

September 09, 2024
San Benito, Texas

A meeting of the Board of Directors of Cameron County Drainage District No. 3 convened on September 09, 2024, at 2:00 p.m. at the office of the District, pursuant to notice duly given as required by law. Present were Ronaldo Garcia, Matthew McCarthy, and Jason Shafer, Directors; Craig M. Harmon, General Manager; Jack Brown, Engineer; Freddie Ortega, Maintenance Superintendent; and B. R. Dossett, Attorney. President Garcia called the meeting to order and presided.

1. Minutes. The minutes for August 12, 2024, and August 26, 2024 meetings are with the District's attorney to be drafted. Not presented.
2. Public Comment Period. No one appeared. No written comments were received.
3. Subdivision Approvals.
 - 3.1. Preliminary Approval.
 - 3.1.1. San Pedro Estates Subdivision, being a 28.00-acre tract out of strips Y and Z of the William Esparza Tract. Owner DLP 4 Ventures, plat preparer Perez Consulting Engineer. The preliminary plat was presented and reviewed. The motion was made and seconded that the plat of San Pedro Estates Subdivision receive preliminary approval, the motion unanimously carried.
 - 3.1.2. Villarreal Brothers Subdivision, being a 1.42-acre tract out of Block 148, Espiritu Santo Irrigated Land Co Subdivision. Owner Anselmo Villarreal, plat preparer Rios Surveying. The preliminary plat was presented and reviewed. The motion was made and seconded that the plat of Villarreal Brothers Subdivision receive preliminary approval, the motion unanimously carried.
 - 3.2. Final Approval.
 - 3.2.1. DG San Jose Subdivision, being a 1.703-acre tract out of Block 13, Fresnos Land & Irrigation Co Subdivision. Owner The Overland Group, plat preparer AEC Engineering. The plat was presented and reviewed. The motion was made and seconded that the plat of DG San Jose Subdivision receive preliminary and final approval, the motion unanimously carried.
 - 3.2.2. Cielo Vista Subdivision, being a 10-acre tract out of Block 11, San Benito Land & Water Co. Subdivision. Owner Ex Deo Holdings, plat preparer M2 Engineering. The plat was presented and reviewed. The motion was made and seconded that the plat of Cielo Vista Subdivision receive preliminary and final approval, the motion unanimously carried. The Mylar was presented and signed.
4. Audit of Fiscal Year ending September 30, 2023. Audit is in progress.
5. Annexation and Donation of Drains.
 - 5.1. Annexation.
 - 5.1.1. Request of Yountville Holdings, LLC, Owner, that District Annex 3,060.089 out of Share 22, Espiritu Santo Grant. The Petition for Annexation is with the petitioner for legal review (as of January 2024).

5.1.2. Request of Arturo and Nadia Yerena of Yerena Subdivision for annexation of 10.16 acres, Bowie Subdivision. The Annexation letter was presented to attorney for review.

5.2. Donations.

5.2.1. Offer of Frank Russell to donate to the District the drain and canal Right-of-Way shown along East and South sides of South 281 Subdivision. Attorney Dossett is still researching the proposed donation.

5.2.2. Drains in 3,060.089 acres of Share 22, Espiritu Santo Grant, owner Yountville Holdings, LLC. The Donation Deed is with the donor for legal review (as of January 2024).

5.2.3. Drain C-Right/Drain C-Left/Lateral V, Block 148, San Benito Land & Water Company Subdivision–Donation of Lateral North of Haine Drive. The agreement with Town and Country Townhomes is still pending.

6. Equipment.

6.1. Purchased equipment delivery status.

6.1.1. John Deere Backhoe delivery status. The 2024 John Deere backhoe, model 410P, serial 1T0410PACRFX10324 was delivered on August 28, 2024.

6.2. Purchase of new equipment. The Board authorized General Manager Harmon to purchase new pieces of equipment as listed below:

6.2.1. John Deere 6130M tractor-Tellus Equipment prepared bid for a 2023 John Deere 6130M tractor in the amount of \$140,703.43 with trade in of 2015 John Deere 6105M tractor (DD#26) for \$19,000 and 2011 John Deere 6430 tractor (DD#7) for \$8,000, with the final cost of \$113,703.43.

6.2.2. John Deere 670G motor grader-Doggett Heavy Machinery prepared bid for a 2024 John Deere 670G motor grader in the amount of \$335,930.40 with trade in of 2008 John Deere 670 motor grader for \$21,000, with the final cost of \$314,930.40.

