

September 11, 2025
San Benito, Texas 78586

The Board of Directors of Cameron County Irrigation District #2 met in regular session in the office of the District upon the above date at 9:03 a.m.

The following Directors were present: Brady Taubert, Buck Rhyner, Lupe Argullin, MR Garcia, and Zac McLemore. Also present was Ben Escobar, Assistant Manager, Carla-Marin, General Manager, and Buddy Dossett, Attorney.

There was no public comment.

A motion was made by Buck Rhyner, seconded by Zac McLemore, and upon unanimous vote, passed to approve the minutes of the regular meeting of August 14, 2025.

The water report was made by the General Manager who reported that Falcon Reservoir contains 283,749 acre-feet of water of the normal conservation 2,666,203 acre-feet. The Amistad Reservoir contains 774,228 acre-feet of water of the normal conservation 3,226,704 acre-feet which 17.95% is U.S. total conservation capacity compared to 13.79% this time last year. As of September 5, 2025, the District's usable and storage water balances are 41,483.4339 acre-feet. This time last year, usable and storage water balances were 20,277.5653 acre-feet.

The Board reviewed the following subdivision plats and took the following action:

5.1) Camino Seven – Being 7.13 acres of land consisting of 3.52 acres out of Lot 6, and 3.61 acres out of Lot 5, of the Resaca Front Subdivision, as recorded in Volume 2, Page 21 of the Map Records of Cameron County, Texas – Rios Surveying, L.L.C. This property was previously excluded by the District. There are no irrigation infrastructures in the area, therefore, no easements were dedicated and none required. A motion was made by Zac McLemore, seconded by Buck Rhyner and upon unanimous vote, passed to approve the plat as presented. Motion carried.

5.2) Tierra Prometida – Being a 5.13-acre tract of land out of Block 121, of the SBL&WCO Subdivision, as recorded in Volume 1, Page 6 of the map records of Cameron County, Texas; and further being that same property recorded in Volume 7907, Page 101 of the Official Records of Cameron County, Texas. – Rios Surveying, L.L.C. There are no irrigation infrastructures in the area, therefore, no easements were dedicated and none required. A motion was made by Lupe Argullin, seconded by Buck Rhyner, and upon unanimous vote, passed to approve the plat as presented. Motion carried.

5.3) Victoria Commons – Being a 3.20-acre tract of land out of Block 182, SBL&WCO Subdivision, Concepcion de Carricitos Grant, Cameron County, Texas – Halff Surveying Co. This plat does dedicate a right-of-way to CCID#2. This right-of-way consists of a continuous strip of land south of the property, 100 feet wide, being 50 feet on each side of and parallel to the center line of Lateral V-4. A motion was made by MR Garcia, seconded by Lupe Argullin, and upon unanimous vote, passed to approve the plat as presented. Motion carried.

The Manager presented a list of properties to be considered for exclusion. A motion was made by Zac McLemore, seconded by MR Garcia, and upon unanimous vote, passed to adopt the following resolution ordering the exclusion hearing to be held:

RESOLUTION AND ORDER

WHEREAS, all of the property described below is urban property within the meaning of applicable law and has not been within one year previous to this date, used for farming or agricultural purposes; and

WHEREAS, the District has no outstanding bonded indebtedness or indebtedness in connection with a loan from an agency of the United States and has authority under Article 8280-3.2, *Texas Civil Statutes* to hold a hearing and exclude the urban property; and

WHEREAS, it is provided by said statute that the Board of Directors call and hold a hearing whether or not all or part or parts of the urban property shall be excluded from the District.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that a hearing be held to determine whether or not all of the urban property described on Exhibit "A" attached hereto and incorporated herein for all purposes, or what part thereof, currently lying within the boundaries of Cameron County Irrigation District No. 2 in Cameron County, Texas, shall be excluded from the District's boundaries.

Said hearing shall be held on the 9th day of October 2025 at 9 o'clock a.m. and may be continued from day to day and from time to time until all persons or their counsel entitled to be heard and who appear at said hearing have an opportunity to be heard and offer evidence that they so desire.

