

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
CAMERON COUNTY DRAINAGE DISTRICT NO. 5
April 22, 2026**

A meeting of the Board of Directors of Cameron County Drainage District No. 5 convened on April 22, 2026, at 8:04 a.m. at the office of the District pursuant to notice duly given as required by law. Present were Directors Steven Jennings, Jerome Wade and Nicholas Consiglio (via telephone), General Manager Rolando Vela, Assistant General Manager Veronica Larraga, District Attorney Buddy R. Dossett, District Engineer Jack L. Brown, Special Projects Director Bryanna Woodman, and GIS Specialist Eloy Macias. Also in attendance were Dustin Moore, Alan Moore and a representative for Solid Development, Inc. President Jennings called the meeting to order and presided.

Item 1 Pledge of Allegiance

Item 2 Minutes. The Minutes of April 8, 2026, meeting were presented and reviewed. The motion was made by Jerome Wade seconded by Steven Jennings that the Minutes of the April 8, 2026, meeting be approved. Following a discussion, the motion carried.

Item 3 No one was present to discuss items not on the agenda.

Item 4 Subdivisions.

4.1 Oostenwind Subdivision (11.00 acres of land out of Block 5, Lee Minner Subdivision) – Motion was made by Jerome Wade, seconded by Steven Jennings to approve and sign this subdivision plat. Following a discussion, the motion carried.

4.2 Hargrove Estates (Being 5.63 acres of land out of Block sixty-four (64), Wilson Tract Subdivision) – Motion was made by Jerome Wade, seconded by Steven Jennings to approve and sign this subdivision plat. Following a discussion, the motion carried.

4.3 Brazil Estates Subdivision (Being 20.00 acres of land out of Block 28, Petersburg Syndicate Subdivision) – Motion was made by Jerome Wade, seconded by Steven Jennings to approve and sign this subdivision plat. Following a discussion, the motion carried.

4.4 Laguna Industrial Park Ph 2 (Being 16.52 acres of land comprised of Reserve Tract, Laguna Industrial Park Phase I, and 1.02 ac. of canal right of way, Petersburg, Syndicate Subdivision) – Motion was made by Jerome Wade, seconded by Steven Jennings to approve and sign this subdivision plat. Following a discussion, the motion carried.

- Item 5 Amistad Road Crossing Improvements.
Motion was made by Jerome Wade, seconded by Steven Jennings to partner with the City of Harlingen on the Amistad Road Crossing Improvements, consisting of the installation of an additional 7'x7'box culvert to align with the two existing box culverts currently in place. The City will perform the work in-house, and the District will be responsible for the cost of materials in an amount not to exceed \$93,437.60. Following a discussion, the motion carried.
- Item 6 Quarterly Investment Report.
Motion was made by Jerome Wade, seconded by Steven Jennings to continue with TexPool. Following a discussion, the motion carried.
- Item 7 Financial Statements.
Motion was made by Jerome Wade, seconded by Steven Jennings to approve the District Six Months Financial Statements ending March 31, 2026.
- Item 8 Motion was made by Jerome Wade, seconded by Steven Jennings to approve the Pipeline Crossing Agreement with Union Pacific Railroad Company, which includes a fee of \$16,480 for the Murphy Lateral Crossing and Southfork Lateral Crossing in conjunction with the two detention basin projects in Primera. Following a discussion, the motion carried.
- Item 9 Land Acquisition.
13.23 acres out of Block 102 of the Wilson Tract Subdivision for a detention basin. Manager Vela was directed to negotiate the price with the property owner.
- Item 10 Annexation. The Petition of Solid Development, Inc. that the District annex 85.47 acres out of Blocks 28, 36, 37, and 45, Palmetal Company Subdivision was presented for the Board's consideration, the 85.47 acres being comprised of:
- Tract 1: The EAST FIFTEEN (15) ACRES of BLOCK THIRTY-SIX (36), PALMETAL COMPANY SUBDIVISION, Cameron County, Texas, according to the Map of said Subdivision recorded in Volume 2, Page 30, and in Volume 4, Page 2, Map Records of Cameron County, Texas
- Tract 2: All of BLOCK THIRTY-SEVEN (37), containing Forty (40) acres, PALMETAL COMPANY SUBDIVISION, Cameron County, Texas, according to the Map of said Subdivision recorded in Volume 2, Page 30, and in Volume 4, Page 2, Map Records of Cameron County, Texas
- Tract 3: Being 18.69 ACRES of land, more or less, out of BLOCK TWENTY-EIGHT (28), PALMETAL COMPANY SUBDIVISION, in the City of Harlingen, Cameron County, Texas, according to the Plat of said Subdivision recorded in Volume 4, Page 2, Map Records of Cameron County, Texas; said 18.69 acre tract being more particularly located and described as follows:
- BEGINNING at a « inch iron pin with a plastic cap stamped "AMAYA" set on the west right-of-way of Bob Youker Street (50

ft. R.O.W.) for the southeast corner of said Block 28, and for the southeast corner of this tract;

