

AUG 26 2025

CAMERON COUNTY DRAINAGE DISTRICT NO. 1  
REGULAR PUBLIC MEETING  
THE 3RD DAY OF SEPTEMBER 2025 AT 10:00 AM

SYLVIA GARZA-PEREZ  
CAMERON COUNTY CLERK  
DOC No. 2025-272  
By M. B. J. Deputy

**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 the Cameron County Drainage District No. 1 at 3510 Old Port Isabel Road in Brownsville, Texas on the 3rd day of September 2025 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 3 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. Consent Agenda: Acknowledgement of the General Manager/District Engineer's previous approval of the subdivision plats listed below:

**A. Palmetto Grove Subdivision, Section III, Phase I/Request approval by:**

Owner: G & H Investments  
Engineer: Oscar Chavez, P. E., of CADCon Engineering and Surveying  
Location: On the east side of Dakota Ave., approximately 350 Feet south of Bismark Boulevard, southeast of Brownsville  
*See attached documents: Engineering Report from Scott Fry  
Vicinity Map*

**B. Preserve at Forest North Subdivision, Lot I Re-Plat/Request approval by:**

Owner: CG Paredes, LLC  
Engineer: Mario Reyna, P. E., of Melden and Hunt  
Location: On the northwest corner of the intersection of Paredes Line Road (FM 1847 and Alton Glor Blvd. (FM3248) in north Brownsville.  
*See attached documents: Engineering Report from Scott Fry  
Vicinity Map*

C. Prisma Heights Subdivision, Phase II/Request approval by:

Owner: Prisma Development LLC  
Engineer: Ruben James de Jesus, P. E., of Melden and Hunt  
Location: At the northwest end of Stillman Road in north Brownsville  
*See attached documents: Engineering Report from Scott Fry  
Vicinity Map*

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

A. Replat of Lot 18, Block 4, Majestic Palm Heights Phase 2/Request approval by:

Owner: RG & MG, COPR  
Engineer: Carlos Alejandro Sanchez of Infra Designs  
Location: On the southeast corner of the intersection of Stagecoach Trail and Willow Palm Court in north Brownsville.  
*See attached documents: Engineering Report from Scott Fry  
Vicinity Map*

B. Santibanez Subdivision/Request approval by:

Owner: Jose Noe and Maria Luisa Santibanez  
Engineer: P.J. Garcia of Plagar Engineering, LLC.  
Location: On the north side of Ruben M. Torres, Sr. Blvd. (FM 802), approximately 1, 150' east of the intersection of Old Port Isabel Rd. in north Brownsville  
*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. Bay Runner Pipeline, LLC (proposed open cut with 5' min at each crossing)

Owner: Bay Runner Pipeline, LLC  
Location: BRP-TX-CAM-0317.001-SR-Block No. 212  
*See attached documents: Permit Application for Review  
Vicinity Map*

B. Bay Runner Pipeline, LLC (proposed open cut with 5' min at each crossing)

Owner: Bay Runner Pipeline, LLC  
Location: BRP-TX-CAM-0322.001-SR-Share No. 19  
*See attached documents: Permit Application for Review  
Vicinity Map*

C. Bay Runner Pipeline, LLC (proposed open cut with 5' min at each crossing)

Owner: Bay Runner Pipeline, LLC  
Location: BRP-TX-CAM-0323.002-SR-Share No. 19  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

D. Bay Runner Pipeline, LLC (proposed open cut with 5' min at each crossing)

Owner: Bay Runner Pipeline, LLC  
Location: BRP-TX-CAM-0330.000-SR-Block No. 33  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

E. Bay Runner Pipeline, LLC (Antiquities Permit Application Form Archeology)

Owner: Cameron County Drainage District No. 1  
Location: SE Central Cameron County  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

F. Brownsville Public Utilities Board (utility crossing-reinstall main water line)

Owner: Brownsville Public Utilities Board  
Location: North Browne Bridge  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

G. City of Los Fresnos (drainage connection)

Owner: City of Los Fresnos  
Location: North of Old Port Rd (FM 2480)  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

H. El Jardin Water Supply (reinstall main water line)

Owner: El Jardin Water Supply  
Location: North Browne Bridge  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