Notice of this hearing shall be given by posting a true copy of the full Resolution of the Board of Directors containing a description of all such properties proposed for exclusion on the District's website: www.ccid2.org and in a conspicuous place in the principal office of the District, and by the posting of a hearing notice to each property owner of record, all of such notices shall be posted for at least three (3) weeks prior to the date of the hearing.

And, after due discussion, said motion, carrying with it the passage of said Order prevailed and carried by the following vote:

AYES: All members of said Board shown present above voted "Aye."

NAYS: None

That the above and foregoing paragraphs are a true, full and correct copy of the aforesaid Resolution and Order adopted at the meeting described above, that said Resolution and Order has been duly recorded in said Board's minutes of said meeting, that the above and foregoing paragraphs are a true, full and correct excerpt from said Board's minutes of said meeting pertaining to the passage of said Resolution and Order, that the persons named in the above and foregoing paragraphs are the duly chosen, qualified and acting officers and members of said Board as indicated therein; that each of the officers and members of said Board was duly and sufficiently notified, officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Government Code, *Vernon's Ann. Civil Statutes*.

SIGNED AND SEALED the _____ day of _____, 2025.

Brady Taubert, President

MR Garcia, Secretary

STATE OF TEXAS

COUNTY OF CAMERON

This instrument was acknowledged before me on the 11th day of September 2025, by Brady Taubert, President of the Board of Directors of **CAMERON COUNTY IRRIGATION DISTRICT NUMBER TWO**, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF CAMERON

This instrument was acknowledged before me on the 11th day of September 2025, by MR Garcia, Secretary of the Board of Directors of **CAMERON COUNTY IRRIGATION DISTRICT NUMBER TWO**, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public in and for the State of Texas

Proposed Exclusions for October 9, 2025

1. **Gonzalez, Pedro: Acct# 24455**
Tract 1 – Being a 1.26-acre tract of land on Block 241 of the SBL&WCO Subdivision.
(Gross: 1.26, Out: 0.29, Net: 0.97) **PID# 24455-1**
Tract 2 – Being a 3.02-acre tract of land on Block 239 of the SBL&WCO Subdivision.
(Gross: 3.02, Out: 1.24, Net: 1.78) **PID# 24455-2**
2. **Harrison, Fred: Acct# 726**
Tract 1 – Being a 2.61-acre tract of land on Block 238 of the SBL&WCO Subdivision.
(Gross: 2.61, Out: 0.47, Net: 2.14) **PID# 1282-1**
Tract 2 – Being a 0.50-acre tract of land on Block 238 of the SBL&WCO Subdivision.
(Gross: 0.50, Out: 0.00, Net: 0.50) **PID# 1282-2**

(Subdivisions)

1. **24-FM 510 Subdivision: PID# 9390-1, 9390-2 & 9390-7 / Acct# 746**
Tract 1 – Being a 40-acre tract out of Block 91 of the SBICO Subdivision. (Gross: 40.00, Out: 3.58, Net: 36.42) **PID# 9390-1**
Tract 2 – Being a 20-acre tract out of Block 92 of the SBICO Subdivision. (Gross: 20.00, Out: 0.58, Net: 19.42) **PID# 9390-2**
Tract 3 – Being a 10-acre tract out of Block 81 of the SBICO Subdivision. (Gross: 10.00, Out: 1.29, Net: 8.71) **PID# 9390-7**
All 70 acres being out of the SBICO Subdivision, Espiritu Santo Grant, as recorded in Volume 3, Pages 16-19, of the map records of Cameron County, Texas. As described in Instrument No. 2024-38465, official records of Cameron County, Texas.

