

February 09, 2026
San Benito, Texas

A meeting of the Board of Directors of Cameron County Drainage District No. 3 convened on February 09, 2026, at 2:00 p.m. at the office of the District, pursuant to notice duly given as required by law. Present were Jason Shafer, Secretary; Luis Barrera, Director; Ben Escobar, Interim General Manager; B.R. Dossett, Attorney; and Fred Ortega, Maintenance Superintendent. Jason Shafer called the meeting to order and presided. President Garcia arrived to the meeting at 2:47 p.m., at which time the meeting continued on item 8.

1. Minutes. The minutes for January 12 meeting were presented and reviewed. A motion was made and seconded that the Minutes of January 12, 2026 meeting be approved. Following a discussion, the motion unanimously carried.
2. Public Comment Period. No one appeared. No written comments were received.
3. Subdivision Approvals
 - 3.1. Villa Dolce Subdivision, being 12.08 ac. out of Block 37, SBL&WCo. Owner Stonespring Investments LLC, Plat preparer Urban Infrastructure Group. The plat was presented and reviewed. The motion was made and seconded that the plat of Villa Dolce Subdivision receive preliminary and final approval. Mylar was not presented for final, the expiration date of February 09, 2026 marks one year of submittal. Mylar must be presented before the expiration date, to avoid resubmittal. The motion unanimously carried.
 - 3.2. Bent Tree Subdivision Section IX, Ph. 1, being 13.43 ac. out of Bent Tree Subdivision, Section VIII, Owner R.E.C.L. Inc., LLC, Plat preparer Chavez Consultants. The plat was presented and reviewed. A pending License Agreement to discharge storm water from Bent Tree Subdivision into the District's drainage system was completed, presented, and recorded. The mylar was signed by President Garcia. The motion was made and seconded that the plat of Bent Tree Subdivision Section IX receive preliminary and final approval, the motion unanimously carried.
4. Annexation and Donation of Drains. Donation of segment of Lateral V north of Haine Drive and fix boundary of the drain. Engineer Brown was not present. No update.
5. Request from Ramon Guardiola for access to Right of Way on Drain D, Block 127, SBL&WCo. Mr. Guardiola presented to the Board a request for access on the development of subdividing 12 residential lots for future development. Attorney Dossett recommended a License Agreement allowing them road access on Drain D. Engineer Brown was not present to review the plans. At the recommendation of Manager Escobar, this item to be tabled for future discussion.
6. Projects.
 - 6.1. East Line Relief Drain Project. Engineer Brown was not present, no update.
 - 6.2. Drain B-1 and Drain B-2 Interconnect. No change, still waiting on the funds.
 - 6.3. Drain B-2—Upgrade of Pennsylvania Boulevard Road Crossing. Funding still not available.
 - 6.4. Rancho Grande Diversion Project/Drain A Bypass Extension to River – Installation of Structure at Outfall. Engineer Brown not present.
 - 6.5. Drain E—Notice of drain ROW in old CPL power plant property. There have been no updates from Attorney Dossett. General Manager Escobar recommended we remove this item until further development.
7. Discussion and possible action with respect to ERHWSC ROW request near FM 2925. Attorney Dossett received the plans from Engineer Brown, and will review and finalize for next meeting.
8. Personnel. Discuss and take action on the appointment, employment, and duties, wages, and authority of the joint General Manager. The Board entered into executive session pursuant to Texas Government Code section 551.074 to discuss personnel matters. The offer was presented to employ Ubence Escobar as the joint General Manager effective February 09, 2026. The motion was made and seconded that this resolution respecting the General Manager's authority be adopted:

CERTIFICATE OF RESOLUTION-GENERAL MANAGER AUTHORITY

- IV. On February 09, 2026, the Board of Directors of Cameron County Drainage District No. 3 herein convened in regular session, open to the public, with a quorum present, notice of the date, place, and the meeting having been posted in accordance with Texas Government Code § 551.043, and the motion was made and seconded that this Resolution be adopted and passed:

Whereas:

- Pursuant to Texas Water Code § 49.056(a), on March 24, 2025, the Board of Cameron County Drainage District No. 3 employed Ubence Escobar as its Assistant General Manager, effective March 24, 2025.
- Pursuant to Texas Water Code § 49.056(a), on November 24, 2025, the Board of Cameron County Drainage District No. 3 voted to name Ubence Escobar as its Interim General Manager, effective November 24, 2025.
- Pursuant to Texas Water Code § 49.056(a), the Board of Cameron County Drainage District No. 3 may delegate to the General Manager full authority to manage and operate the affairs of Cameron County Drainage District No. 3 subject to orders of the Board of Cameron County Drainage District No. 3.
- Pursuant to Texas Water Code § 49.056(b), the Board of Cameron County Drainage District No. 3 may delegate to its General Manager the authority to employ all persons necessary for the proper handling of the business and operations of the District.
- Pursuant to Texas Water Code § 49.054(b) the Board Cameron County Drainage District No. 3 may by resolution authorize its General Manager to execute a document or documents on behalf of the District.
- Pursuant to Texas Water Code § 49.054(e) the Board Cameron County Drainage District No. 3 may appoint the General Manager as assistant secretary to assist the Secretary of the District's Board of Directors, and to certify as to the authenticity of any record of the District.
- Texas Tax Code § 26.04, requires that the District designate a person to calculate the No-New-Revenue Tax Rates and Voter Approval Rates and to certify the Tax Rate Calculation Worksheets for the District;

Now, therefore, effective February 09, 2026:

1. Pursuant to Texas Water Code § 49.056(a), the Board of Cameron County Drainage District No. 3 delegates to Ubence Escobar, General Manager, full authority to manage and operate the affairs of Cameron County Drainage District No. 3 subject to orders of the Board of Cameron County Drainage District No. 3.
2. Pursuant to Texas Water Code § 49.056(b), the Board of Cameron County Drainage District No. 3 delegates to Ubence Escobar, General Manager, the authority to employ all persons necessary for the proper handling of the business and operations of the District, provided:
 - 2.1 the Board shall approve the person employed as, and the beginning compensation of, the Assistant General Manager.
 - 2.2 the Board shall approve the person employed as, and the beginning compensation of, the Maintenance Superintendent.
 - 2.3 the Board shall determine the compensation to be paid all employees of the District, provided, the General Manager shall determine the beginning compensation of new-hires, other than the Assistant General Manager,

subject to the wage scales and budget adopted by the Board, and provided further, raises shall be governed by the District's Personnel Policy Manual adopted October 16, 2023, or as thereafter amended.

3. Pursuant to Texas Water Code § 49.054(b) the Board Cameron County Drainage District No. 3 authorizes Ubence Escobar, General Manager, to execute these documents on behalf of the District:
 - 3.1 Grant Applications and all other necessary documents required or needed for securing grants, and for the administration of, and close-out of, grants.
 - 3.2 Plats subdividing land on which there are no District drains or other District drainage facilities.
 - 3.3 Contracts approved by the Board.
 - 3.4 License Agreements and Permits the issuance of which has been approved by the Board.
 - 3.5 The District Registration Form or such other form required by Texas Water Code § 49.054(f).
 - 3.6 All documents necessary for Board approved conveyances of real property, except the deed, which the Board President shall sign.
 - 3.7 All documents necessary for Board approved acquisitions of real property.
 - 3.8 All documents necessary to accept Board approved donations of real property to the District.
 - 3.9 All documents necessary for Board approved acquisitions of rights-of-way.
 - 3.10 All documents necessary for Board approved releases of rights-of-way.
 - 3.11 All documents necessary for Board approved purchases of equipment and vehicles, and Board approved sales of, and trade-ins of, equipment and vehicles, including, but not limited to, title transfer documents and bills of sale.
 - 3.12 Notices of, and Agendas for, Board of Director's meetings.
4. Pursuant to Texas Water Code § 49.054(e), the Board Cameron County Drainage District No. 3 appoints Ubence Escobar, General Manager, as assistant secretary to assist the Secretary of the District's Board of Directors, and to certify as to the authenticity of any record of the District.
5. Pursuant to Texas Tax Code § 26.04, the Board Cameron County Drainage District No. 3 designates its General Manager, presently Ubence Escobar, the person to calculate the No-New-Revenue Tax Rates and Voter Approval Rates and to certify the Tax Rate Calculation Worksheets for the District, for tax year 2025 and all years thereafter.