6.2.3. John Deere 644G wheel loader-Doggett Heavy Machinery prepared bid for a 2024 John Deere 644G wheel loader in the amount of \$270,493.30.

6.2.4. 2025 Chevrolet Equinox – Gillman Chevrolet prepared bid for a 2025 Chevrolet Equinox in the amount of \$30,673.12.

6.2.5. 2024 Ford F350 Truck – Sames Ford prepared bid for a 2024 Ford F350 Super Cab Truck for the amount of \$53,500.

6.2.6. 2023 Ford F550 Truck – Sames Ford prepared bid for a 2023 Ford F550 Super Cab Truck for the amount of \$71,050.50.

The motion was unanimously carried.

6.3. Disposal of Equipment.

6.3.1. DD#7, 2010 John Deere 6430 – to be traded in (see 6.2.1).

6.3.2. DD#20, 2012 John Deere 6430 – sold for \$2,000.

6.3.3. DD#24, 2014 New Holland TS6125 - not sold.

6.4. Declaration of surplus equipment. A motion was made and seconded to approve the District to be declared as surplus two pieces of equipment and two trucks, as listed below.

6.4.1. DD#26, 2015 John Deere 6105 tractor, serial #1L06105MJFH818745 – and traded in on August 30,2024 (see 6.2.1).

6.4.2. 2008 John Deere 670 motor grader, serial #DW670DX621367 – and to be traded in on September 30,2024 (see 6.2.2).

6.4.3. Unit #61, 2015 Ford 150, VIN #1FTMF1E83FFA60591

6.4.4. Unit #63, 2016 Ford 150, VIN #1FTMF1E85GFC00772

The motion was unanimously carried.

6.5 Approval of sale of equipment.

6.5.1 Unit #61, 2015 Ford F150 - approved to be sold to Cameron County Irrigation District #2 for the amount of \$3,000.

6.5.2 Unit #63, 2016 Ford F150 - approved to be sold to Cameron County Irrigation District #2 for the amount of \$3,500.

7. Projects.

7.1. Drains C Left and C Right. Following a brief discussion on the benefits of the projects, a motion was made and seconded requesting Scheibe Consultants to pursue grant opportunities for drain expansion projects on C-Left and C-Right, the motion unanimously carried.

7.2. East Line Relief Drain Project

7.2.1. Monte Grande Subdivision Unit 1. Status report and make necessary decisions to determine that there is a public necessity to acquired fee simple title to the east 180 feet of Club House Property and Blocks 24, 23, 22, 21, 20, 19, 18, 17, 36, 45, 49, 56, 57, 60, and .412 acre out of Block 61, 0.911 acre out of Block 49, and .0798 acre out of Block 56, Monte Grande Subdivision No. 1.

7.2.1.1. The motion was made and seconded that these findings and determinations be made:

Cameron County Drainage District No. 3 is a drainage district duly created, existing, and operating under and by virtue of the laws of the State of Texas, and owns, operates, and maintains drainage ditches designed and used for conveying stormwater run-off to the Arroyo Colorado, including Browne Drain No. 1.

The Board of Directors of Cameron County Drainage District No. 3 has previously determined that there is a need for a new drain originating at a point on the Arroyo Colorado at or near the northeast corner of the tract labeled Club House Property on the plat of the Monte Grande Subdivision Unit No. 1 (plat recorded at Volume 9, Page 2, Map Records of Cameron County, Texas), and running south along the east side of said Club House Property tract, and Blocks 24, 23, 22, 21, 20, 19, 18, 17, 36, 45, 48, 57, and 60 of the Monte Grande Subdivision Unit No. 1 to the District's Brown Drain No. 1 in Blocks 60 and 61.

The Board of Directors of Cameron County Drainage District No. 3 hereby determines that there exists a necessity for said new drain running from the

Arroyo Colorado to the District's Browne Drain No. 1, and determines there is a necessity to acquire, by condemnation or otherwise, fee simple title to the land described as follows:

PARCEL NO. 1

BEING a 2.676 acre, more or less, tract of land situated in and being 1.269 acres out of the East ½ of the "Club House Property" and 1.407 acres out of the East 6.05 acres of Block 24 lying north of FM 2925 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and further being a part of that East ½ of the Club House Property and the East 6.05 acres of Block 24 as described in instrument of record in Volume 20711, Page 88 of the Cameron County Official Records, said 2.676 acres being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Share 8 of the Espiritu Santo Grant in Cameron County, Texas, said point further being the Northeast corner of the said "Club House Property" of said Monte Grande Subdivision Unit No. 1, said point further being on the original South bank of the Arroyo Colorado and being the Northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said "Club House Property", the West line of said Share 8, S. 08° 00' 30" W., at a distance of 318.30 feet passing the Southeast corner of said "Club House Property", the Northeast corner of said Block 24, in all a distance of 651.39 feet to a point on the northerly right of way line of FM 2925 (120 foot right of way), said point being on the arc of a circular curve to the right having a central angle of 07° 42' 23", a radius of 1372.39 feet and whose center point bears N. 08° 27' 31.6" W., said point being the Southeast corner of this herein described tract;

THENCE, with the northerly right of way line of said FM 2925, along the arc of said circular curve to the right, an arc distance of 184.59 feet (Ch. S. 85° 23' 40" W., 184.45 feet), to a point for the Southwest corner of this herein described tract;

THENCE, parallel to the West line of said Share 8, the East line of said Block 24 and the East line of said "Club House Property", N. 08° 00' 30" E., at a distance of 343.57 feet passing the North line of said Block 24, the South line of said "Club House Property", in all a distance of 639.52 feet to a point on the North line of said "Club House Property" for the Northwest corner of this herein described tract;

THENCE, with the North line of said "Club House Property" N. 81° 51' 00" E., a distance of 187.40 feet to the POINT OF BEGINNING and containing 2.676 acres of land, more or less.

PARCEL NO. 2

BEING a 11.842 acre, more or less, tract of land situated in and being 2.73 acres each out of Blocks 20, 21, 22, 23, and 0.932 acres out of that portion of Block 24 lying south of FM 2925 all of the Monte Grande Subdivision Unit No. 1 as

shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and further being a part of that property as described in instrument of record in Volume 8241, Page 255 of the Cameron County Official Records, said 11.843 acres being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Block 23 of said Monte Grande Subdivision, said point further being the Southeast corner of the said Block 24 and lying on the west line of Share 8 of the Espiritu Santo Grant in Cameron County, Texas, said point lying on the east line of this herein described tract and being the POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said Monte Grande Subdivision and the East line of said Blocks 23, 22, 21, and 20, the West line of said Share 8, S. $08^{\circ} 00' 30''$ W., at a distance of 660.00 feet passing the Southeast corner of said Block 23, the Northeast corner of said Block 22, at a distance of 1320.00 feet passing the Southeast corner of said Block 22, the Northeast corner of said Block 21, at a distance of 1980.00 feet passing the Southeast corner of said Block 21, the Northeast corner of said Block 20, in all a distance of 2640.00 feet to the Southeast corner of said Block 20, said point being the Southeast corner of this herein described property;

THENCE, with the southerly line of said Block 20, the same being the northerly line of Block 19 of said Monte Grande Subdivision, N. $82^{\circ} 58' 00''$ W., a distance of 180.03 feet to a point for the Southwest corner of this herein described tract;

THENCE, parallel to the West line of said Share 8, the East line of said Monte Grande Subdivision, N. $08^{\circ} 00' 30''$ E., at a distance of 660.00 feet passing the North line of said Block 20, the South line of said Block 21, at a distance of 1320.00 feet passing the North line of said Block 21, the South line of said Block 22, at a distance of 1980.00 feet passing the North line of said Block 22, the South line of said Block 23, at a distance of 2640.00 feet passing the North line of said Block 23, the South line of said Block 24, in all a distance of 2850.70 feet to a point on the South right of way line of FM 2925 (120.00 foot R.O.W.), said point being on the arc of a circular curve to the left having a central angle of $07^{\circ} 03' 31''$ and whose center point bears N. $00^{\circ} 02' 35''$ W., a distance of 1492.39 feet, said point being the Northwest corner of this herein described tract;

THENCE, with the arc of said circular curve to the left, with the South right of way line of said FM 2925, an arc length of 183.86 feet (Ch. N. $86^{\circ} 25' 40''$ E., 183.74 feet), to a point on the East line of said Block 24 for the Northeast corner of this herein described tract;

THENCE, with the East line of said Block 24, the West line of said Share 8, S. $08^{\circ} 00' 30''$ W., a distance of 244.52 feet to the POINT OF BEGINNING and containing 11.842 acres of land, more or less.