I. FV Ranch, LLC (culvert crossing)

Owner: FV Ranch, LLC  
Location: North Side of Morrison Road approximately 1700 feet west of I-69E  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

J. Greater Brownsville Incentive Corporation (underground utility 8" force main)

Owner: Greater Brownsville Incentive Corporation  
Location: Main drain three ditch, south of SH 550 Frontage Road  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

K. Greater Brownsville Incentive Corporation (underground utility 16" water main)

Owner: Greater Brownsville Incentive Corporation  
Location: Main drain three ditch, south of SH 550 Frontage Road  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

L. Greater Brownsville Incentive Corporation (underground utility 18" outfall)

Owner: Greater Brownsville Incentive Corporation  
Location: Old Voltz Ditch, LF south of SH 550 Frontage Road BPUB Outfall #1  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

M. Greater Brownsville Incentive Corporation (underground utility 18" outfall)

Owner: Greater Brownsville Incentive Corporation  
Location: Old Voltz Ditch, south of SH 550 Frontage Road BPUB Outfall #2  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

N. L.R. & A.P. Massey, LLC (24' reinforced concrete pipe, main drain No. 2)

Owner: L.R. & A.P. Massey, LLC  
Location: Massey's Ranch Subdivision  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

O. L.R. & A.P. Massey, LLC (24" reinforced concrete pipe, main drain No. 3)

Owner: L.R. & A.P. Massey, LLC  
Location: Massey's Ranch Subdivision  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

P. Olmito Water Supply Corporation (drainage pipe)

Owner: Olmito Water Supply Corporation  
Location: Off Old Alice Road adjacent to existing Wastewater Treatment Plant  
See attached documents: *Permit Application for Review*  
*Vicinity Map*

5. Consideration and possible action on the petition from Emerald Debt Solutions, LLC & Villa La Paz Properties, LLC to install a 36' drainage pipe into an open ditch and to then cover the ditch with dirt. They would like to obtain approval and help to install the pipe into the open ditch located on J Clive III Dr., which is approximately 190.2 ft long.

6. Consideration and action for approval of minutes for:

**August 6, 2025 – Workshop**

*See attached documents: Minutes from August 6, 2025*

**August 6, 2025 – Regular Public Meeting**

*See attached documents: Minutes from August 6, 2025*

7. Contract proposal to repair the Cascade.
8. Consideration and action to take on the Cascade.
9. Consideration and action for approval of Public Comments Policy and Procedures for the Cameron County Drainage District No. 1.
10. Consideration and possible action on the suit brought by Bay Runner Pipeline, LLC against Cameron County Drainage District No. 1.
11. Consideration and possible action to accept budget amendment for fiscal year 2024-2025.
12. Consideration and action to acknowledge July Financial Reports.
  - A. Balance Sheet
  - B. July Profit & Loss
  - C. Year to Date Profit & Loss
  - D. July Transactions

**EXECUTIVE SESSION ITEM(s):**

13. The Board may enter Executive Session pursuant to Section 551.071 of the Texas Government Code (Open Meeting Act).
14. Action Relative to Executive Session.

**STAFF REPORTS:**

15. CCDD1 Representatives will provide updates to the Board.

Albert Barreda – CCDD1 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:**

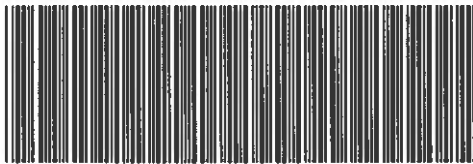
Signed this 26<sup>th</sup> day of August 2025.



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**Albert Barreda**  
**Chief of Operations / General Manager**





\*VG-2156-2025-272\*

Cameron County  
Sylvia Garza-Perez  
Cameron County Clerk

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Instrument Number: 2025-272

Public Notice

Recorded On: August 26, 2025 04:38 PM

Number of Pages: 7

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" Examined and Charged as Follows: "

Total Recording: \$11.00

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\*\*\*\*\* 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: 272  
Receipt Number: 20250826000194  
Recorded Date/Time: August 26, 2025 04:38 PM  
User: Marco G  
Station: cclerk19\_14.cameronad.gov

**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