16 September was another donation period raising \$2,968.15 from 155 families and \$3,000 from the builders and the development company. By December \$3,425.15 was the final total from 178 families. This was the last time donations were solicited for a new volunteer organization Northwest Harris County Public Safety Association, was started to handle funding of the fire fighters through the HCA maintenance. Huntwick resident Foy Phillips was the group treasurer.

So Much More To Come In Future Editions

The developers still funded maintenance aspects till there were enough residents paying into the maintenance fund.

Water Control Improvement District 116

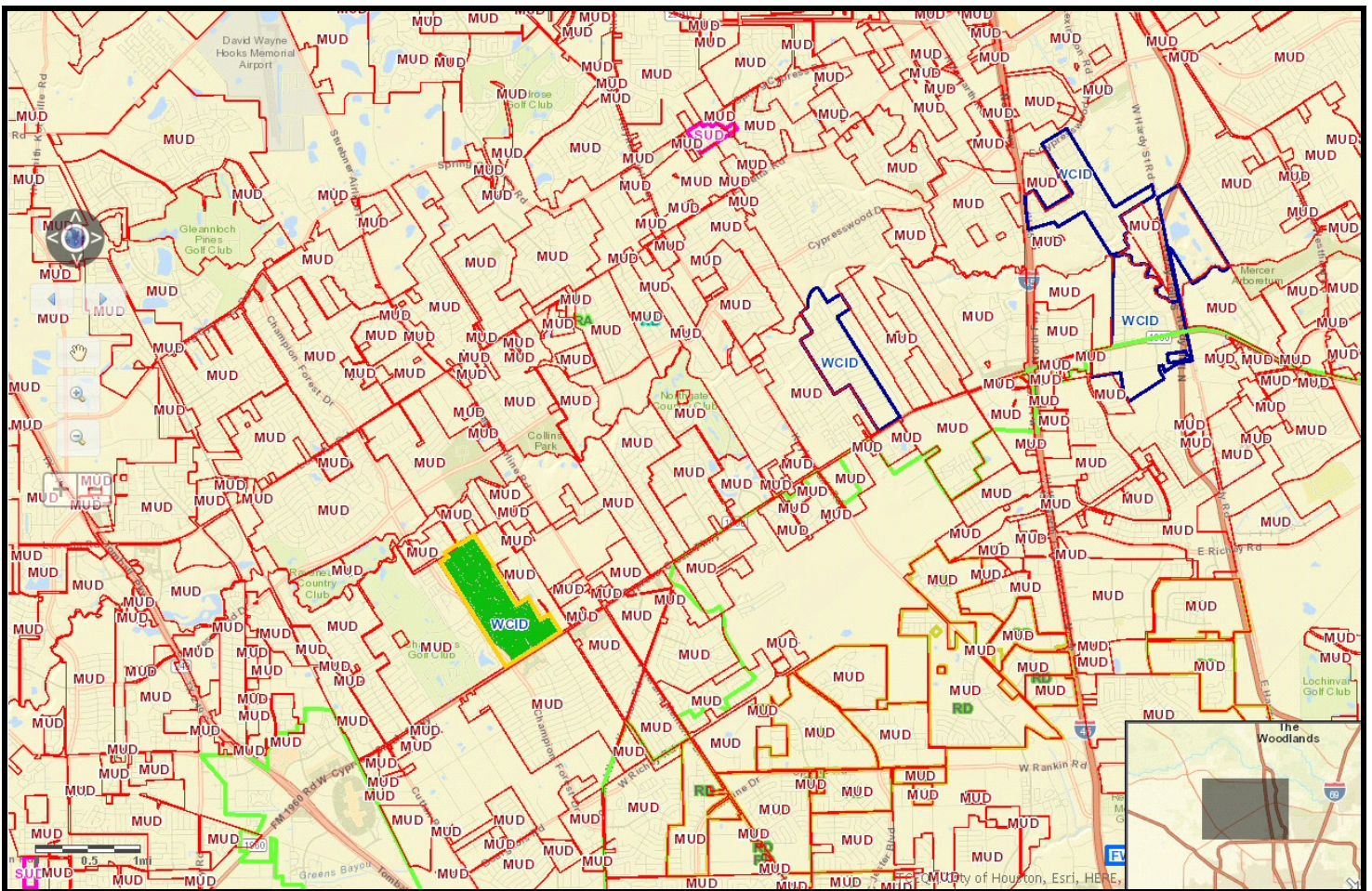
The Early Years: 1968-1978

Why Was A Water District Needed

Without Water Control Improvement District 116 and all the other districts authorized by the Texas Commission on Environmental Quality (TCEQ), FM 1960 would have remained an undeveloped country road well into the future. The infrastructure we have today could not have happened because of the distance from the City of Houston and the city did not have the resources for such a rapid expansion. (Imagine your Huntwick house having a water well and septic tank.)

The below map shows the 2016 district complexity of the FM 1960 area. Though only four WCIDs are shown (WCID 116 green filled) more actually exist but carry the designation of MUD. Some WCIDs were reclassified to MUD. Originally Champions was a Fresh Water District but is now a MUD. This classification of water districts appears to have evolved over time, with MUD being the preferred designation.

Map (November 2016) website of Texas Commission on Environmental Quality (TCEQ)



There is very little difference between WCID and MUD as to general authority. Depending on the type of district, up to 16 general law powers are authorized with MUD having all 16 and WCID with 15. The difference is WCID does not have road powers. There might be some small aspects that are different but a search for those differences is beyond the scope of this project.

Waste Water Treatment

To create the District required three occupied houses with the first one built at 5303 Coral Gables and the on Lookout Mountain Drive at 5302 and 5306. These houses were connected to a septic tank and a water well.

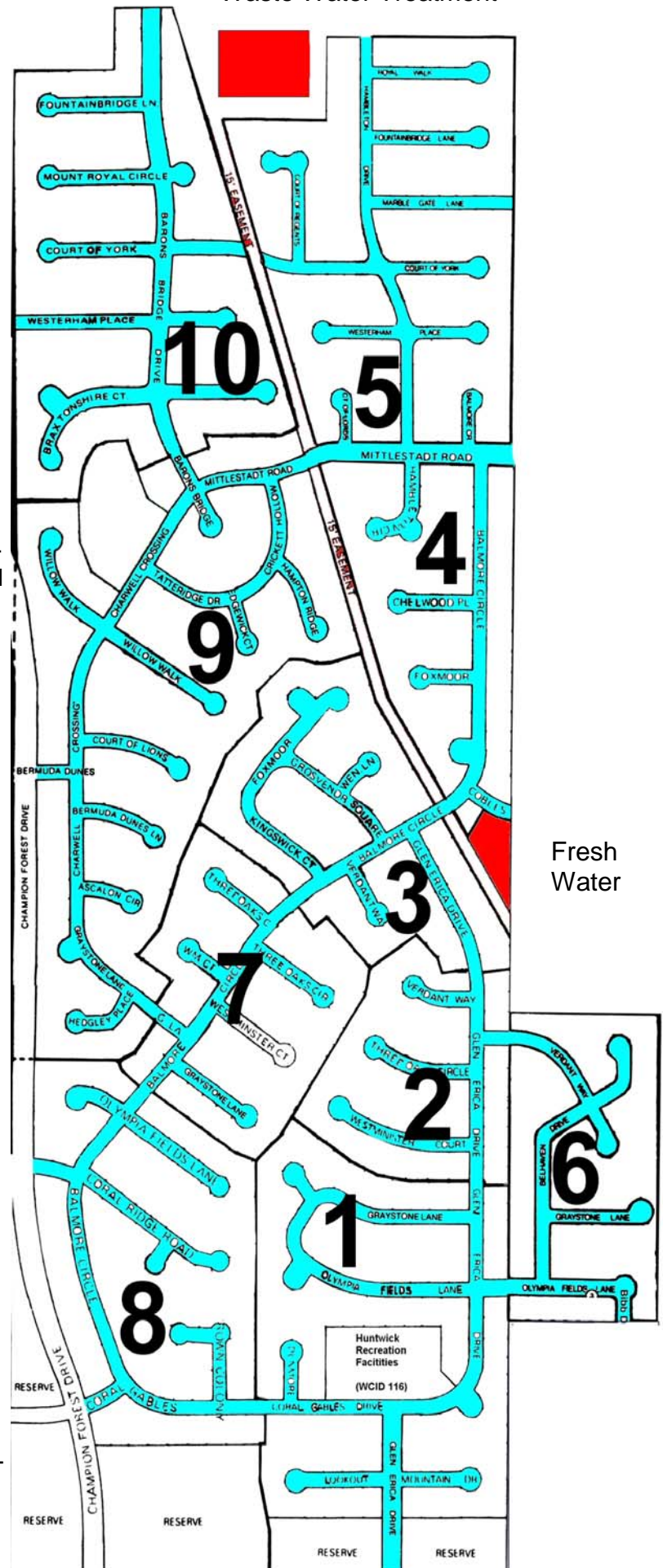
In the beginning, the developers had to manage the water district until home owners were sufficiently organized to assume this responsibility.

- provide water
- collect sewage (waste water)
- collect storm water and discharge it into Cypress Creek.

Fresh Water

Residents Board of WCID 116 1972-1979

To home owners started at the 24 September 1971 Board meeting when two incumbent directors resigned and two residents were appointed, Charles Grace and Patrick O'Leary. At the 23 November 1971 Board Meeting, developers Bob Cochran and Charles Streusand resigned and replaced by residents Norman Hackler and Al Lundstedt. The transition was completed at the January 1972 Water Board election with a new resident director Dale



Guy and the reelection of Al Lundstedt and Patrick O’Leary. WCID now had its first all-resident Board of Directors; Pat O’Leary-President, Charles Grace-Vice President, Norman Hackler-Secretary and General Manager, Al Lundstedt-Director and Dale Guy-Director.

The transition involved a lot of hard work that resulted in an orderly and complete change over. The Developer Board had done a very good job managing the Water District, and the new directors with engineering and financial backgrounds aided immensely but there was a wide range of knowledge and activity to quickly absorb.

How Was The District Managed

The Water District was managed by a five person Board of Directors. The term of office for each position was two years. Texas laws required that each elected board member must be a Huntwick resident property owner. Board elections were held each year (three positions one year, two positions the following year). To vote in the annual elections, one had to be a resident Huntwick property owner.

The board retained and supervised services covering legal counsel, engineering, inspection, tax assessor/collector, billing, bookkeeping, and water plant and sewage treatment plant systems operations and maintenance. Capital projects were bid and contracted for as required. Funds for operating expenditures and capital improvements came from operating income, ad valorem taxes and periodic bond sales. Bond sale had to be approved by a vote of Huntwick resident property owners.

Tax rolls were prepared by the tax assessor/collector on 1 January of each year. A three person Board of Equalization (Huntwick resident property owners) were appointed in January. This board reviews and approves the tax rolls by June. The tax rate for the current year was set in September. Tax bills were compiled and mailed out in October and became delinquent 1 February of the following year.

The Water Board met once a month. Public Notice was required prior to each meeting and notices posted three working days prior to the meeting both within the District and at the County Court House. Meetings were open to the public.

**Huntwick Resident Members of Board of Directors
1971—1979**

Below are the Huntwick residents that served on the WCID 116 Board of Directors between September 1971 and January 1979. They are listed in the order in which they were elected to the Board, without regard for how long each served.

** Charles Grace	Rich Mueller
** Patrick O’Leary	Frank Barry
** Norm Hackler	Ned Norris
** Al Lundstedt	Jim Moore
** Dale Guy	Jerry Coffey
Rich Jones	Dennis Salzman
Pat Carrol	Everett Turner

** original 5 members

These residents gave their time and efforts during “The Early Years” to establish a strong Water District for Huntwick and to ensure that it had a solid foundation to continue to develop and prosper in the future.

What the Facilities Consisted Of-January 1972

Water Plant

- Water Well #1 with lift pump
- Fresh Water Storage: single 400,000 gallon tank (ground level)
- Fresh water treating and pumping facilities

Sewage Treatment Plant

A complete 100,000 gallons per day facility to treat Huntwick's sewage, dispose of the remaining sludge and discharge the treated waste water into Cypress Creek

Storm Water System

A collection system for each completed section of Huntwick with a large diameter pipeline to discharge this storm water into Cypress Creek.

Water Distribution, Sewage Collection and Storm Water Collection

These were complete for sections 1,2, and 3, but still under construction for Sections 4 and 7

Roads, together with their storm water collection system, after inspection and acceptance, were deeded over to Harris County by WCID 116 and the 1960 Development Corporation. After this transfer, Harris County became responsible for the control and upkeep of these facilities.

Paying For The Growth

The future would involve rapid facility development for the "1960 Development Corporation" was planning on constructing 125 to 150 houses a year.

Annual Tax Per \$100 Of Property Value

1970	1971	1972	1973	1974	1975	1976
\$0.40	\$0.65	\$0.75	\$0.75	\$0.85	\$0.85	\$0.90

Water and Sewer Maintenance Tax

Authorized April 1974 (vote of 100 for and 16 against)

1974-1976: \$3. **1977:** \$5.50 effective 1 May

Bond Issuance

- \$1,310,000: September 1973 (part of the initial \$5 million authorization)
- \$2,500,000: January 1977 (vote of 192 for and 22 against)

Developers:

\$500,000 for sections 5 and 6 (January 1977)

Increasing District Capacity Fresh Water and Sewage Treatment

The first major increase planned was sewage treatment from 1000,000 gallons per day to 500,000 gpd. By September 1972, the Board was ready to issue a contract when legal actions by the State of Texas stopped the work until May 1973 when the District won. With the settlement reached, the Board released the contractor to begin the work. (This was a major conflict detailed on the next page in "The Second Battle of San Jacinto")

A quality control check was added in September 1973 with the hiring of an independent engineering consultant to inspect all new construction and existing components.

Water plant expansions were made with a April 1974 contract (\$261,000 to Singer-Layne) for a second 400,000 water storage tank and a second water well. The additional well to be operated with both motor and diesel engine driver. By June 1974, the second water well was completed.

As of 1 January 1979

Water Wells: Two, each with both an electric motor and diesel engine driven lift pump.

Water Storage: Two 400,000 gallon tanks:

Fresh Water Treating Facilities and Distributing Pumping Facilities: Included a 1500gph water pump with tandem drive (both electric motor and diesel engine) for reliability in case of electric power failure

Waste Water Treating: 500,000 gallons per day sewage treatment plant, upgraded to meet all the latest discharge requirements

Fresh Water Cross Connection between Champions MUD and WCID 116 for mutual protection in case of an emergency in either District. This includes a two-way water meter

Water Distribution, Sewage Collection and Storm Water Collection Systems: Completed in all sections except 5 and 6.

Connecting The 833 Houses To The WCID 116 Facilities

Not many specifics when a Section infrastructure was started and finished. Information below was extracted from Huntwick Heralds and memory. Housing table data extracted from the Harris County Appraisal District website

Sec	Qty
1	53
2	95
3	64
4	60
5	139
6	48
7	57
8	85
9	125
10	107

1: Finished before end of 1969

2: Completed before end of 1970

3: Completed before January 1972

4 and 7: started some time prior to January 1972 and completed by October 1972

5 and 6: Bonds approved January 1977 to complete installation of District facilities.

8 and 9: started by October 1972. September 1973, District issued bonds for sections 8,9 and 10



The Second Battle of San Jacinto September 1972—May 1973

Just before the Board of Directors let a contract to expand the capacity of the sewage treatment plant from 100,000 gallons per day to 500,000 gpd, they were told not to proceed by the San Jacinto River Authority (SJRA). SJRA, which had regional control over all of the San Jacinto River Basin, advised that they planned to build a large central sewage treatment plant on the bank of Cypress Creek and this plant would treat WCID 116 sewage. The Board was not presented with a proposal providing the status of this project, start-up date, charges for processing sewage, point of delivery etc. WCID Board of Directors had the following serious concerns and therefore rejected SJRA's directive

- This central plant could not be available in time to meet Huntwick's expansion needs.
- Loss of control of the District's sewage treatment costs.
- Write-off and disposal of sewage treatment facilities which were not yet paid for.

The Texas Water Rights Commission (now TCEQ) having authority over SJRA, then filed a lawsuit against the WCID 116 Board of Directors and obtained an injunction prohibiting the District from proceeding with the expansion of the sewage treatment plant. The Board retained separate legal counsel from the firm of Sears & Burns for its defense and to assist in negotiating with the Texas Water Rights Commission (TWRC).

The Board next prepared a position paper with the assistance of Sears & Burns and submitted it to the TWRC requesting a hearing in Austin. This hearing failed to provide any relief from the TWRC or suggestions for a negotiated settlement.

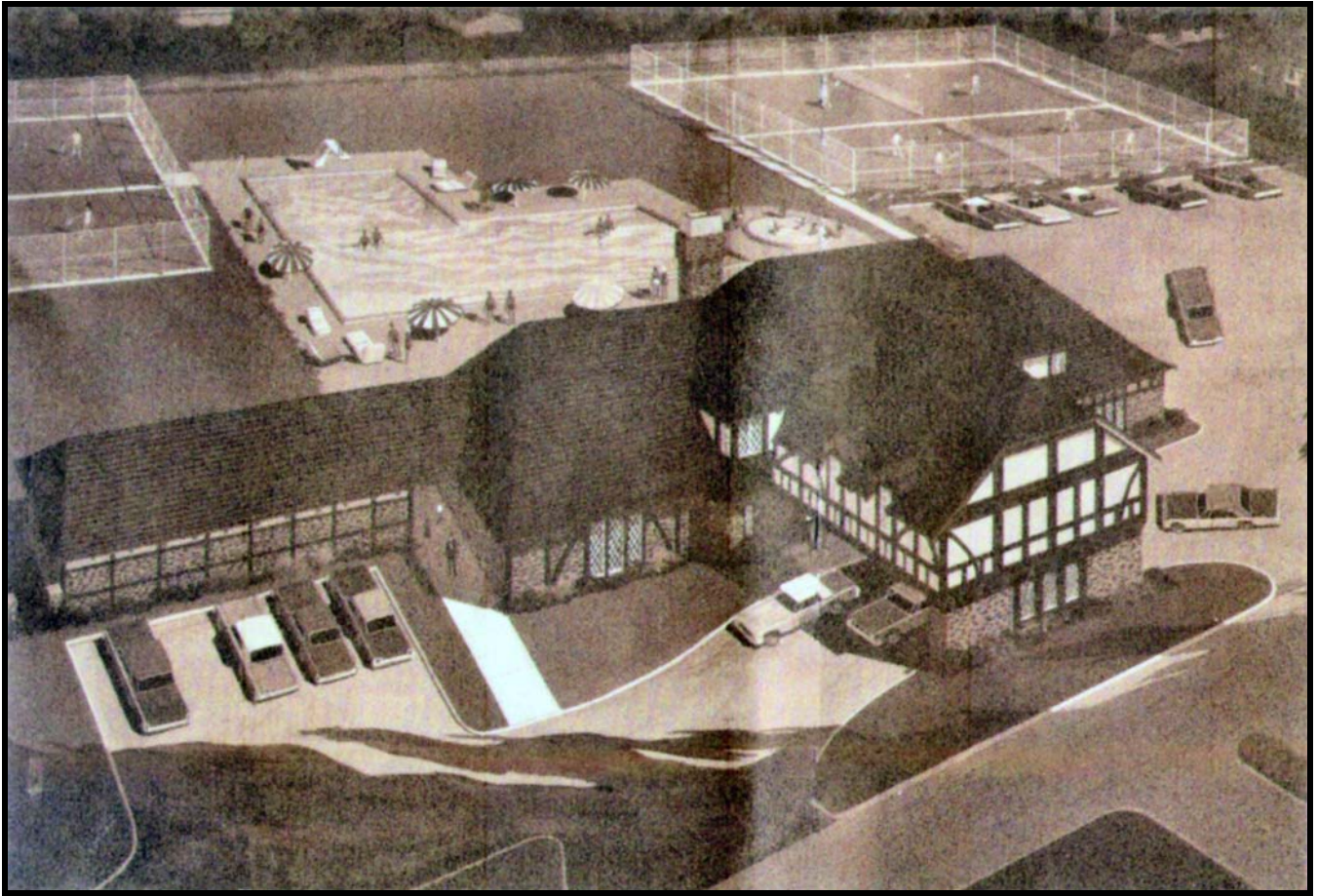
On 5 March 1973, this case finally came before a Harris County Civil District Court. Despite an extensively facts base defense of the Districts position by Sears & Burns, the judge ruled in favor of the TWRC. Sears & Burns then suggested that the Board seek relief through the Texas legislature which was in session.

Members of the Board quickly met with both State Senator Walter Mengden and State Representative Don Henderson to seek their help. Both thought that SJRA was being unreasonable and very "heavy handed", and they agreed to do all that they could to help. Each submitted a bill to free WCID 116 from the control of SJRA and allow the District to proceed with its expansion of the sewage treatment plant. Many Huntwick residents got involved by writing letters, sending telegrams and making telephone calls to legislators in Austin. (Residents also showed up for court hearings and other hearings on the matter). As soon as it appeared that both bills would pass, the TWRC became willing to reach a negotiated settlement of this issue with WCID 116.

The Board was contacted by Lt. Governor Hobby in May 1973 and requested to attend a meeting in his office at the state capital in Austin. He had been authorized by the TWRC to try to reach a negotiated settlement with WCID 116. One Saturday morning in the middle of May, certain members of the Board joined by an attorney from Sears & Burns and Senator Mengden met with Lt. Governor Hobby and were successful in obtaining an acceptable agreement.

Under the terms of the agreement, WCID 116 would now be under the control of the Gulf Coast Waste Disposal Authority (GCWDA) rather than the San Jacinto River Authority. WCID would complete and continue to own and operate the 500,000 gpd plant. This plant site will now become a sub-regional site and will be expanded as required to serve other nearby districts, if requested to do so. Cost allocation and any future regional planning will be reviewed by an advisory committee and subject to arbitration if unreasonable. **This negotiated settlement saves money for the residents of Huntwick due to the lower cost for treating the District's sewage.**

Huntwick Racquet Club



19 June 1971 was the official opening of the Huntwick Racquet Club with a party held at the club house. Maynard Gimble provided the music and Tom Katz furnished the buffet. A variety of swimming contests were held. For those staying out of the water, a great greased watermelon scramble. The party was sponsored by The 1960 Development Corporation. The two east side tennis courts cost \$10,000. (The two courts on the west side were added May 1974).

Annual membership was \$120. (When the club transferred to WCID 116 on 21 March 2006, full membership was \$475 and social was \$200). People from outside the subdivision wanted to join but were not allowed to. Membership was not a requirement when purchasing a home for the developers did not think the requirement was necessary because residents would want to join.

1976 Purchase of the Racquet Club: 19 June 1971, the Huntwick Racquet Club and the facilities were privately owned by 1960 Development Corporation but a residents membership association formed along with a temporary Board of Regents. After formal board elections on 23 September 1971, an order of business at the first meeting on the 25th was asking the developers for a letter of intent. The reply was they had no foreseeable plan to sell or donate the club but the members had first option. In June 1973, the idea of purchasing the Racquet Club from the developers was taken up. By March 1975, development of a prospectus was nearing completion. In an 18 March letter, the Huntwick Civic Association Board supported the HRC proposal that the club should be owned and managed by the residents. The HCA board believed the purchase would enhance property value. A detailed prospectus of the proposal was given to each resident during the week of April 6th. Neighborhood meetings

to discuss and ask questions were held on April 13th. The outcome information is limited to the June Herald in a lengthy column by Bill Nobles, President, Huntwick Racquet Club. The result was not stated flat out but the proposal was not approved by the residents. During this period, board members were subjected to “innuendoes, threats, criticism and abuse”. He went on to say it was “impossible for club members to pull together adequately on any issue of major importance. Our interests are too varied, and a large number of our members are naïve, uninformed and do not care enough to spend the time to learn about club issues. This makes it impossible for the Board to perform a long term planning role”. As to who would purchase the club and other such details are not known to me.

A second attempt to purchase followed. First came the incorporation of the membership group as “Huntwick Racquet Club, Inc” on 16 July 1975. The April 1976 Herald reports for several months members of both the Board of Regents and the Huntwick Civic Association, as well as some interested volunteer residents had been developing a plan to purchase the club. A meeting for the residents about the matter was held 8 April at the Kinsman American Lutheran Church, in Greenwood Forest. The May issue states final negotiations and paper work are being completed. The purchase was made 24 May 1976 for \$150,000 by the Huntwick Racquet Club, Inc with a \$200,000 loan taken out by the club to cover the sale on May 24th with the Huntwick Bank. I don't know enough to state why this effort resulted in the purchase.

1976 Purchase of Donut Lake The developers drained the lake in March 1974 and were considering donating the area (3.5 acres) to the Racquet Club for use by all residents. (The developers did not want to develop on filled land). Bill Nobles agreed to head a committee to study the potential use of the property. 13 May 1976 the purchase was made for \$10 with approximately 2.5 acres designated for recreation and approximately 1 acre for park use. In February 1977, the Racquet Club asked the developers to level Donut Lake and the July Huntwick Herald reported the area had been recently leveled. October 1977 Herald reported the Racquet Club estimated the cost for the recreation facilities would be \$107,000. Tennis on four new courts was available by September 1978 with additional facilities coming. The final install was playground equipment in March 1979. A contest to rename Donut Lake was announced in the February 1979 Herald. The April issue reported 35 entries (including Shipley's Donuts) but none selected.

More to come in future editions



Part 4: Resident Memories

- **Huntwick Bank**
- **Calaveras Frogs Of Huntwick**
- **Snow**
 - of 1971
 - of 1973
- **House Stories**
 - **Then and Now: 13639 Glen Erica**
 - **63 Women Designed It**
 - **The Diane House**
 - **Broussard House Record**
 - **Two Scherzinger Houses**
- **Donut Lake**
- **Pig Farm**
- **Santa Claus Bob**
- **Witness to History**
- **Krewe Broussard**
- **1972: First 4th of July Parade**
- **1975 and 2016: Huntwick Christmas Decorations**
- **Polar Bear Plunge: 2001-2005**

This part of The Huntwick Story will have no ending. The structure will probably change over time as more content is added.

So ANY time period stories, memories of events inside as well as outside Huntwick are welcome for inclusion. Photos...photos...photos, need them too. All of it is part of the story.

“Huntwick Bank”

This was the first historic article I wrote for the Huntwick Herald (November 2016) but only had part of the story which was the attempted bank robbery that blew up the building about 1975. I did not remember the incident for I was away in college. Neighbor Bob Johnson and later Bob Mosley (neighbor on the other side) told me of it. The robbers attempted to access the contents of the safe with explosives. The explosion did not open the safe but it blew up the building. Mr. Johnson said the blast woke him up for he was about 300 feet away. It did not take much force to blow up the building because it was in a trailer. Seriously. Mr. Cochran even joked to the bank president he could punch his fist through the wall. The article took a while to write for I would lose concentration laughing about it. The event kept conjuring up a robbery attempt in the old west. Maybe there were horses out back for the getaway.



One of the top photos I wanted was the bank and it just so happened Mr. Cochran had the photo above. Notice the edge of FM 1960 and the open ditch. It would be a stretch but extrapolate from that photo all of FM 1960 as a two-lane road with open-ditches and trees along the ditch. What is also wonderful about it is the snow (in Houston). This places the date to December 1971. Could not be 1970 because the bank did not exist then. Can not be 1972 for a photo of the house in snow with a Christmas bow shows a car that was gone well before December 1972.

(Continued next page)

(continued) **Huntwick Bank**

The bank was located at 5100 FM 1960 which today contains apartments on the east side of Huntwick. The address was found in the bank's first advertisement in the September 1971 Huntwick Herald. The area had been a pig farm. In 1972, residents worked the ground behind the bank to build a baseball field.

