

**CAMERON COUNTY DRAINAGE DISTRICT NO. 1
REGULAR PUBLIC MEETING
THE 4TH DAY OF FEBRUARY AT 10:00 AM**

AGENDA

Pursuant to government code section 551-041, V.T.C.A., as amended, notice is hereby given that a **REGULAR PUBLIC MEETING** will be held by Cameron County Drainage District No. 1 at 3510 Old Port Isabel Road in Brownsville, Texas on the 4th day of February 2026 at 10:00 AM.

The agenda will include the following items:

(Agenda items are numbered but the sequence may be changed by the Board during the meeting)

PUBLIC COMMENTS:

1. The President may recognize individuals from the audience to speak with controlled timing on comments. Each individual has 5 minutes to state their comments with the understanding that no action will be taken.

Also, the District wishes to ask if there are any public questions on the Stormwater Management Plan (SWMP) associated with the District's Municipal Separate Storm Sewer (MS4) Permit.

ITEMS FOR DISCUSSION AND ACTION:

2. Consideration and possible action for approval of the subdivision plats listed below:

A. Paredes Industrial Park Subdivision/Request Approval by:

Owner Greater Brownsville Incentives Corporation

Engineer: Michael Salinas, P.E.

Location: Fronting Paredes Line Road Access Easement (West Side)

See attached documents: Engineering Report from Scott Fry

B. Dionisia Subdivision/Request Approval by:

Owner: Triple M Capital

Engineer: Juan Alonzo

Location: 6900 Feet South of SH 100 and California Rd

See attached documents: Engineering Report from Scott Fry
Vicinity Map

C. RCA Industrial Estates /Request Approval by:

Owner: Juan Carlos Rubio-Cardona

Engineer: Cristian Guajardo, P.E.

Location: Espiritu Santo Grant Share 28, 2.91 Acs out of 30.00 Acs out of 78.60 Acs
Tract D (AKA LUCAS TRACT), 2.91 ACS

See attached documents: Engineering Report from Scott Fry
Vicinity Map

FILED FOR RECORD
AT 2:43 O'CLOCK P M

JAN 26 2026

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No. 2026-38
By MEJ Deputy

3. Consent Agenda: Acknowledgement of the General Manager/District Engineer's previous approval of the subdivision plats listed below:

A. Esmeralda Estates /Request Approval by:

Owner: Emerald Debt Solutions, LLC.

Engineer: Oscar Chavez., P.E. R.P.L.S

Location: On the east side of north end of J. Clive III Road in northeast Brownsville

*See attached documents: Engineering Report from Scott Fry
Vicinity Map*

B. Morningview Estates (Amended Plat) /Request Approval by:

Owner: Sergio Antonio Saldana Avendano

Engineer: Enrique Corona Jr., P.E. R.P.L.S

Location: Approximately 1700 ft from the Intersection of Morningside Rd and Garcia Lane

*See attached documents: Engineering Report from Scott Fry
Vicinity Map*

4. Consideration and possible action for approval of the drainage / cable crossing / pipeline connection permits listed below:

A. Jimmy Closner & Sons Construction Co., Inc (Installation of an 18" RCP culvert along the west side of J Clive III Dr. that connects to El Jardin Ditch for Ely Monalisa Estates Section 2)

Owner: Jose Perez

Location: Along J Clive Drive approximately 0.6 miles north of Dr. Hugh Emerson Rd.

*See attached documents: Permit Application for Review
Vicinity Map*

B. Cristian Guajardo, P.E. (Installation of an Outfall of 24" to be drained at an elevation of 12.90' for RCA Industrial Subdivision)

Owner: Juan Carlos Rubio-Cardona

Location: South side of Lot 1 of Proposed Plat

*See attached documents: Permit Application for Review
Vicinity Map*

5. Consideration and possible action on the request by Orlando Cruz, P.E.- Cruz-Hogan Consultants, Inc. for Olmito WSC to be granted permission for

A. A parallel force main to be located within District right-of-way for a lateral ditch (In between Ditch Aerial Crossing No. 2 & Prop Cajun Farms Lift Station)

B. A parallel force main to be located within former Ditch No. 2 right-of-way (In between Ditch Aerial Crossing No. 3 & Ditch Aerial Crossing No. 4)

6. Consideration and Action for approval of minutes for:
January 7, 2026 – Regular Public Meeting
See attached documents: Minutes from January 7, 2026
7. Consideration and Action to adopt the amended Master Drainage Plan.
8. Consideration and Action to acknowledge November and December Financial Reports.
 - A. Balance Sheet
 - B. Profit & Loss
 - C. Year to Date Profit & Loss
 - D. Approval of Bills
9. Consideration and Action upon the notice of resignation of position of General Manager by Albert Barreda.
10. Consideration and Action to fill vacancy of General Manager of District pursuant to Section 49.056 Texas Water Code.

EXECUTIVE SESSION ITEM(s):

11. The Board may enter Executive Session pursuant to Section 551.071 of the Texas Government Code (Open Meeting Act).
12. Executive Session to consider Personnel Matters pursuant to Section 551.074 Texas Government Code.
13. Action Relative to Executive Session.

STAFF REPORTS:

14. CCDD1 Representatives will provide updates to the Board.

Scott Fry – CCDD1 Interim General Manager

Joe Fernandez – CCDD1 Supervisor

Martin Monreal – CCDD1 Events Coordinator

Juan Rivera – CCDD1 Accountant

Dennis Sanchez – CCDD1 Attorney

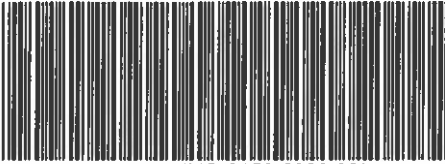
Scott Fry – CCDD1 District Engineer

ADJOURNMENT:

Signed this 26th day of January 2026.

A handwritten signature in black ink, appearing to read "Scott Fry", is written over a horizontal line.

Scott Fry
Interim General Manager



VG-2156-2026-38

Cameron County
Sylvia Garza-Perez
Cameron County Clerk

Instrument Number: 2026-38

Public Notice

Recorded On: January 26, 2026 02:43 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$11.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 38
Receipt Number: 20260126000166
Recorded Date/Time: January 26, 2026 02:43 PM
User: Marco G
Station: CC-23-6172

Record and Return To:

CAMERON COUNTY DRAINAGE DIST NO 1
3510 OLD PORT ISABEL ROAD

BROWNSVILLE TX 78526



STATE OF TEXAS

Cameron County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Cameron County, Texas

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX