

April 8, 2021
San Benito, Texas 78586

The Board of Directors of Cameron County Irrigation District #2 met in Special Session in the office of the District upon the above date at 9:00 a.m.

The following Directors were present: Sam Simmons, Brady Taubert, William Goad, and Lupe Argullin. Also present were Sonia Lambert, General Manager and Buddy Dossett, Attorney.

President Sam Simmons opened the public hearing on exclusions of certain properties located within the boundaries of the District and on proposed inclusions of certain properties into the boundaries of the District. A motion was made by Buck Rhyner, seconded by William Goad, and upon unanimous vote, passed to adopt the following resolution, authorizing the properties listed below to be excluded from the boundaries of the District:

WHEREAS, the hereinafter described property is urban property within the definition of such term in Article 8280-3.2, Texas Civil Statutes, same being subdivided lands suitable for urban use which has not been used for farming or agricultural purposes within the previous one year period and is a subdivision of lots and blocks or small parcels of the same general nature intended and suitable for residential or other non-agricultural purposes, the map or plat of which subdivision has been duly filed for record in Cameron County, Texas; and

WHEREAS, pursuant to a Resolution and Order adopted by the Board of Directors of Cameron County Irrigation District No. 2 on the 11th day of March 2021 and notice thereof posted and published as required by law, a hearing was held by the Board of Directors beginning at 9:00 a.m. on the 8th day of April 2021 to determine whether the property described should be excluded from or included into the District boundaries; and

WHEREAS, the Board, after consideration of the matter and after hearing and further consideration of relevant facts as presented in relation to the proposed exclusion of urban properties, finds and determines (1) that the property described below, listed under "Exclusions", is urban property as defined in said Article 8280-3.2; (2) that said property has not been used for farming or agricultural purposes within one-year prior to the date of said Hearing; (3) that notice of this hearing has been properly given as required by law; (4) that such urban property hereinafter described is not used or intended to be used for agricultural purposes; and (5) that the District does not have outstanding bonded indebtedness nor indebtedness in connection with a loan from an agency of the United States.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of Cameron County Irrigation District No. 2 that all of the following described property under "Exclusions", presently located within the boundaries of this district in Cameron County, Texas, be and is hereby excluded from the boundaries of the District, (for the exception of item #18 under "Properties under 1 net acre" and #5 under "Properties over 1 net acre"), and that items #1-5 under "Properties for Inclusions" be included into the District boundaries:

Exclusions:

Properties Under 1 Net Acre

1. Being a Gross of 0.81 acres; 0.81 net acre tract of land out of San Benito Sugar Company Subdivision Block 3 -Account 16837 (Gross: 0.81, Out: 0.00, Net: 0.81) Baldemar Ramos
2. Being a Gross of 1.14 acres; 0.64 net acre tract of land out of RH PARK Subdivision Block 46-Account 24434 (Gross: 1.14, Out: 0.50, Net: 0.64) American Contracting USA INC

