September 10, 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 9:21 a.m.

The following Directors were present: Brady Taubert, Buck Rhyner, and Zac McLemore (in person), and M.R. Garcia (via video conference). Also attending were Ben Escobar, 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 held on July 16, 2026.

A motion was made by Buck Rhyner, seconded by Zac McLemore, and upon unanimous vote, passed to approve the minutes of the special meeting held on July 30, 2026.

A motion was made by Zac McLemore, seconded by M.R. Garcia, and upon unanimous vote, passed to approve the minutes of the regular meeting held on August 13, 2026.

The General Manager explained that there is a discrepancy in the legal description of two subdivisions listed on Item 5.1 and 5.2 in the minutes of the regular meeting dated February 12, 2026, that were previously approved. The descriptions were reversed and the minutes need to be amended to reflect the correction.

Item 5.1 reads as follows:

5.1) Villa Dolce Subdivision – Being 10.68 acres of land comprising all of lot 23 from the 732 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 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 excluded from the District.

Item 5.2 reads as follows:

5.2) Promesa Subdivision – A 12.088-acre tract of land being out of Block 37, of SBL& WCO Subdivision, Cameron County, Texas, according to the map of plat thereof recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. Comprised of the following 2 tracts of land: A called 10.78 acre tract of land conveyed to Stonespring Investments, LLC by virtue of Warranty Deed dated April 28, 2017 and recorded in Document No. 17279, Official Records of Cameron County, Texas (ORCCT) A called 1.31 acre tract of land conveyed to Stonespring Investments, LLC by virtue of Deed dated March 30, 2022, and recorded in Instrument No. 2022-18855, ORCCT. This subdivision 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.

Amendments to be:

5.1) Villa Dolce Subdivision – **A 12.088-acre tract of land being out of Block 37, of SBL& WCO Subdivision, Cameron County, Texas, according to the map of plat thereof recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. Comprised of the following 2 tracts of land: A called 10.78 acre tract of land conveyed to Stonespring Investments, LLC by virtue of Warranty Deed dated April 28, 2017 and recorded in Document No. 17279, Official Records of Cameron County, Texas (ORCCT) A called 1.31 acre tract of land conveyed to Stonespring Investments, LLC by virtue of Deed dated March 30, 2022, and recorded in Instrument No. 2022-18855, ORCCT.** This subdivision 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 excluded from the District.

5.2) Promesa Subdivision – **Being 10.68 acres of land comprising all of lot 23 from the 732 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 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.

A motion was made by Zac McLemore, seconded by Buck Rhyner, and upon unanimous vote, passed to approve the amendment of Item 5.1 and 5.2 in the regular minutes dated February 12, 2026, correcting the legal descriptions of the subdivisions. Motion carried.

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

7.1) Gems Landing – Being 10-acres of land, the north ½ of the south ½ of the northwest ¼ of Block 11 of San Benito Land and Water Company 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. This subdivision is located off Stookey Rd and near Lasby Park Rd. The plat was previously approved in August 2024 under the name Cielo Vista Subdivision, but a change was made and it was resubmitted under a new name of Gems Landing, therefore, requiring Board review once again. There are no irrigation facilities in the platted area. No easements were dedicated, and none needed. A motion was made by Zac McLemore, seconded by Buck Rhyner, and upon unanimous vote, passed to approve the plat as presented. Motion carried.

A request from U.S. Customs and Border Protection to access District property for the construction of a border barrier system and to discuss the purchase of the property or grant an easement to establish continued access to the property was submitted. The General Manager requested the Board table the discussion for the next meeting while he gathers more information. The Board agreed to table the discussion for the next meeting and no action was taken.

The Manager presented a list of properties to be considered for exclusion. A motion was made by Buck Rhyner, seconded by Zac McLemore, 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 8th day of October 2026 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: 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 _____, 2026.

_____ _____

Brady Taubert, President M.R. Garcia, Secretary

STATE OF TEXAS COUNTY OF CAMERON

This instrument was acknowledged before me on the 10th day of September 2026, 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 10th day of September 2026, by M.R. 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 8, 2026 Exhibit "A"

1. **Herrera, Jorge Luis Jr.: PID# 131-1 / Acct# 131**
   Being a 10.00-acre tract of land on Block 216 of the SBL&WCO Subdivision. (Gross: 10:00, Out: 0.14, Net: 9:86)

