

July 25, 2026
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 9:00 a.m.

The following Directors were present: Brady Taubert, Zac McLemore, Lupe Argullin, and M.R. Garcia. Also present were Ben Escobar, General Manager, and Buddy Dossett, Attorney.

There was no public comment.

A motion was made by Zac McLemore, seconded by Lupe Argullin, and upon unanimous vote, passed to approve the minutes of the regular meeting held on June 25, 2026.

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

4.1) Promesa Subdivision – Being 10.68 acres of land comprising all of lot Twenty-Three (23) Seven Thirty-Two Subdivision No. 2, Cameron County, Texas. According to the Map thereof recorded in Cabinet 1, Slot 721 (A) of the Map Records of Cameron County, Texas. This subdivision was previously excluded from the District and is located at the intersection of Turner Street and Marydale Road. The Resaca de los Fresnos is located on the west side of the property where the plat has dedicated at 50 ft. right-of-way for maintenance to the District. This subdivision was previously approved by the Board in February 2026. There were some revisions on the Cameron County Drainage #3 side of the plat, therefore, the Irrigation District required another review. These revisions did not affect our 100 ft. right-of-way.

4.2) Herevia Subdivision - Being 2.44 acres of land out of block 169, San Benito Irrigation Company Subdivision, Cameron County, Texas, Recorded in Volume 3, Page 16-18, Map Records of Cameron County, Texas being out of the tract of land described in Volume 971, Page 158, Deed Records of Cameron County, Texas. This property is a previously excluded property located south of Vasquez Road east of Banda Road adjacent to the west side of Canal F. The canal is outside of the platted area. There are no irrigation infrastructures affected, therefore, no dedications needed or required.

4.3) Bobcat Estates – Being 12.93 acres out of a 21.75-acre tract out of Block 257, San Benito Land & Water Company Subdivision as recorded in Document No. 2025-31570 Official Records of Cameron County, Texas. This property is located south of Hatch Rd. west of Lateral S Canal which is outside of the platted area. There are no irrigation infrastructures affected, therefore, no dedications needed or required.

4.4) Villa Dolce Subdivision – A 12.088 acre tract of land being out of Block 37, San Benito Land & Water Company Subdivision, Cameron County, Texas. According to the map or plat thereof recorded in Volume 1, Page 6 Map Records of Cameron County, Texas. Comprised of the following two tracts of land. A 10.78-acre tract of land conveyed to Stone Spring Investments LLC. By Number 17279, official Records of Cameron

County, Texas. A 1.31-acre tract of land conveyed to Stone Spring Investments LLC. By virtue of deed dated March 30, 2022 and recorded in Instrument Number 2022-18855. This property is located at the intersection of FM 732 and Calle Paloma adjacent to the Los Indios #1 canal with the plat dedicating a 100 ft. right-of-way for maintenance to the District to where the property line sits at an additional 70 ft. from the right-of-way. The owner requested to not be excluded from the District. This subdivision was previously approved by the Board in February 2026. There were some revisions on the City of San Benito side of the plat, therefore, the District required another review. There were no revisions on the Irrigation District’s portion.

A motion was made by Zac McLemore, seconded by Lupe Argullin, and upon unanimous vote, passed to approve the plats as presented. Motion carried.

The Board discussed a request for the reduction or modification of an existing District easement associated with Lateral B-3 Pipeline. After discussion, a motion was made by M.R. Garcia, seconded by Lupe Argullin, and upon unanimous vote, passed to approve the reduction or modification of the existing easement associated with Lateral B-3 Pipeline pending final legal review. Motion carried.

The District’s 2026 2nd Quarter Investment report was reviewed by the Board of Directors. The report showed the rate for the account with First Community Bank, interest yielded for each month of the quarter and ending value as of June 20, 2026. A motion was made by Lupe Argullin, seconded by Zac McLemore, and upon unanimous vote, passed to approve the District’s 2nd Quarter Investment report as presented. Motion carried.