PARCEL NO. 3

BEING a 2.727 acre, more or less, tract of land situated in and being out of Block 19 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and

being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Block 19 of said Monte Grande Subdivision, said point further being the Southeast corner of the Block 20 of said Monte Grande Subdivision, and being the Northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said Block 19 of said Monte Grande Subdivision, the same being the West line of Share 8 of the Espiritu Santo Grant in Cameron County, Texas, S. $08^{\circ} 00' 30''$ W., a distance of 660.00 feet to the Southeast corner of said Block 19, the same being the Northeast corner of Block 18 of said Monte Grande Subdivision, said point being the Southeast corner of this herein described property;

THENCE, with the southerly line of said Block 19, the same being the northerly line of said Block 18, N. $82^{\circ} 58' 00''$ W., a distance of 180.03 feet to a point for the Southwest corner of this herein described tract;

THENCE, parallel to the West line of said Share 8, the East line of said Monte Grande Subdivision, N. $08^{\circ} 00' 30''$ E., a distance of 660.00 feet to a point on the North line of said Block 19, the South line of said Block 20, said point being the Northwest corner of this herein described tract;

THENCE, with the North line of said Block 19 and the South line of said Block 20, S. $82^{\circ} 58' 00''$ E., a distance of 180.03 feet to the POINT OF BEGINNING and containing 2.727 acres of land, more or less.

PARCEL NO. 4

BEING a 2.727 acre, more or less, tract of land situated in and being out of Block 18 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Block 18, said point further being the Southeast corner of Block 19 of said Monte Grande Subdivision and being the Northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said Block 18 of said Monte Grande Subdivision, the same being the West line of Share 8 of the Espiritu Santo Grant in Cameron County, Texas, S. $08^{\circ} 00' 30''$ W., a distance of 660.00 feet to the Southeast corner of said Block 18, the same being the Northeast corner of Block 17 of said Monte Grande Subdivision, said point being the Southeast corner of this herein described property;

THENCE, with the southerly line of said Block 18, the same being the northerly line of said Block 17, N. $82^{\circ} 58' 00''$ W., a distance of 180.03 feet to a point for the Southwest corner of this herein described tract;

THENCE, parallel to the West line of said Share 8, the East line of said Monte Grande Subdivision, N. $08^{\circ} 00' 30''$ E., a distance of 660.00 feet to a point on the North line of said Block 18, the South line of said Block 19, said point being the Northwest corner of this herein described tract;

THENCE, with the North line of said Block 18 and the South line of said Block 19, S. 82° 58' 00" E., a distance of 180.03 feet to the POINT OF BEGINNING and containing 2.727 acres of land, more or less.

PARCEL NO. 5

BEING a 2.727 acre, more or less, tract of land situated in and being out of Block 17 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Block 17 of said Monte Grande Subdivision, said point further being the Southeast corner of Block 18 of said Monte Grande Subdivision and being the Northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said Block 17 of said Monte Grande Subdivision, the same being the West line of Share 8 of the Espiritu Santo Grant in Cameron County, Texas, S. 08° 00' 30" W., a distance of 660.00 feet to the Southeast corner of said Block 17, the same being the Northeast corner of Block 36 of said Monte Grande Subdivision, said point being the Southeast corner of this herein described property;

THENCE, with the southerly line of said Block 17, the same being the northerly line of said Block 36, N. 82° 58' 00" W., a distance of 180.03 feet to a point for the Southwest corner of this herein described tract;

THENCE, parallel to the West line of said Share 8, the East line of said Monte Grande Subdivision, N. 08° 00' 30" E., a distance of 660.00 feet to a point on the North line of said Block 17, the South line of said Block 18, said point being the Northwest corner of this herein described tract;

THENCE, with the North line of said Block 17 and the South line of said Block 18, S. 82° 58' 00" E., a distance of 180.03 feet to the POINT OF BEGINNING and containing 2.727 acres of land, more or less.