2. **Escobedo, Esmeralda: PID# 532-1 & 23664-1 / Acct# 532**
   Tract 1 – 3.80 acres of land on Tract 1A, Block 138 of the SBL&WCO Subdivision. (Gross: 3.80, Out: 0.52, Net: 3.28)
   Tract 2 – 16.79 acres of land on Block 138 of the SBL&WCO Subdivision. (Gross: 16.79, Out: 0.00, Net: 16.79)

3. **Perez, Tomas Guadalupe: PID# 537-1 / Acct# 537**
   Being a 2.47-acre tract of land on Block 199 of the SBSCO Subdivision . (Gross: 2.47, Out: 0.01, Net: 2.46)

4. **Contreras, Esmeralda Lopez: PID# 11960-1 / Acct# 1038**
   Being a 2.35-acre tract of land on Abstract 16, Block 99 of SBL&WCO Subdivision (Building Only). (Gross: 2.35, Out: 0.00, Net: 2.35)

5. **Cantu, Eduardo: PID# 2439-1 / Acct# 2439**
   Being a 4.10-acre tract of land on Block 86 of the SBL&WCO Subdivision. (Gross: 4.10, Out: 0.00, Net: 4.10)

6. **Rocha, Jesus & Gloria: PID# 17673-1 / Acct# 17673**
A 3.36-acre tract of land on part of the east ½ and southeast ¼ of Block 121 of the SBL&WCO Subdivision. (Gross: 3.36, Out: 0.00, Net: 3.36)

7. **De Leon, Rodney Rodrigo: PID# 23599-1 / Acct# 23599**
Being a 8.97-acre tract of land on Block A, Lot 14 of the Arroyo Gardens Unit 2 Subdivision. (Gross: 8.97, Out: 1.00, Net: 7.97)

8. **Molano, Irene Garcia: PID# 18913-1 / Acct# 24118**
Being a 2.44-acre tract of land on Tract M on Abstract 26 of Horseshoe Bend Estates Subdivision. (Gross: 2.44, Out: 0.00, Net: 2.44)

9. **Gonzalez, Saul & Georgina: PID# 30608-1 / Acct# 30608**
Being 1 acre on Block 157 of SBICO Subdivision. (Gross: 1.00, Out: 0.00, Net: 1.00) PID# 2650-2

10. **De La Cruz, Benito Jr.: PID# 30637-1 / Acct# 30637**
Being a 1.19-acre tract of land on Block 1, Lot 23 of Resaca Paloma Subdivision No. 1. (Gross: 1.19, Out: 0.00, Net: 1.19)

11. **Rodriguez, Jaime: PID# 30660-1 / Acct# 30660**
Being a 5.64 acre-tract of land on Lot 43 of 1577 Subdivision. (Gross: 5.64, Out: 0.00, Net: 5.64)

(Subdivisions)

1. **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.

2. **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 our 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.

3. **Gems Landing Subdivision: PID# 380-1 & 380-2 / Acct# 641**
Being at 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.

4. **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.

5. **Montgomery Reservoir Subdivision: PID# 23529-1, 23529-2, 23529-3 / Acct# 857**
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.

6. **Resaca Tracts Subdivision: PID# 3110-2 / Acct# 3110**
Being 41.92 acres of land out of Blocks 189 & 190, SBICO Subdivision, Cameron County, Texas, recorded in Volume 3, Page 16-18, map records of Cameron County, Texas. – Moore Land Surveying, LLC.

7. **San Sebastian Estates: PID# 318-1 & 318-2 / Acct# 318**
Being a south 5.0 acres of the north 15.0 acre-tract of land, out of Block 253, San Benito Irrigation Land Company in Volume 3, Pages 16-18, Map Records of Cameron County, Texas.

8. **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.

9. **Tierra Prometida: PID# 23453-1 / Acct# 749**
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.

10. **Victoria Commons Phase II: PID# 19560-1 / Acct# 24170**
Being a 25.73-acre tract of land, more or less, out of Block 182 of the SBL&WCO Subdivision, Concepcion De Carricitos Grant, in Cameron County, Texas.

11. **Victoria Commons Phase III: PID# 19560-1 / Acct# 24170**
Being a 4.78-acre tract of land, more or less, out of Block 182 of the SBL&WCO Subdivision, Concepcion de Carricitos Grant, in Cameron County, Texas.

Total Gross Acres: 236.08
Total Net Acres: 233.41

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.