THENCE, along the south line of said Block 28, South 89 degrees, 48 minutes West a distance of 693.00 feet to a « inch iron pin with a plastic cap stamped "AMAYA" set on the southwest corner of this tract;

THENCE, parallel to the east line of said Block 28, North 00 degrees 12 minutes West a distance of 1,270 feet to a « inch iron pin with a plastic cap stamped "AMAYA" set on the south right-of-way line of Grimes Avenue (100 ft. R.O.W.) for the northwest corner of this tract;

THENCE, along the south right-of-way line of Grimes Avenue, North 89 degrees 48 minutes East a distance of 268.52 feet to a « inch iron pin with a plastic cap stamped "AMAYA" set at the northwest corner of Andy Subdivision according to the plat recorded in Cabinet 1, Page 870-A [Document No. 1989-1722], Map Records of Cameron County, Texas, for a corner of this tract;

THENCE, along the west line of said Andy Subdivision, South 00 degrees 12 minutes East a distance of 155.24 feet to a « inch iron pin with a plastic cap stamped "AMAYA" set at the southwest corner of said Andy Subdivision for a corner of this tract;

THENCE, along the south line of said Andy Subdivision and the easterly extension thereof, North 89 degrees 48 minutes East a distance of 424.48 feet to a « inch iron pin with a plastic cap stamped "AMAYA" set on the west right-of-way of Bob Youker Street for the northeast corner of this tract;

THENCE, along the west right-of-way of Bob Youker Street, being the east line of said Block 28, South 00 degrees 12 minutes East a distance of 1,114.76 feet to the POINT OF BEGINNING, containing 18.69 acres of land, more or less.

Tract 4: That part of the EAST ONE HALF (E 1/2) of BLOCK FORTY-FIVE (45), PALMETAL COMPANY SUBDIVISION, Cameron County, Texas, according to the Map of said Subdivision recorded in Volume 2, Page 30, and in Volume 4, Page 2, Map Records of Cameron County, Texas, LYING NORTH OF the eighty foot (80') strip across Block 45 conveyed to the San Antonio and Aransas Pass Railway Co., by deed dated June 24, 1927, recorded in Volume 164, Page 458, Deed Records of Cameron County, Texas, containing **11.78 acres** of land, more or less.

After finding and determining that notice of the date, place, and subject of the meeting was posted in accordance with the terms and provisions of Section 551.043 of the Government Code, a hearing was held on said Petition. At the conclusion of the hearing, the Board announced these findings:

1. The 85.47 acres, hereinafter referred to as PROPERTY, is not located within the boundary of a drainage district.

2. Petitioner is the owner of the PROPERTY.
3. As shown on said plat of the Palmetal Subdivision, there is a strip along the west side of Blocks 27 and 38, and the east side of Blocks 28 and 37:
 - (a) an irrigation canal, now owned by Harlingen Irrigation District, Cameron County Number One, is situated along the east side of said strip, and
 - (b) a road, now named Bob Youker Street, is situated in said strip on the west side of, adjacent and parallel to said irrigation canal.
4. Cameron County Drainage District No. 5, hereinafter referred to as Drainage District, owns, operates, and maintains drainage ditches, including the Industrial Park Outfall Drain, also known as the 509 Outfall Drain, hereinafter referred to as DRAIN, which originates at a point on the Arroyo Colorado east of Block 65, Palmetal Subdivision, and meanders northerly and westerly, to a point at or near the southeast corner of Block 38, Palmetal Subdivision, thence runs west along the south side of Block 38, Palmetal Subdivision, to a point at or near the southwest corner of said Block 38, thence turns and runs northerly on the east side of, adjacent and parallel to, an irrigation canal owned by Harlingen Irrigation District, Cameron County No. One.
5. Petitioner proposes that the PROPERTY be annexed subject to these conditions:
 - 5.1 To provide drainage for the PROPERTY, at the location shown on *Exhibit 1* to the Petition attached hereto, Petitioner shall, at Petitioner's cost and expense, construct or install, or cause to be constructed or installed, three 24-inch diameter pipes that run from a point in the southeast corner of Block 37, crossing under Bob Youker Street and crossing under said irrigation canal, to DRAIN. Petitioner shall, at Petitioner's cost and expense, be responsible for obtaining the permission of Harlingen Irrigation District, Cameron County Number One to install the pipes in the right-of-way for said irrigation canal, and for obtaining any permits required to install the pipes under Bob Youker Street. The point where the pipes discharge into DRAIN shall hereinafter be referred to as DISCHARGE POINT.
 - 5.2 Petitioner shall submit the proposed plat of Tuscan Hills Subdivision to Drainage District for its approval. Conditions for final approval of the plat of Tuscan Hills Subdivision are:
 - (a) Petitioner shall, at Petitioner's cost and expense, deliver to Drainage District 120 linear feet of 36-inch diameter reinforced concrete pipe. Drainage District shall, at its sole cost and expense, install, or cause to be installed, the pipe where F.M. 509 crosses DRAIN. The pipe shall be delivered to a place designated by Drainage District that is at or near where the pipe will be installed. Developer will, in as far advance of the delivery of the pipe as possible, advise Drainage District of the date and time the pipe shall be delivered. Drainage District shall own the pipe upon delivery. Drainage District's General Manager, or other designated representative, shall acknowledge the date of delivery of the pipe and the quantity of pipe delivered, in writing. Any