PARCEL NO. 6

BEING a 5.455 acre, more or less, tract of land situated in and being out of Block 36 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Block 36 of said Monte Grande Subdivision, said point further being the Southeast corner of Block 17 of said Monte Grande Subdivision and being the Northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said Block 36, also being the West line of Block 37 of said Monte Grande Subdivision, Texas, S. 07° 56' 49" W. (plat S. 07° 57' 00" W.), a distance of 1320.17 feet to the Southeast corner of said Block 36, the same being the corner common to Blocks 36, 37, 44, and 45, all of said Monte Grande Subdivision, said point being the Southeast corner of this herein

described property;

THENCE, with the southerly line of said Block 36, the same being the northerly line of said Block 45, N. 82° 58' 00" W., a distance of 180.03 feet to a point for the Southwest corner of this herein described tract;

THENCE, parallel to the East line of said Block 36, N. 07° 56' 49" E., a distance of 1320.17 feet to a point on the North line of said Block 36, the South line of said Block 17, said point being the Northwest corner of this herein described tract;

THENCE, with the North line of said Block 36 and the South line of said Block 17, S. 82° 58' 00" E., a distance of 180.03 feet to the POINT OF BEGINNING and containing 5.455 acres of land, more or less.

PARCEL NO. 7

BEING a 16.366 acre, more or less, tract of land situated in and being 5.455 acres each out of Blocks 45, 48, and 57 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Block 45, said point being the corner common to Blocks 36, 37, 44, and 45, all of said Monte Grande Subdivision, said point being the Northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said Block 45, also being the West line of said Block 44 of said Monte Grande Subdivision, Texas, S. 07° 56' 49" W. (plat S. 07° 57' 00" W.), a distance of 1320.17 feet to the Southeast corner of said Block 45, the same being the corner common to Blocks 44, 45, 48 and 49, all of said Monte Grande Subdivision, said point being an angle point on the East line of this herein described property;

THENCE, with the East line of said Block 48, the West line of said Block 49, S. 07° 53' 18" W. (plat S. 07° 53' 20" W.), at a distance of 1320.15 feet passing the corner common to Blocks 48, 49, 56 and 57, all of said Monte Grande Subdivision, in all a distance of 2640.29 feet to the corner common to Blocks 56, 57, 60 and 61, all of said Monte Grande Subdivision, said point being the Southeast corner of this herein described tract;

THENCE, with the South line of said Block 57, the North line of said Block 60, N. 82° 58' 00" W., a distance of 180.02 feet to a point for the Southwest corner of this herein described tract;

THENCE, parallel to the East line of said Blocks 57 and 48, N. 07° 53' 18" E., at a distance of 1320.15 feet passing the North line of said Block 57, the South line of said Block 48, in all a distance of 2640.30 feet to a point on the North line of said Block 48, the South line of said Block 45, said point being an angle point on the West line of this herein described tract;

THENCE, parallel to the East line of said Block 45, N. 07° 56' 49" E., a distance

of 1320.17 feet to a point on the North line of said Block 45, the South line of said Block 36, said point being the Northwest corner of this herein described tract;

THENCE, with the North line of said Block 45, the South line of said Block 36, S. 82° 58' 00" E., a distance of 180.02 feet to the POINT OF BEGINNING and containing 16.366 acres of land, more or less.

PARCEL NO. 8A

BEING a 1.709 acre, more or less, tract of land situated in and being 0.911 acres out of Block 49 and 0.798 acres out of Block 56 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at the corner common to Blocks 48, 49, 56 and 57, all of the said Monte Grande Subdivision, said point lying on the westerly line of this herein described tract and being the POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said Block 48, also being the West line of said Block 49 of said Monte Grande Subdivision, Texas, N. 07° 53' 18" E. (plat N. 07° 53' 20" E.), a distance of 160.01 feet to a point for the Northwest corner of this herein described property;

THENCE, crossing into said Block 49, S. 37° 32' 21" E. a distance of 140.36 feet to an angle point on the northerly line of this herein described tract;

THENCE, parallel to the South line of said Block 49, S. 82° 58' 00" E., a distance of 477.80 feet to a point being the Northwest corner of a 120-foot drainage right of way in said Block 49 as described in instrument of record in Volume 234, Page 348 of the Cameron County, Texas, Deed Records, said point being the Northeast corner of this herein described tract;

THENCE, with the westerly line of said drainage right of way, S. 07° 02' 00" W., at a distance of 60.00 feet passing the common line of said Blocks 49 and 56, in all a distance of 120.00 feet to a point within said Block 56 for the Southeast corner of this herein described tract;

THENCE, parallel to the North line of said Block 56, N. 82° 58' 00" W., a distance of 579.59 feet to a point on the West line of said Block 56, the same being the East line of said Block 57, said point being the Southwest corner of this herein described tract;

THENCE, with the common line of said Blocks 56 and 57, N. 07° 53' 18" E., a distance of 60.00 feet to the POINT OF BEGINNING and containing 1.709 acres of land, more or less.