2. **Cielo Vista Subdivision: PID# 380-1 & 380-2 (original PID# 15170-1) / Acct# 641**
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.
3. **County Woods Estates Subdivision: PID# 21983-1 & 21983-2 / Acct# 621**
Being a 13.24-acre tract of land out of Block 31 of the SBL&WCO Subdivision in Cameron County, Texas, according to the map or plat recorded in Volume 1, Page 6, map records of Cameron County, Texas.
4. **Demarca Estates Subdivision: PID# 24028-1 & 23991-1 / Acct# 24028**
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.
5. **El Monte Cristo Subdivision: PID# 17655-1 / Acct# 203**
Being 10-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.
6. **Elite Estates Subdivision: PID# 4290-1, 4290-2, 4290-3 & 4290-4 / Acct# 854**
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.
7. **Jabonero Trail Subdivision: PID# 23977-1 / Acct# 23977**
Being a tract of 3.035 acres of land consisting of 2.256 acres out of Lot 1, Block 85 of the SBL&WCO Subdivision, as recorded in Volume 1, Page 25 of the map records of Cameron County, Texas, all of Lot 1 containing a 0.738 acre, a certain 0.004 acre tract out of Lot 4, and a certain 0.037 acre tract out Lots 5 & 6, of the Leach Subdivision, as recorded in Volume 12, Page 34 of the map records of Cameron County, Texas.
8. **Liberty Estates Phase III: PID# 13100-1 / Acct# 828**
Being a tract of 13.97 acres of land out of Blocks 8, 9 & 10 of the Cunningham Subdivision of Block 35, recorded in Volume 1, Page 43, map records of Cameron County, Texas.
9. **Los Reyes Subdivision: Part of PID# 13210-4 / Acct# 217**
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: PID# 23529-1, 23529-2, 23529-3 / Acct# 857**
Being 2.486 acres of land comprised 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.
11. **San Sebastian Estates Subdivision: PID# 318-1 & 318-2 / Acct# 318**
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.
12. **Sinai Subdivision: PID# 22620-1 / Acct# 323**
Being 3.708 acres of land out of the south 4.16 acres of Block 18 & 19, Espiritu Santo Irrigated Land Company Subdivision, Cameron County, Texas, as shown on plat recorded in Volume 2, Page 41, map records, Cameron County, Texas.

(Properties under 1 acre)

1. CST Services LLC: Acct# 855
- Being a tract of 0.86 acres of land out Block 149 of the SBL&WCO Subdivision. (Gross: 0.86, Out: 0.00, Net: 0.86) PID# 855-1
- Total Gross Acres: 216.90
- Total Net Acres: 195.37

The Board of Directors reviewed the engagement letter received from Roberto Lopez CPA regarding the 2024 financial audit. A motion was made by Lupe Argullin, seconded by MR Garcia, and passed to approve the terms as stated on the engagement letter and allow Roberto Lopez CPA to perform the District’s 2024 Financial Audit. (A copy of the engagement letter is filed in the supplement to the Minute Book #22).

The Board reviewed the District’s current Public Funds Investment Act Policy in accordance with Texas Government Code Chapter 2256, Title 10, Section 2256.005 (e). No changes were recommended; therefore, none were made. No action was taken.

The Board discussed the District’s water availability for 2025. No action was taken.

There was nothing to discuss in Executive Session. Accordingly, no executive session was held.

A motion was made by Buck Rhyner, seconded by Lupe Argullin, and upon unanimous vote, passed to approve the following bills:

Ck#	Vendor	Amount
22858	Electron Performance	\$536.00
22859	AFLAC	\$215.16
22860	A & A Copiers & Supplies	\$1,843.70
22861	Amazon Capital Services	\$27.98
22862	Cameron County Drainage #3	\$15,000.00
22863	Constellation New Energy	\$268.50
22864	Core & Main	\$509.40
22865	Diamond Plastics Corp	\$20,465.28
22866	Irrigation-Mart Inc.	\$320.55
22867	Hollon Oil Co.	\$359.50
22868	Johnny’s True Value	\$208.64
22869	Lewis Electric	\$24,440.44
22870	Matt’s Building Materials	\$104.99
22871	Rio Hondo Lumber	\$89.99
22872	R & A Truck Repair	\$40.00
22873	Simplot Grower Solutions	\$115.00
22874	San Benito News	\$30.00
22875	TCEQ	\$420.52
22876	Texas Gas Service	\$524.51
22877	TWCA Risk Management Fund	\$78.00
22878	TWCA Risk Management Fund	\$1,522.00
22879	Autozone	\$186.62
22880	Allegra Print & Imaging	\$390.20
22881	American Heritage Life	\$212.69
22882	Amazon Capital Services	\$88.81
22883	Cameron County Drainage #3	\$23,391.30
22884	Charter Communications	\$1,169.50