Bank Advertisement—December 1971 Huntwick Herald
4 months after establishment on 18 August 1971



LOBBY HOURS

9 A.M. - 2 P.M.

Monday - Thursday

9 A.M. - 2 P.M.

3 P.M. - 6 P.M.

Friday

DRIVE IN HOURS

9 A.M. - 6 P.M.

Monday - Friday

5100 FM 1960

444-4400

P. O. BOX 40486

HOUSTON, TEXAS 77040

MEMBER - FEDERAL DEPOSIT INSURANCE CORPORATION

The bank came about when the developers were approached by an individual representing a group of investors seeking a site for a new bank. Huntwick's location in the heart of FM 1960 seemed to be perfect. Cochran agreed to their request with certain stipulations. The most essential requirement being that it would be known as the Huntwick Bank. Additional requisites included generous stock options and that a member of the 1960 Development Corporation would serve on the bank's board. Charles Firday proved to be a perfect selection as the bank's new president.

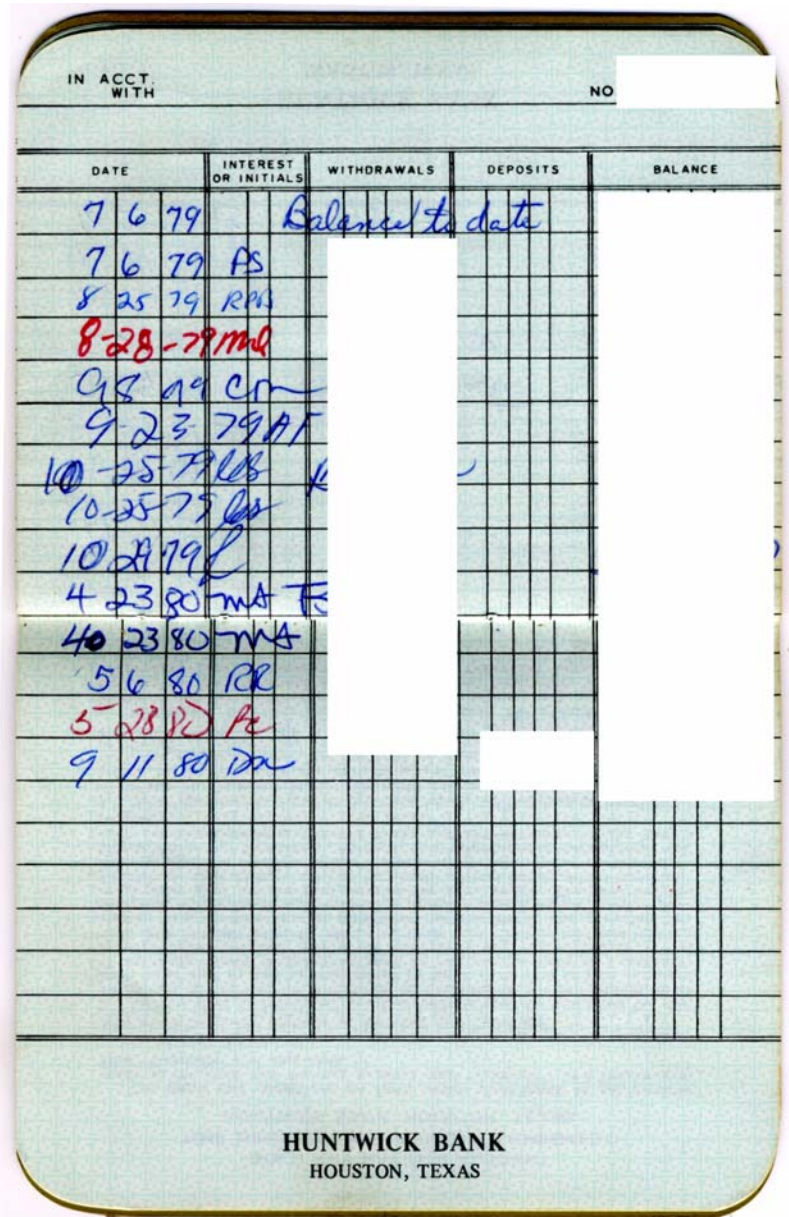
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(continued) **Huntwick Bank**

Huntwick resident Bob Broussard still has his bank deposit book with dates of 1973 through September 1980. Bob Cochran still has the bank money bag from the Huntwick development period

**From Bob Broussard
(30 October 2016)
Last entry was 11 September 1980**

Do banks still give such an item to
new savings account customers?



A bank history was found on the FDIC website. The bank was established 18 August 1971 and existed under the same FDIC certificate number until 1 January 1988. Bank name changed to Champions Bank on 9 December 1974 and a final name change to Allied Champions Bank on 30 December 1978. As of 31 December 1987, total assets were \$289,324,000 with total deposits of \$262,842,000. 2 January 1988 the bank merged into First Interstate Bank of Texas. First Interstate merged into Wells Fargo on 14 April 2000.

Today, dialing the 1971 Huntwick Bank telephone of 444-4400, the phone on the other end rings at Wells Fargo, south side of 1960 just west of Champions Forest Drive.

Calaveras Frogs Of Huntwick

In honor of the 1865 Mark Twain short story, "The Celebrated Jumping Frog of Calaveras County", California has had an annual frog-leaping contest since 1928. Huntwick too had its frog activity in the form of a frog race, according to a memory from Ann Conrad. Some frogs were obtained from Donut Lake and brought to the front of Huntwick for the contest. Wanted to know more so I asked the Turners and it so happens Pete was the judge and Carol Barrington was the race organizer. He remembers the race was held during an early 4th of July celebration on what is today the playground on the west-side of the clubhouse. A large circle was drawn on the ground with each child placing their frog in the center of the circle. The first frog crossing the outer edge of the circle was the winner.

Bob Broussard remembers the event for his younger son showed him a monster-sized frog he was entering in the race. Bob said it was big enough it could have jumped over the edge of the circle but it just sat there in the middle and did not move.

After the above, another piece of the mosaic was found in the October 1973 Huntwick Herald about frog races held on Labor Day. Over 100 frogs were involved under the direction of Bob Eastwood (not Jan and Bill) with helpers Cliff Houk, Mark Trotter and Ted Emr.

The results to the right

6 and Under Age - Owners and Frogs

- 1st Freddie - Jay Adkins, owner
- 2nd Miss. Kim - Heide Houk, owner
- 3rd Charlie - Michelle McCurdy, owner
- 4th Sam - Keith Webb, owner
- 5th No. 12 - ? owner

7-9 Age Owners

- 1st George - Andrea Hammack, owner
- 2nd Nickles - Doug Davis, owner
- 3rd Hopper - Melinda Gray and Allison Drake, co-owners
- 4th Fred - David Webb, owner
- 5th Freddie - Tony Johnson, owner

10 and Over Age Owners

- 1st Herbert - Mark Peppercorn, owner
- 2nd Fred - Tom Adkins, owner
- 3rd Joe - Cynthia Penny, owner
- 4th Spotty - Honey Houk, owner
- 5th Freddie - Roger Jaster, owner

Biggest frog was Spotty, owned by Honey Houk and smallest was Tiny entered by Mike Burch.