The Board of Directors reviewed the list of properties currently leased by the District which are up for renewal on September 1, 2026. Zac McLemore received and signed an Affidavit Regarding Conflict of Interest and abstained from voting on his own lease. Zac McLemore stepped out of the boardroom while the remaining Directors reviewed his lease. A motion was made by M.R. Garcia, seconded by Buck Rhyner, and passed to approve the renewal of Zac McLemore’s lease at the specified rate below. Lupe Argullin received and signed an Affidavit Regarding Conflict of Interest and abstained from voting on the lease involving his son, Bodie Argullin. Lupe Argullin stepped out of the boardroom while the remaining Directors reviewed Bodie Argullin’s lease. A motion was made by M.R. Garcia, seconded by Buck Rhyner, and passed to approve the renewal of Bodie Argullin’s lease at the specified rate below. The remaining leases were reviewed, and a motion was made by Buck Rhyner, seconded by Zac McLemore, and passed to approve the renewal of the leases at the specified rates below.

<u>Name</u>	<u>Account</u>	<u>Acres</u>	<u>Rate</u>	<u>Type</u>	<u>Description</u>	<u>Total</u>
Jimmie Cantu	40005	37.00	\$35.00	Pasture	Blk. 103, SBL&WCO	\$1,295.00
Jimmie Cantu	40241	1.00	\$35.00	Pasture	Blks. 75 & 104, SBL&WCO	\$35.00
Michael Flores	40236	39.12	\$60.00	OD/Pasture	Banco Land, S. of P. Plant	\$2,347.20
Ricardo Leal	40013	1.00	\$50.00/mo.	House	Blk. 104, SBL&WCO	\$50.00
Zack McLemore	40021	40.00	\$75.00	Farmland	Blk. 168, SBL&WCO	\$3,000.00
Zack McLemore	40237	10.07	\$75.00	Farmland	Blk. 11, Los Indios	\$755.25
Bodie Argullin	42303	10.00	\$35.00	Pasture	Reservoir 7, Unit 2, Blk B	\$350.00
Total						\$7,832.45

Motion carried. (The affidavits are filed in the supplement to the Minute Book #22.)

The General Manager presented information regarding the District’s raw water delivery costs, operational requirements, and proposed revisions to the municipal rate schedule.

After discussion, a motion was made by M.R. Garcia, seconded by Lupe Argullin, and upon unanimous vote, passed to adopt the amended municipal raw water delivery rate schedule with the revisions discussed. Motion carried.

The General Manager provided an update regarding current water availability and conditions affecting District water supplies and deliveries. The Board discussed the District’s available water supply and ongoing agricultural and municipal water requirements. After review and discussion, a motion was made by Zac McLemore, seconded by Lupe Argullin, and upon unanimous vote, passed to approve the water availability report.

The Board discussed proposed revisions to the District’s Drought Contingency Plan concerning recognition of inter-district water transfers between properties when determining eligibility for future water allocations. After discussion, a motion was made by Zac McLemore, seconded by Lupe Argullin, and upon unanimous vote, moved to adopt the Policy for Internal Water Account Transfers Associated with Beneficial Irrigation Use. Motion carried.

The Board discussed proposed revisions to Section VI, Initiation of Water Allocation, and Section VII, Termination of Water Allocation, of the District’s Water Allocation Guidelines. The proposed revisions provide that the General Manager shall monitor water supply conditions on a monthly basis and make recommendations to the Board regarding the initiation or termination of water allocation. Upon approval by the Board, water allocation may be initiated when the useable balance in the District’s irrigation water right account reaches 27,500 acre-feet. The Water Allocation Guidelines may be terminated when the useable balance in the District’s irrigation water right account reaches 55,000 acre-feet. The Board further discussed retaining discretion to initiate, continue, modify, suspend, or terminate water allocation based on the District's overall water supply conditions, projected demands, anticipated inflows, municipal and agricultural delivery obligations, operational requirements, drought conditions, and any other factors the Board determines relevant to the prudent management of the District’s available water supply. The 27,500 acre-foot and 55,000 acre-foot balances shall serve as guidelines for Board consideration and shall not require automatic initiation or termination of water allocation without Board action. After discussion, a motion was made by Zac McLemore, seconded by Lupe Argullin, and upon unanimous vote, passed to approve the revisions to Section VI and VII of the Water Allocation Guidelines as presented, including the Board’s discretion regarding the initiation, continuation, modification, suspension, or termination of water allocation. Motion carried.