PARCEL NO. 8B

BEING a 0.412 acre, more or less, tract of land situated in and being out of Block 61 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map

Records and being more particularly described by metes and bounds as follows:
COMMENCING at the corner common to Blocks 56, 57, 60 and 61, all of the said Monte Grande Subdivision.

THENCE, with the common line of said Blocks 60 and 61, S. $07^{\circ} 53' 18''$ W. (plat S. $07^{\circ} 53' 20''$ W.), a distance of 50.90 feet to the point of curvature of a circular curve to the left having a central angle of $11^{\circ} 41' 24''$ and a radius of 916.85 feet, said point being the most northerly corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the arc of said circular curve to the left, an arc length of 187.06 feet to its point of tangency and a point on the East line of this herein described tract;

THENCE, S. $03^{\circ} 48' 06''$ E. a distance of 96.13 feet to the point of curvature of a circular curve to the right having a central angle of $11^{\circ} 41' 24''$ and a radius of 1036.85 feet, said point lying on the easterly line of this herein described tract;

THENCE, with the arc of said circular curve to the right, an arc length of 211.55 feet to its point of tangency, said point lying on the easterly line of this herein described tract;

THENCE, parallel to the West line of said Block 61, S. $07^{\circ} 53' 18''$ W., a distance of 49.11 feet to a point on the northerly line of a 120-foot drainage right of way as described by instrument of record in Volume 234, Page 348 of the Cameron County, Texas Map Records, said point being the Southeast corner of this herein described tract;

THENCE, parallel to the South line of said Block 61, N. $82^{\circ} 58' 00''$ W., a distance of 60.01 feet to a point on the common line of said Blocks 60 and 61 for the Southwest corner of this herein described tract;

THENCE, with the common line of said Blocks 60 and 61, N. $07^{\circ} 53' 18''$ E., a distance of 539.99 feet to the POINT OF BEGINNING and containing 0.412 acres of land, more or less.

PARCEL NO. 9

BEING a 2.107 acre, more or less, tract of land situated in and being out of the North 10.0 acres of Block 60 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at the corner common to Blocks 56, 57, 60 and 61, all of the said Monte Grande Subdivision, said point lying on the centerline of Taubert Road, a county roadway, and being the Northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the common line of said Blocks 60 and 61, S. $07^{\circ} 53' 18''$ W. (plat S. $07^{\circ} 53' 20''$ W.), a distance of 509.84 feet to the Southeast corner of the North 10.0 acres of said Block 60 and the Southeast corner of this herein described tract;

THENCE, parallel to the North line of said Block 60, N. 82° 58' 00" W., a distance of 180.02 feet to a point for the Southwest corner of this herein described tract;

THENCE, parallel to the East line of said Block 60, N. 07° 53' 18" E., a distance of 509.84 feet to a point on the North line of said Block 60 for the Northwest corner of this herein described tract;

THENCE, with the common line of said Blocks 60 and 57, S. 82° 58' 00" E., a distance of 180.02 feet to the POINT OF BEGINNING and containing 2.107 acres of land, more or less.

PARCEL NO. 10

BEING a 0.112 acre, more or less, tract of land situated in and being out of the South 15.92 acres of Block 60 of the Monte Grande Subdivision Unit No. 1 as shown by map or plat of record in Volume 9, Page 2 of the Cameron County, Texas Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the common line between Blocks 60 and 61, both of the said Monte Grande Subdivision, said point bearing S. 07° 53' 18" W. (plat S. 07° 53' 20" W.), a distance of 509.84 feet from the Northeast corner of said Block 60 of said Monte Grande Subdivision, said point further being the Northeast corner of the South 15.92 acres of said Block 60 and being the Northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the East line of said Block 60, S. 07° 53' 18" W., a distance of 81.04 feet to a point on the northerly line of a 120-foot drain ditch right of way as described by instrument of record in Volume 234, Page 348 of the Cameron County, Texas Deed Records, said point being the Southeast corner of this herein described tract;

THENCE, with the northerly line of said drainage right of way, parallel to the North line of said Block 60, N. 82° 58' 00" W., a distance of 60.00 feet to a point for the Southwest corner of this herein described tract;

THENCE, N. 07° 52' 52" E., a distance of 50.90 feet to the point of curvature of a circular curve to the left having a central angle of 01° 53' 01" and a radius of 916.85 feet;

THENCE, along the arc of said circular curve to the left, an arc distance of 30.14 feet to a point on the North line of the South 15.92 acres of said Block 60 for the Northwest corner of this herein described tract;

THENCE, parallel to the North line of said Block 60, S. 82° 58' 00" E., a distance 60.50 feet to the POINT OF BEGINNING and containing 0.112 acres of land, more or less.