deepening and/or widening of the channel of DRAIN east of the DISCHARGE POINT shall be done at Drainage District's cost and expense.

(b) Petitioner shall, at its cost and expense, widen and deepen the channel of DRAIN between the DISCHARGE POINT and F.M. 509 as shown on *Exhibit 2*, attached to the Petition.

(c) Drainage District will not approve the plat of Tuscan Hills Subdivision until both conditions have been satisfied.

5.3 Petitioner shall discharge stormwater from the PROPERTY into Drainage District's drain pursuant to a License Agreement for Down Drain to be issued by Drainage District.

5.4 Drainage District does not warrant the adequacy of its drainage system in case of heavy rainfall, and it will not be called upon, by present or future owners of the PROPERTY, including but not limited to the owners of any lot or lots in Tuscan Hills Subdivision, to correct any drainage or flooding problems in any of the PROPERTY.

6. Subject to said conditions, the addition of the PROPERTY to Drainage District is feasible, practicable, and to the advantage of Drainage District, and Drainage District's system and other improvements of Drainage District are sufficient to supply the added land without injuring land already in Drainage District.

Whereupon, the motion was made and seconded that said PETITION FOR ANNEXATION OF LAND TO CAMERON COUNTY DRAINAGE DISTRICT NO. 5 be granted, and the PROPERTY be annexed by and added to Cameron County Drainage District No. 5 subject to said conditions. Following a discussion, the motion unanimously carried.

Item 11 License Agreement.
Motion was made by Jerome Wade, seconded by Steven Jennings to issue a License Agreement to Solid Development, Inc. for Down Drain – Industrial Park Outfall Drain in Palmetal Subdivision. Following a discussion, the motion carried.

Item 12 Report

- 12.1 Manager
 - 12.1.1 Manager Vela reported that we are still waiting for the appraisal for the 5.82 acres out of Lots 7 & 8 of Chester Park Subdivision.
 - 12.1.2 Manager Vela reported on the upcoming groundbreaking ceremonies.
- 12.2 District Engineer
 - 12.2.1 Engineer Brown reported that he is moving forward on construction plans for the following road crossing upgrades:
 - Altas Palmas - 46 Stub Lateral
 - Perk Lane - Hensz Lateral
 - South Dilworth – Hensz Lateral
- 12.3 District Attorney
 - 12.3.1 No additional report.

- Item 13 Payment of Accounts, Wages, and Director’s Services. The motion was made by Jerome Wade and seconded by Steven Jennings that these checks be issued:

CONSTRUCTION & MAINTENANCE FUND

Ck No. 5765	BCBSTX	\$ 4,308.39
Ck No. 5766	Dearborn Life Insurance Company	14.20
Ck No. 5767	Moore Land Surveying, LLC	1,500.00
Ck No. 5768	La Feria Irrigation District #3	2,210.00
Ck No. 5769	Alexander Business Development	3,000.00
Ck No. 5770	Charter Communications	188.76
Ck No. 5771	WM Corporate Services, Inc.	4,009.36
Ck No. 5772	Harlingen Area Chamber of Commerce	1,000.00
Ck No. 5773	Union Pacific Railroad Company	16,480.00
Ck No. 5774	Rolando Vela	762.20
Ck No. 5775	Veronica Larraga	26.54
Ck No. 5776	Bryanna Woodman	44.00
Ck No. 5777	Rolando Vela	200.00
Ck No. 5778	Veronica Larraga	200.00
TCDRS (ACH Debit)		4,308.39
Electronic Federal Tax Payment System		7,336.19
ACH Debit (Salaries 04/30/2026)		<u>11,186.57</u>
TOTAL CONSTRUCTION & MAINTENANCE FUND		<u>\$ 56,774.60</u>

Following a discussion, the motion carried.

- Item 14 There were no non-action items discussed.

- Item 15 Adjournment. There being no further business, the meeting was adjourned at 9:53 a.m.

Jerome Wade, Secretary

ATTEST:

Nicholas Consiglio, Vice-President