3. Being a Gross of 0.68 net acres; 0.68 net acre tract of land out of the Resaca Paloma Subdivision #2 Block 1 Lot 2 – Account 30802 (Gross: 0.68, Out: 0.00, Net: 0.68) Fidel Zavala
4. Being a Gross of 0.92 acres; .92 net acre tract of land out of San Benito Land & Water Company Block 98 – Account 23522 (Gross 0.92, Out: 0.00, Net: 0.92 acres) Stanley Murphy
5. Being a Gross of 0.70 acres; 0.70 net acre tract of land out of Hull Subdivision Block 28 – Account 11930 (Gross: 0.70, Out: 0.00, Net 0.70) Gregorio Lopez
6. Being a Gross of 0.69 acres; 0.69 net acre tract of land out of San Benito Land & Water Company Subdivision Block 164 – Account 23522 (Gross: 0.69, Out 0.00, Net: 0.69) Stanley Murphy
7. Being a Gross of 1.00 acres; 0.70 net acre tract of land out of San Benito Irrigation Company Subdivision Block 325 – Account 7170 (Gross: 1.00, Out: 0.30, Net 0.70) Samuel Garza Jr
8. Being a Gross of 0.49 acres; 0.49 net acre tract of land out of San Benito Land & Water Company Subdivision Block 186 – Account 4613 (Gross: 0.49, Out: 0.00, Net 0.49) Mark Dittman
9. Being a Gross of 0.88 acres; 0.88 net acre tract of land out of Rice Tract Subdivision Block 61-Account 30828 (Gross: 0.88, Out: 0.00, Net: 0.88) John S Randall Jr
10. Being a Gross of 0.98 acres; 0.98-acre net acre tract of land out the Resaca View Estates Subdivision Block 2 Lot 20 – Account 30826 (Gross: 0.98, Out: 0.00, Net: 0.98) Carlos Sanchez
11. Being a Gross of 1.03; 0.99 net acre tract of land out of Resaca View Estates Block 2 Lot 12 – Account 30821 (Gross: 1.03, Out: 0.04, Net: 0.99) Felix Perez
12. Being a Gross of 1.00 acres; 0.91 net acre tract of land out of Resaca View Estates Subdivision Block 2 Lot 14- Account 30657 (Gross: 1.00, Out: 0.09, Net 0.91) Adan Saldivar
13. Being a Gross of 1.00 acres; 0.99 net acre tract of land out of San Benito Irrigation Company Subdivision Block 285 – Account 24685 (Gross: 1.00, Out: 0.01, Net 0.99) Frank Flores
14. Being a Gross of 1.00 acres; 0.89 net acre tract of land out of the San Benito Land & Water Company Block 65- Account 24614 (Gross: 1.00, Out: 0.11, Net: 0.89) Mario Juarez
15. Being a Gross of 0.50; 0.50 net acre tract of land out of San Benito Land & Water Company Subdivision Block 99- Account 24233 (Gross: 0.50, Out: 0.00, Net: 0.50) Lloyd Barlow
16. Being a Gross of 1.16 acres; 0.89 net acre tract of land out of San Benito Land & Water Company Subdivision Block 62 – Account 24092 (Gross: 1.16, Out 0.27, Net 0.89) Joel Mack Wood
17. Being a Gross of 0.88 acres; 0.88 net acre tract of land out the San Benito Land & Water Company Subdivision Block 42 -Account 23884 (Gross: 0.88, Out: 0.00, Net: 0.88) Jay Wells
18. See description in minutes of March 11, 2021. Property not excluded.
19. Being a Gross of 0.99 acres; 0.99 net acre tract of land out of San Benito Land & Water Company Block 85 – Account 2450 (Gross: 0.99, Out: 0.00, Net: 0.99) Gustavo Cantu
20. Being a Gross of 1.00 acres; 0.92 net acre tract of land out of San Benito Irrigation Company Block 125 – Account 46 (Gross: 1.00, Out: 0.08, Net 0.92) Cody Lee Hunt

Properties Over 1 Net Acre

1. Being a Gross of 1.00 acres; 1 net acre tract of land out of Sweeny Subdivision Block 20- Account 24301 (Gross: 1.00, Out: 0.00, Net: 1.00) Olga Flores
2. Being a Gross of 10.00 acres; 9.9 net acre tract of land out of San Benito Land & Water Company Subdivision Block 108 Lot 22 – Account 23526 (Gross: 10.00, Out: 0.10, Net: 9.90) Rebecca Alaniz

