

October 10, 2024
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: Brady Taubert, Lupe Argullin, and MR Garcia. Also present were Craig Harmon, General Manager, and Buddy Dossett, Attorney.

Vice-President Brady Taubert opened the public hearing on exclusions of certain properties located within the boundaries of the District. No one was present to comment. A motion was made by MR Garcia, seconded by Lupe Argullin, and upon unanimous vote, passed to adopt the following resolution, authorizing the exclusion of the following properties:

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 12th day of September 2024 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 10th day of October 2024 to determine whether the property described should be excluded from 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.

Exclusions:

1. **Cervantes, Angelica: Acct# 422**
Being a 1.02-acre tract of land on Lot 3, Block 2 of the Resaca Paloma Subdivision. (Gross:1.02, Out: 0.00, Net:1.02) **PID# 30729-1**
2. **Garcia, Ezequiel: Acct# 429**
Being a 1.88-acre tract of land on Block 42 of the SBL&WCO Subdivision. (Gross: 1.88, Out, 0.00, Net: 1.88) **PID# 429-1**
3. **Reyes, Armando: Acct# 557**
Tract I – Being a tract of land 5.273 acres out of 6.273 acres on Lot 30 of the 1577 Subdivision No. 1. (Gross: 5.27, Out: 0.00, Net: 5.27) **PID# 30555-1**
Tract II – Being a 1.00-acre tract of land out of 6.273 acres on Lot 30 of the 1577 Subdivision No. 1. (Gross: 1.00, Out: 0.00, Net: 1.00) **PID# 30680-1**

4. **Zuniga, Monica: Acct# 597**
Being a 0.50-acre tract of land on the northeast corner of Block 80 on the north part of 10 acres of the Espiritu Santo Irrigated Land Company Subdivision. (Gross: 0.50, Out: 0.09, Net: 0.41) **PID# 597-2**
5. **Garza, Omar: Acct# 630**
Being a 1.52-acres tract of land on Lot 6, Block 2 of the Atkinson Subdivision on Block 257 of the SBICO Subdivision. (Gross: 1.52, Out: 0.07, Net: 1.45) **PID# 7153-0**
6. **C.C.D.D.#3: Acct# 2315**
Being a tract of 2.50 acres on the east ½ of Block 11 of the SBICO Subdivision. (Gross: 2.50, Out: 0.22, Net: 2.28) **PID# 6987-3**
7. **Chapa, Oscar A.: Acct# 3050**
Being a tract of 2.75 acres on Block 260 of SBILCO Subdivision. (Gross: 2.75, Out: 0.00, Net: 2.75) **PID# 3050-1**
8. **Montez, Omar: Acct# 14235**
Being a 1.174-acre tract of land located on part of the east ½ of the western ½ of the east ½ of Block 210 of the SBL&WCO Subdivision. (Gross: 1.17, Out: 0.11, Net: 1.06) **PID# 14235-1**
9. **Turrubiarres, Angel: Acct# 23864**
Being a tract of 4.77 acres on Lot 4 of Wallace Acres on Block 48 of SBICO Subdivision. (Gross: 4.77, Out: 0.00, Net: 4.77) **PID# 2808-1**
10. **Perez, Jose E.: Acct# 24718**
Being a tract of 1.24 acres on northeast 10 acres of Abstract 2 on Block 449 of the SBICO Subdivision. (Gross: 1.24, Out: 0.24, Net: 1.00) **PID# 19987-1**
11. **Loredo, Maria: Acct# 24863**
Being a 1.51-acre tract of land on Lot 11, Block 2 of the Atkinson Subdivision on Block 257 of the SBICO Subdivision. (Gross: 1.51, Out: 0.06, Net: 1.45) **PID# 9550-1**
12. **Arteaga, Monica Ramos: Acct# 30715**
Being a tract of 6.13 acres of land on Lot 33 of the 1577 Subdivision on Abstract 26. (Gross: 6.13, Out: 0.01, Net: 6.12) **PID# 30715-1**
13. **Gonzalez, Yolanda: Acct# 30611**
Being a 1.20-acre tract of land on Lot 70, Block 2 of Resaca Paloma Subdivision No. 2. (Gross: 1.20, Out: 0.00, Net: 1.20) **PID# 30611-1**
14. **Hernandez, Ana: Acct# 30824**
Being a 6.87 acres tract of land on Lot 17 of the 1577 Subdivision No. 1. (Gross: 6.87, Out: 0.00, Net: 6.87) **PID# 30824-1**