Following a discussion, the motion unanimously carried.

7.2.1.2. It was proposed that an informal offer be submitted to the owner(s) of each

PARCEL determined by multiplying the acreage of each PARCEL by the per acre value determined by the Cameron Appraisal District for 2024, plus the estimated cost of the appraisal and attorney fees that would be saved if the PARCEL does not have to be acquired by condemnation, that all oil, gas, and other minerals be reserved to the Parcel owner, but with no right of exploration and no right to use of the parcel for the development, storage, removal, and sale of oil, gas, and other minerals, and that the District pay the 2024 ad valorem taxes on the parcel. The motion was made and seconded that the proposal be approved.

Following a discussion, the motion unanimously carried

- 7.2.1.3. The motion was made and seconded that if by October 1, 2024, the Drainage District has been unable to reach an informal agreement with an owner of a PARCEL as to the compensation to be paid to said owner, then the offer be withdrawn and pursuant to Chapter 21 of the Texas Property, the Drainage District's General Manager is hereby directed and authorized to engage a certified appraiser to prepare a written appraisal detailing the adequate compensation the owner is owed for the PARCEL, make an official, bona fide offer to buy owner's interest in the PARCEL, and negotiate with the owner, provided, all oil, gas, and other minerals be reserved to the Parcel owner, but with no right of exploration and no right to use of the parcel for the development, storage, removal, and sale of oil, gas, and other minerals.

Following a discussion, the motion unanimously carried.

- 7.2.2. Receive Status Report and make necessary decision on notice of right-of-way in Blocks 17, 18, 19, 20, 21, 22, 36, 45, 48, 57, south 10 Acres of Block 23, north 10 acres of Block 60, and north 10 acres of the south 20 acres of Block 61, Monte Grande Subdivision Unit 1.

It was noted its deeds conveying all of Blocks 17, 18, 19, 20, 21, 22, the south 10 acres of Block 23, all of Block 36, the south 12 acres of Block 45, all of Block 57, the north 10 acres of Block 60, the developer of the Monte Grande Subdivision Unit No. 1, reserved a right-of-way the purpose of digging, constructing, repairing, and maintaining drainage ditches, necessary and proper for drainage of the tract conveyed and any other land that lies within the Monte Grande Subdivision, and expressly provide "this right and these reservations shall pass to any conservation and reclamation district under whatsoever name the same may operate and in the boundaries of which said land may be included."

It was further noted that effective February 19, 1929, the Texas Legislature converted the District to a conservation and reclamation district, and said blocks are in the District, and therefore said right-of-way passed to the District, whereupon the motion was made and seconded that Cameron County Drainage District No. 3 declares that it owns a right-of-way for the purpose of digging, constructing, repairing, and maintaining a drainage ditch in the east 180 feet of: all of Block 17, all of Block 18, all of Block 19, all of Block 20, all of Block 21, all of Block 22, the south 10 acres of Block 23, all of Block 36, the south 12 acres of Block 45, all of Block 57, and the north 10 acres of Block 60, Monte Grande Subdivision No. 1, that President Garcia be authorized to sign a Notice of Right-of- Way, and that said Notice of Right-of-Way be filed in the real property records of

Cameron County, Texas.

Following a discussion, the motion unanimously carried.

It was also noted that the same right-of-way is reserved in the deed conveying the north 10 acres of the south 20 acres of Block 61, Monte Grande Subdivision Unit 1, but that it does not appear that the District owns a drain in, or needs to construct a drain in, said tract.