22885	Dearborn Life Insurance Co.	\$126.00
22886	Dainamik Business Solutions	\$525.00
22887	Irrigation-Mart Inc.	\$345.76
22888	Holt Cat	\$211.30
22889	Home Depot Credit Service	\$331.79
22890	Johnny's True Value	\$17.38
22891	LRGV Water District	\$1,374.30
22892	McCoy's	\$403.57
22893	Oil Patch Fuel & Supply	\$1,545.96
22894	O'Reilly Automotive Inc.	\$881.05
22895	Pancho's Auto Electric	\$69.00
22896	Pitney Bowes/Reserve Acct.	\$500.00
22897	Perdue Brandon Fielder Col.	\$3,118.70
22898	TWCA Risk Management Fund	\$1,522.00
22899	Unifirst	\$591.99
22900	Verizon	\$574.73
22901	Waste Management of Texas	\$255.41

The General Manager reported on the following items to the Board of Directors:

- a) August Pumping Plant Report
 - 1) Running standard operations.
 - 2) General maintenance of grounds and pumping plant. **8/6** – I worked on a sensor. **8/12** – Lewis Electric came back to work on the Unit #1 pump. **8/13** – Lewis Electric finished working on Unit #1 pump and ran the pump for 30 minutes. **8/15** – The sensor went out, it was cleaned. **8/22** – There was a power outage due to weather at 11:30 a.m. – 12:00 p.m. power went back on, but the meter reset to zero.
 - 3) Pumping for the month:

Station #1 (San Benito)
8/4 – Started pumping water at 100 CFS at 10:00 a.m. on the High Line. **8/7** – Stopped pumping 100 CFS at 10:00 a.m. on the High Line. **8/13** – Started pumping water at 100 CFS at 10:00 a.m. on the High Line. **8/17** – Stopped pumping 100 CFS at 10:00 a.m. on the High Line. **8/18** – Started pumping No Charge water at 50 CFS at 6:00 p.m. on the High Line. **8/19** – Stopped pumping No Charge water at 50 CFS at 10:00 a.m. on the High Line. **8/22** – Started pumping water at 50 CFS at 10:00 a.m. on the High Line. **8/25** - Stopped pumping water at 50 CFS at 10:00 a.m. on the High Line.

Station #2 (Paloma)
 There was no pumping at Paloma Pump Station.
 - 4) Rainfall: 1.25". 5) Acre feet diverted: 1544.6852; 6) Total No Charge Pumping in Acre Feet: 49.90; 7) Average TDS readings: 867.50 p.p.m.
- b) Water Duty – was 2.28 acre-feet per acre for the month of August 2025 and 2.5230 acre-feet per acre, year-to-date.
- c) August Financial Reports:
 - i. M&O account – the financial report was presented.
 - ii. Rehab account – the financial report was presented.
 - iii. Canal Rehab account – the financial report was presented.
 - iv. WaterSMART account – the financial report was presented.
- d) The General Manager discussed the transition to the new electronic payroll system through ADP, which will begin in October 2025.
- e) The General Manager discussed and requested approval to increase the plat submittal fee from \$200.00 to \$400.00. A motion was made by Buck Rhyner, seconded by Lupe Argullin, and upon unanimous vote passed to approve the plat submittal fee increase to \$400.00.

The Attorney reviewed House Bill No. 46 and concluded that HB No. 46 does not apply because the District's Flat Rate fee is not based on ad valorem principles.

A motion was made by Lupe Argullin, seconded by MR Garcia, and upon unanimous vote, passed to adjourn the meeting at 9:35 a.m. Next regular meeting is scheduled for Thursday, October 9, 2025, at 9:00 a.m.

Brady Taubert, President

M.R. Garcia II, Secretary