Who Says It Doesn't Snow In Houston

In 46 years there have been a few ice storms but only one snowfall with enough of that white stuff to build a snowman.

The below house photo is the family house at 5215 Lookout Mountain Drive. (Moved here in August 1970).

Deduction leads me to a date of December 1971. The photo is December because of the red ribbon on the gaslight pole. A Huntwick Bank photo has snow and the bank was not established until 18 August 1971. Cannot be 1972 because the car at the curb was gone by then.



My sister Patty and her cool pal
(at the Hill house – 5302 Lookout Mountain Drive.)

Behind the house is the 300 foot thick forest from the fence to the open ditch parallel with FM 1960.



Well, It Happened Again — Snowed In 1973

You are looking at 13639 Glen Erica, the home of the Emr family. They moved to their new home in June 1972 relocating from back east.



Then and Now

Today, going through a fully developed and mature Huntwick, it is hard to imagine the changes over the years. Though the developers went to great lengths to retain as many trees as possible, lots were naked when purchased. It was up to the owner to put the clothes on.

Such was the condition for Ted and Betty Emr when they purchased their home at 13639 Glen Erica, on 30 June 1972.



Working Their Yard-Ted and Betty Emr



Something odd to bring up I know but I still have the exact Sears trash can shown in the photo



63 Women Designed It

Designed what? The 1971 built Huntwick house at the corner of Grosvenor Square and Foxmoor as the ideal home for a family with three children. Comprising nine rooms in a two-story house, the construction cost \$45,000, not including the land. It was created as a show home for the National Association of Home Builders convention in Houston, in January 1972.



The women wanted the home to be of a period style, but not so distinctive as to pinpoint it to any particular part of the country. The Huntwick developers carried out the construction calling the resulting design country French.

As to the décor of the house, the women had no particular specifications except being done in an American traditional style. Designers for J.C. Penny Co. supplied the furnishings throughout, mixing traditional furniture with lacquered modern pieces. The master bedroom had a canopy bed. The appliances were supplied by Hotpoint.

Who were the 63 women? They were wives, mothers and even business partners of home-builders, combining knowledge of home needs with an awareness of the latest products available.

Where did I learn about this? First source was an Internet find in a 12 February 1972 issue of the Chicago Tribune newspaper. The article describes various interior areas along with a photo of the canopy bed and the large family room. Find the link to the article with an Internet search using "63 women cook up a home".

Next was the first edition of the Huntwick Herald (August 1971). Huntwick was chosen for the show home because the standards in Huntwick homes already met all but two of the women's ideal inclusions. Initial viewing would be in October. Old timers told me a lot of buses came with folks wanting to see the show home.

The Diane House

AKA 5214 Lookout Mountain Drive, the home of 1970 Turner family. When Pete and Marilyn came on a house hunting trip from north New Jersey, Diane (their oldest child) asked

(continued next page)

(continued) **The Diane House**

for a house with columns . They did not want such a house. Their search started in Memorial. Coming next to Huntwick, they looked at 5206 Lookout Mountain Drive but it did not have the needed space. Next was 5214. It was promising but the breakfast area off the kitchen was not large enough. Max Turk was showing them the house and he called over a carpenter who quickly installed a temporary extension into the family room to enlarge the breakfast area. Visually seeing the area would be sufficient the Turner's bought the place.

So how does their house hunting have anything to do with the title of their house story? Simple....the house they bought has columns.....just as Diane wanted.

Broussard Huntwick House Record

I think they have the record for living in more Huntwick houses (4) than anyone else.

1973, the Broussards moved from New Orleans and like many early Huntwick folks, the first search area was Memorial. On their way back to the airport, they looked at Huntwick. As they drove into the subdivision they immediately liked the place so they bought here but this was only the beginning.

#1 (1973-1977) Foxmoor: Moved into a five-bedroom house just before school started. The first night there, dinner was Panjo's Pizza. (A great pizza place for they always put A LOT of cheese on their pizza. Had a piano and even a jukebox, for those old enough to remember 45rpm). By 1977, the boys were gone and they wanted a party house for being from New Orleans means Mardi Gras. From 1974 through 1989, Krewe Broussard probably staged the best event outside of New Orleans.

#2 (1977-1981) Court of York: Looking for the party house took them here and one still under construction on the interior. The builders allowed Betty to design it working from their materials listing. One of the selections was Spanish tile in the entry. Developer Streusand later visited to check on the progress and was amazed by the tile and he really liked it. He then asked Bob how did this work out because it was so expensive and Bob showed it was in their listing so Streusand said ok.

Dallas 1981-1987: Business moved them to Dallas but Bob sold the business in 1987, and they returned to Huntwick

#3 (1987-1992) Marble Gate: 1987 was at the bottom of the oil bust when they viewed this unfinished spec house and Bob thought a price negotiation was in the bag.. Upon entering, Betty exclaimed "This is my house". Unfortunately for Bob, the builder Streusand was inside and heard the exclamation. Bob sorta sighed "Oh Well" but with something a bit stronger.

Champions Patio Home 1992-1997: Betty was injured in a fall and they sold the Huntwick house and moved. Did not like the patio home and wanted Huntwick again.

#4 (1997-present) Hambleton Drive: Liked the house, knew it was for sale (a messy divorce), made an offer and waited.

Two Scherzinger Houses

The main family house is located on the corner of Glen Erica and Glen Erica. On the corner of Glen Erica and what....? Might sound confusing but the two streets bordering this corner house is the same street. Can you deduce where the house is? One side borders Glen Erica coming in from Fm 1960 and the other is the Glen Erica after turning right at the club house.

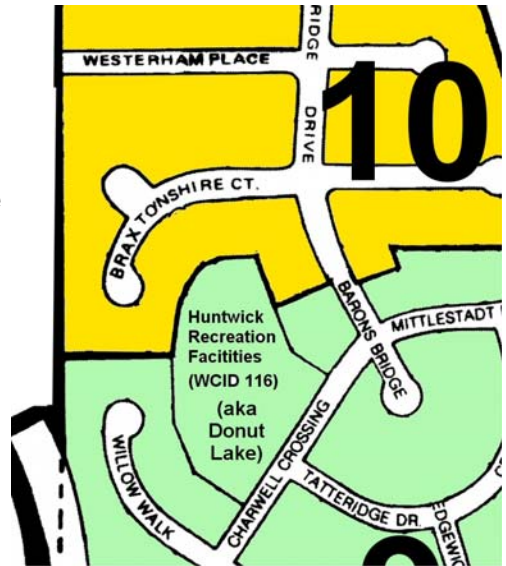
This corner house is modeled after a two-story house in colonial Williamsburg, Virginia and designed by the original owner Mr. Ed Scherzinger. Even the wood was brought in from back east. The house does not have a front door bell in keeping with the period. Between the house and the garage is a period fence with a gate that would close using a chain connected to a canon ball. After his daily job, Mr. Scherzinger supervised every detail of the construction. His son Matt, about 12 or so at the time, assisted and learned a lot about framing.