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

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

Ck#	Vendor	Amount
23337	Sigad Group LLC	$9,800.00
23338	Aflac	$231.48
23339	A&A Copiers & Supplies	$1,763.54
23340	Boswell Elliff Ford	$655.69
23341	Benjamin's Car Glass	$660.00
23342	Cameron County Drainage #3	$20,535.62
23343	Cameron County Drainage #3	$15,000.00
23344	City of San Benito	$214.51
23345	Central Bolt Industrial	$152.72
23346	Dropped Dead Pest Control	$175.00
23347	Dearborn Life Insurance Co.	$135.00

23348	Dockberry Development	$400.00
23349	Goode Electric Co.	$361.00
23350	Irrigation-Mart Inc.	$1,948.10
23351	Harlingen Irrigation Dist.	$836.00
23352	Hollon Oil Co.	$1,438.00
23353	Holt Cat	$200.80
23354	Home Depot Credit Service	$178.97
23355	John Deere Financial	$1,251.06
23356	Oil Patch Fuel & Supply	$2,869.56
23357	Occupational Health Center	$98.00
23358	Pitney Bowes	$1,000.00
23359	Rio Grande Steel, LTD	$165.99
23360	R & A Truck Repair	$120.00
23361	TCEQ	$2,028.25
23362	Texas Gas Service	$599.92
23363	Texas S.S. Program	$35.00
23364	TWA Risk Management Fund	$876.00
23365	Autozone	$31.65
23366	American Heritage Life	$212.69
23367	Alamo Iron Works	$495.16
23368	Boswell Elliff Ford	$283.50
23369	Brothers Equipment Parts	$27,094.08
23370	Cameron County Drainage #3	$15,000.00
23371	Cameron County Drainage #3	$22,041.39
23372	Charter Communications	$1,171.46
23373	Dropped Dead Pest Control	$175.00
23374	Firestone/Bridgestone	$123.99
23375	Gateway Pipe & Supply	$11,508.40
23376	Irrigation-Mart Inc.	$1,649.09
23377	Harlingen Irrigation Dist.	$1,614.93
23378	Hollon Oil Co.	$3,542.60
23379	Holt Cat	$576.68
23380	Matt's Building Materials	$112.97
23381	McCoy's	$520.07
23382	New Core Inc.	$995.00
23383	O'Reilly Automotive Inc.	$1,760.32
23384	R & A Truck Repair	$25.00
23385	Southern Tire Mart	$1,391.60
23386	South Texas Bolts & Supply	$77.24
23387	TCEQ	$2,028.25
23388	TWA	$2,211.00
23389	TWA Risk Management Fund	$876.00
23390	Unifirst	$949.64
23391	Verizon	$633.41
23392	Waste Management	$339.40

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

a) September water report:

The Falcon Reservoir contains 493,722 acre-feet of water of the normal conservation 2,666,203 acre-feet. The Amistad Reservoir contains 778,282 acre-feet of water of the normal conservation 3,226,704 acre-feet which 21.59%, is U.S. total combined conservation capacity compared to 17.95% this time last year.

District's useable water balance as of September 1, 2026, is 45,610.8495 ac-ft.
District's storage water balance as of September 1, 2026, is 45,610.8495 ac-ft.

District's useable water balance this time last year was 41,483.4339 ac-ft.
District's storage water balance this time last year was 41,483.4339 ac-ft.

b) August Pumping Plant Report

1) Running standard operations.

2) General maintenance of grounds and pumping plant. Worked on a sensor that needed to be cleaned. The grounds needed mowing and trees needed trimming. The handrail needed repainting for safety inspection. Greased pump #3 on the High Line. The office sink needed a new faucet, so I installed a replacement.

3) Pumping for the month:
Station #1 (San Benito)
7/26 – Started pumping regular water at 100 CFS at midnight. **7/31** – Changed rate from 100 CFS to 50 CFS at 9:00 a.m. **8/3** – Changed rate from 50 CFS to 100 CFS at 9:00 a.m. **8/29** - Stopped pumping regular water at 100 CFS at midnight.
Station #2 (Paloma)
No pumping.

4) Rainfall: 0.25". **5)** Acre feet diverted: 5330.1220; **6)** Total No Charge Pumping in Acre Feet: 0.00; **7)** Average TDS readings: 638 PPM.

c) Water Duty – was 2.26 acre-feet per acre for the month of August 2026 and 2.26 acre–feet per acre, year-to-date.

d) 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.

e) Maintenance update – The General Manager reported that the District is currently working on Pump No. 17 which it is in its final stages of completion, but the replacement of the damaged impeller will take time to complete.

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 9:55 a.m. Next regular meeting is scheduled for Thursday, October 8, 2026, at 9:00 a.m.

_____ _____

Brady Taubert, President M.R. Garcia II, Secretary