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

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

<u>Ck#</u>	<u>Vendor</u>	<u>Amount</u>
23263	American Heritage Life	\$212.69
23264	Amazon Capital Services	\$495.20
23265	Boswell Elliff Ford	\$191.14
23266	Cameron County Drainage #3	\$15,000.00
23267	Dropped Dead Pest Control	\$500.00
23268	Dearborn Life Insurance Co	\$135.00

23269	Firestone/Bridgestone	\$123.99
23270	Irrigation-Mart Inc.	\$393.86
23271	John Deere Financial	\$161.27
23272	LRGV Water District	\$1,274.30
23273	McCoy's	\$556.96
23274	Pro Billing & Funding Svc	\$320.75
23275	Romco Equipment	\$477.15
23276	Rey's Tire Service	\$365.00
23277	TWA Risk Management Fund	\$824.00
23278	Unifirst	\$600.46
23279	Waste Management of Texas	\$332.55
23280	Autozone	\$21.10
23281	Amazon Capital Services	\$30.09
23282	Cameron County Drainage #3	\$26,937.50
23283	Central Bolt Industrial Sup	\$70.32
23284	Charter Communications	\$1,171.19
23285	Goode Electric Co.	\$512.75
23286	Grainger	\$288.43
23287	Irrigation-Mart Inc.	\$1,064.16
23288	Harlingen Irrigation District	\$97.25
23289	Hollon Oil	\$1,157.10
23290	Holt Truck Centers of Texas	\$54.02
23291	LRGV Water District	\$1,274.30
23292	New Core Inc.	\$1,375.00
23293	Pro Billing & Funding Svc	\$70.90
23294	Perdue Brandon Fielder Col	\$4,935.19
23295	Romo Equipment	\$195.87
23296	South Texas Bolts & Supply	\$225.18
23297	TWA Risk Management Fund	\$66,378.00

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

a) July water report:

The Falcon Reservoir contains [501,829](#) acre-feet of water of the normal conservation [2,666,203](#) acre-feet. The Amistad Reservoir contains [618,572](#) acre-feet of water of the normal conservation [3,226,704](#) acre-feet which [19.01%](#), is U.S. total combined conservation capacity compared to [17.99%](#) this time last year.

District's useable water balance as of July 10, 2026, is [28,339.5978](#) ac-ft.

District's storage water balance as of July 10, 2026, is [28,339.5978](#) ac-ft.

District's useable water balance this time last year was [29,367.6539](#) ac-ft.

District's storage water balance this time last year was [29,367.6539](#) ac-ft.

b) June Pumping Plant Report

1) Running standard operations.

2) General maintenance of grounds and pumping plant. Regular upkeep of the grounds and pulled out the sensors to clean them, and greased up all of the pumps.

3) Pumping for the month:

Station #1 (San Benito)

6/15 – Started pumping No Charge Water at 50 CFS at 5:30 p.m. 6/16 – Stopped pumping No Charge Water at 5:30 p.m. 6/20 – Started pumping No Charge Water at 50 CFS at 11:00 a.m. 6/21 – Stopped pumping No Charge

Water at 50 CFS at 6:00 p.m. **6/23** – Started pumping regular water at 50 CFS at 9:00 a.m. **6/27** – Stopped pumping regular water at 50 CFS at midnight.

Station #2 (Paloma)

5/31 – Started pumping regular water at 6 CFS at midnight. **6/1** – Stopped pumping regular water at 6 CFS at 8:00 a.m. **6/2** – Started pumping regular water at 6 CFS at 8:00 a.m. **6/20** – Stopped pumping regular water at 6 CFS at 8:00 a.m. **6/22** – Started pumping No Charge Water at 6 CFS at 11:00 a.m. **6/23** – Stopped pumping No Charge Water at 6 CFS at 11:00 a.m.

- 4)** Rainfall: 2.00". **5)** Acre feet diverted: 837.6213; **6)** Total No Charge Pumping in Acre Feet: 217.6020; **7)** Average TDS readings: 1,020 p.p.m.
- c) Water Duty – was 0.72 acre-feet per acre for the month of June 2026 and 2.07 acre-feet per acre, year-to-date.
- d) June 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.
- e) Update on the funding application through NADBank's Water Resiliency Fund. The General Manager reported that there were no updates at this time.
- f) Maintenance update. The General Manager reported that they are looking to hire more crew members to help with maintenance.

The Attorney had nothing to report; therefore, no attorney reports were discussed.

A motion was made by Zac McLemore, seconded by Buck Rhyner, and upon unanimous vote, passed to adjourn the meeting at 10:48 a.m. Next regular meeting is scheduled for Thursday, August 13, 2026, at 9:00 a.m.

Brady Taubert, President

M.R. Garcia II, Secretary