9. Equipment. Status report on purchase of new equipment.

- 9.1 John Deere 6145M tractor (DD 45) – Iafsa Machinery prepared bid for a 2025 John Deere 6145M tractor with a 30 foot Maverick Boom in the amount of \$294,706.85. The machine has been delivered and functioning for the District.
- 9.2 John Deere 6110M tractor (DD 44) - Anderson Equipment prepared bid for a 2022 John Deere 6110M tractor with a Tiger Boom Mower in the amount of \$210,000.00 with the option of leasing it for first three months at the rate of \$6,000.00 per month to be given credit for full amount at the end of the three months, with the final cost of \$192,000.00. The final invoice was submitted and payment was made for the equipment, nullifying the lease option,

and is functioning for the District.

10. Reports

10.1 Financial.

10.1.1 Financial Report for Month of January 2026. Presented and reviewed.

10.1.2 Financial Report for Fiscal Year through January 31, 2026. Presented and reviewed.

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

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

10.4 Engineer. Not present.

10.5 Drain Supervisor. All matters discussed for work done through the month of January 2026.

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 January 12, 2026, meeting and this meeting, the motion was unanimously carried.

15937	Iafsa	machine repairs	\$1,729.15
15938	Kimball Midwest	machine repairs	\$583.84
15939	Lincoln Financial	insurance	\$432.96
15940	Rey's Tires Service	flat repairs	\$255.00
15941	Scheibe Consulting	East Line Relief	\$10,495.00
15942	TX Child Support SDU	child support	\$397.39
15943	Scheibe Consulting	FMA grant	\$74.67
15944	Scheibe Consulting	FIF grant fund	\$32,546.25

Following a discussion, the motion was unanimously carried.

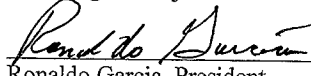
11.2 A motion was made and seconded to issue the following checks:

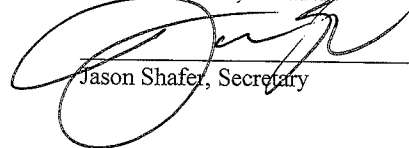
15945	AFLAC	insurance	\$531.72
15946	AT&T Mobility	mobility GPS	\$2,058.39
15947	Blackout Window Tint	Excavator 4 tint	\$750.00
15948	Commercial Billing	machine repairs	\$430.12
15949	Diaz, Daniel	phone allowance	\$45.00
15950	ERHWS Corp	water bill	\$122.94
15951	Harlingen Irr. Dist 1	pipe	\$2,511.40
15952	Hollon Oil Company	hyd oil	\$1,079.99
15953	Holt Co. of Texas	Excavator 4	\$308,455.00
15954	John Deere Financial	machine repairs	\$2,404.47
15955	Kimball Midwest	machine repairs	\$226.55
15956	Luis Coronado	weld repairs	\$120.00
15957	Matt's Cash & Carry	drain repairs	\$105.62
15958	McCoy's	tools	\$554.66
15959	Nueces Power Equipment	machine repairs	\$54.39
15960	O'Reilly Auto Parts	machine repairs	\$2,156.64
15961	Ortega, Federico	phone allowance	\$45.00
15962	Pico Propane	O/R diesel	\$27,004.79
15963	Pruneda Tech Service	toner ink	\$129.95
15964	RGV Welding Supply	weld repairs	\$130.00
15965	Southern Tire Mart	tires unit 71	\$1,474.00
15966	South Texas Bolt & Supply	machine repairs	\$425.70
15967	Solorio, Nelda	janitorial	\$414.28
15968	Tejas Equipment Rental	scissor lift rental	\$271.45
15969	T & W Tire	trailer tires	\$386.96
15970	Trevino, Lucinda	janitorial	\$369.28
15971	TWA	member renewal	\$1,245.00
15972	Texas State Alarm	alarm monitoring	\$69.98

15973	TX Child Support SDU	child support	\$397.39
15974	UniFirst	uniforms	\$749.13
15975	Wilcac Life Insurance	insurance	\$21.67
15976	Wylie Case	machine repairs	\$2,656.58
15977	AguaWorks Pipe & Supply	drain repairs	\$6,965.60
15978	Gateway Printing	office supplies	\$148.26
15979	H & H oil	oil waste	\$50.00
15980	Postmaster	PO box rental	\$188.00
15981	Scheibe Consulting, LLC	FMA project	\$10,100.00
15982	Scheibe Consulting, LLC	FIF grant fund	\$424.88

Following a discussion, the motion was unanimously carried.

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


Ronaldo Garcia, President


Jason Shafer, Secretary