(Subdivisions)

1. **Aguilera Estates**
Being a 0.758-acre tract out of a 71.414 acres tract and being out of Lots 7 & 10, Block 137, SBL&WCO Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 1, Page 6, map records of Cameron County, Texas.
3. **C&M Estates Subdivision**
Being 1.135 acre of land out of 6.0 acres of land, out of the north 20 acre Tract II, Block 172 of the SBICO Subdivision in Cameron County, Texas; According to map thereof recorded in Volume 3, Page 18, Map records of Cameron County, Texas as described in an instrument No. 2023-21195, official records of Cameron County, Texas.
11. **Paso Real Coves Phase I Subdivision**
Being 26.330 acres situated in the City of Harlingen, Cameron County, Texas, being a part or portion out of Lots 1-7 and all of Block 146 of SBL&WCO Subdivision, according to the plat thereof recorded in Volume 1, Page 6, of the Cameron County map records.

12. Paso Real Coves Phase II Subdivision

Being a tract of land containing 12.763 acres situated in the City of Harlingen, Cameron County, Texas, being a part or portion out of Lots 3, 5 & 6 of Block 146 of the SBL&WCO Subdivision, according to the plat thereof recorded in Volume 1, Page 6, Cameron County map records.

14. Soto Estates Subdivision

Being the north 2 acres of Block 15 of the Los Ranchos Subdivision, Cameron County, Texas as shown on plat recorded in Cabinet 1, Slot 609B and 610A, map records, Cameron County, Texas.

(Properties under 1 acre)

1. Ybarra, Adelina & Estate of Armando Ybarra: Acct# 488

Being a tract of 0.50 acres of land out of the SBICO Subdivision on the north ½ of west ¼ on Block 436. (Gross: 0.50, Out: 0, Net: 0.50) **PID# 488-1**

2. Reyes, Alfredo & Guadalupe: Acct# 489

Being a tract of 0.50 acres of land out of the SBICO Subdivision on the south ½ of west ¼ on Block 436. (Gross: 0.50, Out: 0, Net: 0.50) **PID# 489-1**

3. FNA VI Texas REO, LLC: Acct# 562

Being a 1.00 acre tract of land on part of the east 30 acres of the southwest 40 acres of Block 106 of the SBL&WCO Subdivision. (Gross: 1.00, Out: 0.05, Net: 0.95) **PID# 562-1**

4. Goad, Rebecca Morrill: Acct# 582

Being a 1.00-acre tract of land out of the 24.66 acre tract on Block 55 of the SBL&WCO Subdivision. (Gross: 1.00, Out: 0.15, Net: 0.85) **PID# 582-1**

5. Garza, Eloy: Acct# 629

Being a 0.90-acre tract of land out of Lot A, Block 37 of the SBL&WCO Subdivision. (Gross: 0.90, Out: 0.43, Net: 0.47) **PID# 10385-2**

7. Kowalski, Fred A.: Acct# 24884

Being a 1.00-acre tract of land out of the southwest part, north of the railroad on Block 148 of the SBL&WCO Subdivision. (Gross: 1.00, Out: 0.08, Net: 0.92) **PID# 24884-1**

8. Rivera, Felix Jr. & Mary Helen: Acct# 30722

Being a 1.00-acre tract of land on the south part of Block 1 of the Rice Tract Subdivision. (Gross: 1.00, Out: 0, Net: 1.00) **PID# 30722-1**

Subdivisions Not Approved For Exclusion:

2. B. 77 Subdivision

Block 1 – Being a 5.29-acre tract out of Lots 8, and 9 of Block 129 of SBL&WCO Subdivision, Cameron County, Texas, according to the map thereof, Recorded in Volume 1, Page 6, Map Records of Cameron County, Texas.

Block 2 – Being a 5.53-acre tract out of Lots 9 and 16 of Block 129 and Lot 13 of Block 126 on SBL&WCO Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 1, Page 6, map records, Cameron County, Texas.