3. Being a Gross of 2.22 acres; 2.22 net acre tract of land out of El Retiro Subdivision Block 8 – Account 30593 (Gross :2.22, Out: 0.00, Net: 2.22) Antonio Gonzalez
4. Being a Gross of 8.96 acres; 8.96 net acre tract of land out of San Benito Land & Water Company Block 179 – Account 4600 (Gross: 8.96, Out: 0.00, Net: 8.96) Diocese of Roman Catholic Church
5. See description in minutes of March 11, 2021. Property not excluded.
6. Being a Gross of 6.5 acres; 5.5 net acre tract of land out of San Benito Land & Water Company Subdivision Block 153. Account 23576 (Gross: 6.5 Out: 1.0 Net: 5.5) Raul Castillo
7. Being a Gross 2.89; 2.89 Net acre tract of land out of Lot 12 Block 3 of the Resaca Paloma Subdivision. Account 116 (Gross: 2.89, Out: 0.00, Net: 2.89) Hilario Montalvo
8. Being a Gross of 2.20 acres; 2.19 net acre net tract of land out of Block 1 Lot 2 of the Brandon Subdivision. Account 30701 (Gross: 2.20, Out: 0.01, Net: 2.19) Angel Cantu
9. Being a Gross of 2.04 acres; 2.04 net acre tract of land Share 22 Tract z-2. Account 20513 (Gross: 2.04 Out: 0.00 Net: 2.04) T D Farms
10. Being A Gross 0.47; 0.47 net are tract of land out of Block 167 of Monte Grande Subdivision. Account 955 (Gross: 0.47 Out: 0.00, Net: 0.47) Ovi Atkinson
11. Being a Gross of 1.44; 1.44 net acre tract of land out Tract Z-2 if Share 22. Account 956 (Gross: 1.44, Out: 0.00, Net: 1.44) Ovi & Arnulfo Atkinson
12. Being a Gross of 0.60; 0.60 net acre tract of land out of the Block 57 out of Unit 4F. Account 956 (Gross: 0.60, Out: 0.00, Net: 0.60) Ovi & Arnulfo Atkinson
13. Being a Gross of 2.27, 2.27 net acre tract of land out of Block G of the Unit 4F. Account 956 (Gross: 2.27, Out: 0.00 Net: 2.27) Ovi & Arnulfo Atkinson
14. Being a Gross of 1.17, 1.17 net acre tract of land out of Lot 72, Block 2 of the Resaca Paloma 2 Subdivision. Account 30746 Jose Luis and Sulema Roveló

Motion carried.

Not approved was #18 listed in the hearing minutes of March 2021, 0.91 acre out of Block 169 of the San Benito Land and Water Company Subdivision, P.I.D #16340-8 under account #16340, Pedro Plata. This property is adjacent to Block 160 part of P.I.D. #16340-7 and is being farmed and irrigated together. Also, not approved was #5, being 9.44 net acres out of Block 35 of the San Benito Land and Water Company Subdivision, under Tierra de Tejas, account #23545. This property has an ag exemption, is not developed, and still considered irrigable. Items #9,10,11,12, and 13 were excluded in exchange for the inclusion of the same total acreage (6.82 acres) items 1-5 under “Inclusions”. Inclusion requires survey.

Properties for Inclusions

1. Being a Gross of 2.04 acres; 2.04 net acre tract of land out of Tract V-2 of Share 22.
(Gross: 2.04, Out: 0.00, Net 2.04) Ovi & Arnulfo Atkinson
2. Being a Gross of 0.47 acres; 0.47 net acre tract of land out of Tract V-2 of Share 22.
(Gross: 0.47, Out: 0.00, Net: 0.47) Ovi & Arnulfo Atkinson
3. Being a Gross of 1.44 acres; 1.44 net acre tract of land out of Tract V-2 of Share 22.
(Gross: 1.44, Out: 0.00, Net: 1.44) Ovi & Arnulfo Atkinson
4. Being a Gross of 0.60 acres; 0.60 net acre tract of land out of Tract V-2 of Share 22.
(Gross: 0.60, Out: 0.00, Net: 0.60) Ovi & Arnulfo Atkinson
5. Being a Gross of 2.27 acres; 2.27 net acre tract of land out of Tract V-2 of Share 22.
(Gross: 2.27, Out: 0.00, Net: 2.27) Ovi & Arnulfo Atkinson

Motion carried.

A motion was made by Buck Rhyner, seconded by William Goad, and upon unanimous vote, passed to adjourn the meeting at 9:04 a.m.

Sam Simmons, President

William Goad, Secretary