The second house was also a very well built two-story with two very unique features. First, the owner was young Matt and the location of being up in a tree. This was no ordinary tree house for it was framed and even had a front door. It was so well constructed the developers had to use heavy duty construction equipment to break it apart to remove it so the lot could be developed.

Donut Lake

Donut Lake? Where is Donut Lake some might ask? First, it really was a lake and used as a watering spot by a few head of cattle before Hutwick started. The lake was in the shape of a donut and Bob Cochran said from the air it was an oblong donut. Today, it is the grounds of the Huntwick Recreational Facilities between Willow Walk and Braxtonshire.

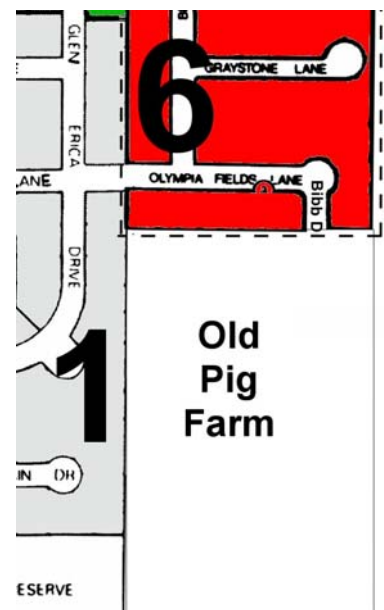
So when did the lake become a recreation area? The developers realized it was not fit for development and in March 1974 they drained the lake. At the same time they expressed an interest in donating the land to the Racquet Club for recreational facilities. Bill Nobles (head of the Board of Regents) agreed to head a committee to study the potential use of the property. In February 1977, the Racquet Club asked the developers to level Donut Lake and the July Huntwick Herald reported the area had been recently leveled. October 1977 Herald reported the Racquet Club estimated the cost for the recreation facilities would be \$107,000. Tennis on four new courts was available by September 1978 with additional facilities coming. The final install was playground equipment in March 1979. A contest to rename Donut Lake was announced in the February 1979 Herald. The April issue reported 35 entries (including Shipley's Donuts) but none selected.



Pig Farm

A pig farm had been in the area below section 6 and to the right of section 1. Mr. Cochran said a huge hill of decayed food had grown over the years. This was from the farmer going to restaurants for scrap food to feed his pigs. The farmer was a poor and the partners paid him a lot money for the land but he died shortly after the sale. Vanessa Hill remembers traveling carnival trailers use to park there. 18 August 1971, the Huntwick Bank was established at the southern edge at 5100 FM 1960. At the same time residents were looking into building a baseball lot on the rest of the ground. By April 1972 the ground have been leveled. The July Herald reports additional raking of the grounds was needed but nothing else in the Herald after that. (Check when the apartments were built)

Kay Shillock thinks it was a dairy operation because her son Tracy (10 years at the time) found small bottles of milk on the site. Maybe the bottles came from the refuge pile of decayed food.



Santa Claus Bob Shoots A Mean Rack Of 8-Ball

1976, Bob Broussard at the Huntwick clubhouse.
He was asked to fill in as Santa for the kids Christmas Party.



Witness to History

Bob's Broussard's father was a witness to a significant event in American history. He showed me a framed pass given to his father to be in the capitol building (congress). It was a nice looking pass but I did not see any significance. I looked closer, saw the date and wentWOW.!! The date on the pass was "12/8/1941". His father saw and heard President Roosevelt deliver the "Day on Infamy" speech.

Krewe Broussard: 1974-1989

Probably no one outside New Orleans put on a better Mardi Gras than Krewe Broussard. It was an invitation affair to 50 couples that planned their activities around the Broussard's good time. Betty made all the crowns, capes and scepters as well as a lot of fresh cooking. Bob took Friday off to cook the specialty, red beans and rice. During the party he was a busy fellow for he was the bartender. People imbibed but never drunk.

A highlight of the event was the crowning of the queen. One year, the queen lost her shoes (pink) at the Broussard home. The shoes were eventually found which started a tradition of the previous queen passing on the same pink shoes to the new queen.

After the crowning, everyone went outside for a short parade. (Wouldn't be Mardi Gras without a parade). No glasses were brought outside to avoid broken glass on the ground.



The parade route sign is an actual New Orleans Mardi Gras sign
The lady in white was the previous queen so is wearing a sash with "Has Been Queen"



Krewe Broussard on parade



Bob Broussard
above

Betty Broussard
standing on the
stool.



1972—THE Very First Huntwick 4th of July Parade

Below is the winner of "Best Craftsmanship", my brother Robert (Bobby back then), 7 years and 11 months.

A sign of the times is the green colored wall paneling. The den paneling was also green. Even the washing machine is green.



Huntwick Herald
July 1972

4th of July Parade
Civic Association
Activities Comm.

The First Huntwick 4th of July Parade was quite a success. There were 116 well-decorated entries. It was obvious that a considerable amount of creative talent and time was devoted to the decorations.

The judges had a difficult, but enjoyable job of choosing the winners. There may have been some deserving entries that were overlooked and did not get prize ribbons - - - but better luck next year. Our special thanks to Ernie Dunham, Pete Turner and Jim Moore for their help with the judging. Thanks also to Chuck and Barbara King and Ernie and Shirley Dunham for arranging the event.

There were 20 categories and each category had a first, second and third place winner. Listed below are the first place winners:

Best Decorated	Carolyn Allgaier
Most Patriotic	Tracy Shillock
Most Clever	Tray Austin
Most Colorful	Julie Barrington
Most Unique	Collin Smetherman
Smartest Looking	Susan Ferrier
Most Creative	Chuck Stanfield
Most Lovable	Scott Jones
Prettiest Trike	Thomas Burns
Neatest Bike	Lisa Beck
Most Unusual	Cliff Houk
Most Ingenious	Chuck Plevich
Smartest Trike	Alicia White
Most Imaginative	John Smallwood
Most Attractive	Nicole White
Best Use of Materials	Robert Salzman
Best Craftsmanship	Bobby Moore
Most Symbolic	Ricky Lewis
Most Original	Beth Plevich & Beth Whisennand
Best Costume	Lisa Ferraro

A later 4th of July parade to the left, at 5215 Lookout Mountain Dr. Not sure who the three boys are but the person on the left Melanie Mosley.

Another sign of the times is the house on the left. Look at the chimney and to the right is a tv antenna.

Huntwick Christmas Decorations 1975 and 2016

Did not remember this black & white photo when I come upon it in March 2016 in a box of family photos. The photo was not dated and the only other person I remembered was Melinda McCurdy. I discovered the date was 1975 while working with the old Huntwick Heralds when I found the same photo with all the names in the January 1976 issue.

Finding the photo in the Herald and the names started my thinking about doing the same thing and I did, on 26 November 2016. I enjoyed putting up the decorations with other Huntwick folks and will do so every year coming up.

If you are wondering about what I am holding, it is a one liter glass beer stein from Oktoberfest, in Germany. Coke is in the stein. Not standing on any flowers.

When did the
"HUNTWICK" lettering
change?

Thanks for the 2016 photo
Marcia.