4. Cielo Vista Subdivision

Being a 10.00-acre tract of land, the north ½ of the south ½ of the northwest ¼ of Block 11, SBL&WCO Subdivision in the city of San Benito, Cameron County, Texas, according to the map or plat thereof recorded in Volume 1, Page 6 of the map records of Cameron County, Texas.

5. The Cross Corner

Being a 2.62-acre tract of land out of 10 acres of Block 130, and out of 65.37 acres of land consisting of that portion of Lot 12 lying north of the north right-of-way line of US Highway 77, and all of Lot 13 lying north of US Highway 77, out of Block

130 of the SBL&WCO Subdivision, as recorded in Volume 1, Page 6 of the map records of Cameron County, Texas.

6. Demarca Estates Subdivision

Being a tract containing 12.00 acres of land out of Lot 10 of the Heywood Loop Subdivision, Cameron County, Texas according to the map thereof recorded in Volume 4, Page 35 of the Cameron County map records Cameron County, Texas.

7. El Monte Cristo Subdivision

Tract I – 5.00 acres out of the southwest ¼ of Block 110 of the SBL&WCO Subdivision, Cameron County, Texas, according to the map thereof recorded in Volume 1, Page 6, map records of Cameron County, Texas.

Tract II – 5.00 acres out of the southwest ¼ of Block 110 of the SBL&WCO Subdivision, Cameron County, Texas, according to the map thereof recorded in Volume 1, Page 6, map records of Cameron County, Texas.

8. Elite Estates Subdivision

Being a tract of 42.66 acres of land comprised of all of Lot 47, Resaca Front Subdivision, Being 5.39 acres, recorded in Volume 2, Page 21, Map records of Cameron County, Texas and 37.27 acres out of Block 131, SBL&WCO Subdivision, recorded in Volume 1, Page 6 and Volume 1, Page 25, Map records of Cameron County, Texas, Being out of the tracts of land described in Volume 24265, Page 76, official records of Cameron County, Texas.

9. Los Reyes Subdivision

Being a 22.55-acre tract out of 63.56-acre tract and 10.68-acre tract out of Block 33 of SBL&WCO Subdivision in Cameron County, Texas, according to map or plat thereof recorded in Volume 1, Page 6, of the map records of Cameron County, Texas and being the same tracts of land described in the deed recorded in document number 26240, official records, Cameron County, Texas.

10. Montgomery Reservoir Subdivision

Being 2.486 acres of land compromised of 2.013 acres out of Farm 45 and 0.383 acre out of Park Lot “Q”, acreage residence garden and orchard lots, Cameron County, Texas, recorded in Volume 2, Page 1, map records of Cameron County, Texas and Being a tract of land described in Volume 9493, Page 195, official records of Cameron County, Texas.

13. San Sebastian Subdivision

Being a tract south 5.0 acres of the north 15.0 acre-tract of land, out of Block 253 SBILCO Subdivision in Volume 3, Pages 16-18, Map records of Cameron County, Texas.

15. Titan Ranch Subdivision

Being 7.35 acres of land consisting of:

Tract I – A 7.10-acre tract of land out of a certain 9.54 acre tract recorded in Volume 18308, Page 294 of the official records of Cameron County, Texas.

Tract II – A 0.25-acre tract of land out of a tract, piece or parcel of land lying and being in the county of Cameron, State of Texas, and being a strip of land 100 feet wide, north and south, by 200 feet long, east and west, recorded in Volume 906, Page 723 of the Deed Records of Cameron County, Texas, All out of Block 90 of the SBICO Subdivision as recorded in Volume 3, Page 16, 17 and 18 of the Map Records of Cameron County, Texas.

These properties are not yet being developed and therefore, did not qualify for exclusion.

Denials: Properties under 1 acre

6. Gilbert, Suzanne: Acct# 8405

Being a 0.97-acre tract of land on part of the north 20 acres of the northwest ½ of Block 47 of the SBL&WCO Subdivision. (Gross: 0.97, Out: 0, Net: 0.97) **PID# 8405-2**

The property owner would like to remain in the District to have a lawn account.

Motion carried.

A motion was made by MR Garcia, seconded by Lupe Argullin, and upon unanimous vote, passed to adjourn the meeting at 9:42 a.m.

Brady Taubert, Vice-President

Buck Rhyner, Secretary