- 7.3. Drain B-1 and Drain B-2 Interconnect. Engineer Brown is finalizing the plans. There have been no updates on the acceptance status of the FEMA FMA grant request.
- 7.4. Drain B-2–Upgrade of Pennsylvania Boulevard Road Crossing. No change in status.
- 7.5. Rancho Grande Diversion Project/Drain A Bypass Extension to River–Installation of Structure at Outfall. Engineer Brown is waiting for Rubicon’s sub-contractor to complete an on-site visit to provide a more detailed estimate on the cost to complete the automation of the associated gates.
- 7.6. Drain E-Notice of drain ROW in old CPL power plant property. No change in status.
8. District’s Rules Revisions. Attorney Dossett provided a draft copy for Manager Harmon to review and markup. Manager Harmon reported the draft will be available for the Director’s review prior to the regularly scheduled October board meeting.
9. License Agreements/Rights-of-Way/Permits/Interlocal Corporation Agreements.
 - 9.1. Los Reyes Estates Subdivision. License agreement is ready, pending signatures.
 - 9.2. San Pedro Estates Subdivision. License agreement is drafted, pending developer’s depiction of down to complete the required exhibits.
 - 9.3. Drain F Right/F Left in Block 214, SBL&W Co. road crossing. Not presented
 - 9.4. Rio Delta Subdivision. License agreement pending, with District’s attorney to draft as of 5/14/2024.
 - 9.5. Cielo Grande Subdivision. License agreement pending, with District’s attorney to draft as of 4/2/2024.
 - 9.6. El Monte Cristo Subdivision. License agreement pending, with District’s attorney to draft as of 5/14/2024.
 - 9.7. Revision of Interlocal agreement between Cameron County Irrigation District #2 and Cameron County Drainage District #3 with respect to equipment and services. The General Manager provided the amended agreement to the Board President for signature reflecting the previously approved change of rate for use of Cameron County Irrigation District #2’s haul truck, effective September 12, 2024. This supersedes the previous Drainage District and Irrigation District Interlocal Agreement dated December 18, 2023.
10. Reports.
 - 10.1. Financial.
 - 10.1.1. Financial Report for Month of August 2024. Presented and reviewed.
 - 10.1.2. Financial Report for Fiscal Year through August 31, 2024. Presented and reviewed.

10.2. Manager. All matters discussed under other Agenda items.

10.3. Attorney. All matters discussed under other Agenda items.

10.4. Engineer. All matters discussed under other Agenda items.

10.5. Drain Supervisor. All matters discussed for work done in the month of August.

11. Payment of Accounts, Wages, and Directors' Services.

11.1. A motion was made and seconded to ratify the issuance of the following checks issued between the August 12, 2024, meeting and this meeting, the motion was unanimously carried.

15173	Texas Child Support SDU	child support	\$397.39
15174	AguaWorks	drainpipe repairs	\$5,045.91

Following a discussion, the motion was unanimously carried.

11.2. A motion was made and seconded to issue the following checks:

15175	Anderson Equipment	machine repairs	\$481.14
15176	AFLAC	insurance	\$374.76
15177	AtMax Equipment	machine repairs	\$701.40
15178	Allstate	insurance	\$74.67
15179	AT&T Mobility	mobility bill	\$231.48
15180	Cameron County Appraisal	quarterly dues	\$18,920.75
15181	Commercial Billing	machine repairs	\$608.02
15182	Dainamik	GPS monitoring	\$910.00
15183	Diaz, Daniel	phone allowance	\$45.00
15184	Doggett Machinery Svc	new backhoe JD7	\$47,500.00
15185	ERHWS Corp	water bill	\$81.80
15186	Firestone	machine repairs	\$4,000.96
15187	Gigabit Communications	internet	\$399.94
15188	Grajale's Tire Shop	flat repairs	\$72.00
15189	Harmon, Craig M.	united healthcare premium	\$627.62
15190	Hollon Oil Company	hydraulic oil	\$1,836.80
15191	Holt Co. of Texas	machine repairs	\$1,728.53
15192	Iafsa USA	machine repairs	\$4,350.23
15193	John Deere Financial	machine repairs	\$2,571.10
15194	McCoy's	auto repairs	\$118.94
15195	Ortega, Federico	phone allowance	\$45.00
15196	Pico Propane	O/R diesel	\$14,194.19
15197	Rey's Tire Service	flat repairs	\$115.00
15198	Solorio, Nelda	janitorial	\$407.61
15199	Scheibe Consulting, LLC	on call FIF project	\$6,276.75
15200	Triple S Steel	drain repairs	\$765.84
15201	Trevino, Lucinda	janitorial	\$330.78
15202	Texas State Alarm	monitoring svc	\$69.98
15203	TX Child Support SDU	child support	\$561.70
15204	UniFirst	uniforms	\$762.27
15205	Wilcac Life Insurance	insurance	\$21.67

15206	Wylie Case	machine repairs	\$691.38
15207	Ybarra, David	website management.	\$619.75

Following a discussion, the motion was unanimously carried.

12. Adjournment. There being no further business, the meeting was adjourned.

Ronaldo Garcia, President

Jason Shafer, Secretary