1975: L-to-R: Back: Lillian Hinson, Sandy Ellison.
Front: Melinda McCurdy, Nancy Barnes, Eunice Moore

2016: Chuck Moore



Polar Bear Plunge: 2001–2005

Found this classic bit of Huntwick history in the February 2001 issue of the Huntwick Herald. This intrepid group of Huntwickers plunged into the Huntwick pool on New Years Day, 2001. (The last reference I found to this activity was 2005). What was the origin of this undertaking? According to one of bears, Phil Pelch, it came about during the cheer of the previous nights New Years Eve party. So from the Herald here is the rest of the story.....

The Polar Bear Club broke the Huntwick pool ice on New Years Day morning. A surprisingly large group of hearty swimmers found their way to the pool to establish Huntwick's first Polar Bear Club. The air temperature was in the 60's but the water was a cool 55 degrees, according to chief climatologist, Rick Roesler. John Sabey was the first to leap and break the ice. The longest swim was one lap swum by Phil Pelch and Roswell Lue. Mathew Hite reportedly jumped in an incredible 5 times. This occurred under the gaze of one bewildered life guard. She was grateful not to be called into action. The Polar Bears were kept warm with steamy hot chocolate, strong coffee, donuts and lots of cheering support.





Part 5: School Districts

School Boundary

Cypress Fairbanks

Klein

More To Come

Need a lot of help with the Klein story

School District Boundary

- **659 Plots - Cy-Fair:** All white filled plots. Sections 1-4, 5 (11 plots: 1 thru 9 Court of Regents and 18-19 on Westerham), 7-10
- **174 Plots - Klein:** All green filled plots. Section 6 and 128 of 139 plots in section 5. The first Klein builds were Section 5 in 1978. First Section 6 builds were 1982.

Boundary determination made by looking up each HCAD account as to which school district the taxes are paid to. The HCAD facet (map) boundary between Cy-Fair and Klein is in error..

The developers wanted all houses in Cy-Fair for cohesion among the residents but federal law prevents gerrymandering school districts. But there might have been some adjustment.

Lynn Berryman and Bob Cochran have some memory of some kind of exchange involving commercial property along 1960. According to Klein ISD Public Relations Ms Jackson, it could have happened through annexation. (It is Klein ISD today but was it so back in 1970?)

Did such an adjustment happen? At this time it can't be proven but there is enough evidence in support that it can not be discounted.



Cypress Fairbanks ISD

As of September 2016, the school district enrollment was 114,704 students in 84 schools; 54 elementary schools (53,687 students), 18 junior high schools (25,789 students) and 12 high schools (35,110). Gads how the district has grown from when I got here in August 1970 as a high school sophomore.

Back then the district had 8 schools: 5 elementary, 2 junior high school and 1 high school. (There was the all grades school Carverdale, 1951 – 1970, an all black school located near the intersection of Gessner Road and Tanner Road).

For at least the first eight years (1970-1977) all Huntwick kids attended Cy-Fair schools for no houses were built in the Klein ISD area until 1978.

September 1970, Cy-Fair schools

- **Matzke Elementary** (1966) Jones Road between Grant and Mills. Matzke is named after a beloved first-grade teacher, Ernestine Matzke. Her teaching career spanned 48 years, 44 of which were spent in Cypress-Fairbanks schools.
- **Arnold Junior High** (1956): Named for Mary and Forrest Arnold, they contributed a total of 84 years to Cypress-Fairbanks ISD.
- **Cy-Fair High School** (1942).

Arnold and Cy-Fair are next to each other at Telge and Northwest Freeway (Hempstead Highway). The area was county with Hempstead Highway being two lanes in one direction and two in the other direction with a grass medium in-between. The surrounding area was farmland, including rice growing. Cameron Iron Works was on the south side but that was the only business, aside from a greasy spoon ("Cactus Watering Hole" or something similar) just to the east that made a so-so chicken fried steak. All the places I used to go to for one are gone or no longer worthwhile.

Cy-Fair High School Enrollment:

- **September 2016:** 3,637
- **April 1971:** 1,429 (counted the number of photos in my annual for the ISD was unable to provide the enrollment for September 1970). From May 1971 to September 2016, total CFISD high school enrollment increased from 1,429 to 35,110, an increase of 25 times over.

It was a long bus ride to Cy-Fair of about 40 minutes. Distance is 11 miles but with a lot of stops in several subdivisions and slow bus speed. (Slept some, studied some).

The 1970 student body was an interesting mix. There were the local kids with many from the farming areas being inundated with the influx of energy types from the east mainly and some from California. Add to that the large increase of African-Americans from the all grades Carverdale School that closed at the end of May 1970. (This was my first experience going to school with African –Americans). .

The last Hutwick kids graduated from Cy-Fair High School in May 1979. The current high school, Cypress Creek opened in 1977 but those already enrolled at Cy-Fair could chose to remain there or transfer to Cypress Creek.

Schools After 1970: As more people moved into the district more schools were built resulting in Huntwick kids being relocated to new schools. Such changes disrupted friendships but the new schools kept moving closer to Huntwick.

- **High School:** In 1977 Cy-Creek replaced Cy-Fair. But there is an odd item in the Heralds about some Huntwick girls being on the drill team at Jersey Village High School. I did not remember this. Need to find out more.
- **Junior High:** Huntwick kids started at Arnold. As with Cy-Fair, Arnold saw an explosive growth in students with the October 1971 Herald reporting an increase from 900 to 1400. Bleyl opened in 1973 followed by Campbell in 1978. Another find that needs more looking into is in the fall of 1972, 6th graders went to Dean Junior High.
- **Elementary:** Started at Matzke, then 1973 was Hancock at 13801 Schroeder Rd, in Prestonwood till the present day school Yeager opened in 1975.

Dress Code—from the September 1971 Huntwick Herald. Some guys attempted to get around the hair restrictions with such products as “Dippity-Do” but the school annual for September 1970-May 1971 shows it was adhered to (pretty much). Did not last much longer though.

More to Come

The preceding is the initial coverage of Cy-Fair ISD. Obviously more is needed about Cy-Fair and Cy-Creek as well as the junior high schools and elementary.

Need to hear those memories and see any photos.

PERSONAL APPEARANCE CYPRESS-FAIRBANKS SCHOOLS

The School Board has drawn up the following dress guidelines to be followed for attendance at school classes:

Girl's Dress -

Acceptable dress shall include simple dresses, shirts with blouses, sweaters, or jackets, suits, sumpers with blouses or sweaters, culottes or pant dresses of appropriate length, slack suits or slacks. Shoes must be worn at all times for the sake of cleanliness and safety.

Boy's Dress -

Acceptable dress shall include suits, standard trousers, jeans, slacks worn waist high, sport shirts, sweaters over shirts. Shirt tails should be tucked inside the trousers unless designed to be worn outside. Hair should be neatly combed and tapered and kept above the collar, out of the face and eyes, and above the ears.

For cleanliness and safety factors shoes must be worn at all times.

Klein ISD

Hi there Klein folks. The Klein story needs to be told and will be. This will be a more difficult undertaking for me without any KISD background but it will get done. Need Klein inclusions from parents as well as students. Really need help with this so the story can be properly told. Hope to hear from you