

Zapata Co. WCID
Regular Board Meeting Minutes
Wednesday, March 30, 2022

The regular meeting of the Board of Directors of Zapata County Water Control & Improvement District (Highway 16E) convened on March 30, 2022 at 10:02 a.m. at the office of the District, pursuant to notice duly given as required by law.

1. Call Meeting to Order. A quorum being present Vice-President Jaime Gonzalez called the meeting to order and presided.
2. Roll Call. Directors present were Jaime A. Gonzalez, Ramiro Ramirez, Jr., Jesse Porras, Sergio Lozano, J.J. Benavides, Field Supervisor, Mireya Bustamante, Office Manager and Neida Guerra, Office Assistant. President Flores was absent.
3. Certification of Meeting Notice. It was determined that the notice of the date, place, and time of meeting was posted in accordance with Texas Government Code 551.043.
4. Invocation and Pledge of Allegiance. Jaime A. Gonzalez led the Board in the invocation and pledge of allegiance.
5. Public Comment Period. No one appeared. No comment was received in any form prior to the meeting.
6. Minutes:
 - 6.1 January 26, 2022 Meeting. The minutes of the January 26, 2022 regular Board meeting were read, reviewed and discussed. The motion was made by Mr. Lozano and seconded by Mr. Ramirez to approve the minutes of the January 26, 2022 meeting. Following a discussion, motion unanimously carried.
 - 6.2 February 23, 2022 Meeting. Not held due to the lack of a quorum.
7. Field Supervisor's Report. Presented and discussed.
8. Attorney's Report. – Presented and discussed.
9. District's Engineer's Report. – Report was reviewed and discussed.
10. May 7, 2022 Election:
 - 10.1 Status Report. Secretary Ramirez presented a Certificate of Unopposed Status and announced that there is only one candidate for each place to be filled at the May 7, 2022 election, being Dr. Hildegardo Flores for Place 3, Sergio A. Lozano for Place 4, and Ramiro Ramirez, Jr. for Place 5. The motion was made by Mr. Ramirez and seconded by Mr. Lozano that the Certificate of Unopposed Status be accepted. Following a discussion, the motion unanimously carried.

- 10.2 Cancellation of Election. The motion was made by Mr. Porras and seconded by Mr. Lozano, that this order and resolution be adopted:

WHEREAS, in accordance with the TEXAS WATER CODE and the TEXAS ELECTION CODE, Zapata County Water Control & Improvement District (Highway 16E) shall hold an election on May 7, 2022, at which time the required number of directors shall be elected to fill the vacancies then occurring on the Board of Directors as provided by law; and

WHEREAS, at said election three (3) directors are to be elected to membership on the Board of Directors of Zapata County Water Control & Improvement District (Highway 16E) each to serve for a term of four (4) years as follows:

Place 3	4 year term beginning May 13, 2022
Place 4	4 year term beginning May 13, 2022
Place 5	4 year term beginning May 13, 2022

WHEREAS, the candidates whose names are to appear on the ballot are:

Place 3	Hildegardo E. Flores
Place 4	Sergio A. Lozano
Place 5	Ramiro Ramirez, Jr.

WHEREAS, in accordance with Texas Election Code, Chapter 2, Subchapter C, it is hereby determined and found that:

1. for Place 3, there being only one candidate whose name is to appear on the ballot, said candidate is unopposed;
2. for Place 4, there being only one candidate whose name is to appear on the ballot, said candidate is unopposed;
3. for Place 5, there being only one candidate whose name is to appear on the ballot, said candidate is unopposed;
4. no proposition is to appear on the ballot

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of Zapata County Water Control & Improvement District (16E):

1. The regular election to fill vacancies on the Board of Directors, called and ordered by this Board to be held on May 7, 2022, is hereby canceled.
2. Each of the following unopposed candidates is hereby elected:

Place 3 Hildegardo E. Flores 4 year term, beginning May 13, 2022
Place 4 Sergio A. Lozano 4 year term, beginning May 13, 2022
Place 5 Ramirez Ramirez, Jr. 4 year term, beginning May 13, 2022
3. A copy of this Order shall be posted on Election Day at each polling place that would have been used in the election.

Following a discussion, the motion unanimously carried.

11. The prioritization of needed actions for District's Security Vulnerability Assessment Plan was reviewed and discussed. The motion was made by Mr. Porras and seconded by Mr. Lozano to approve the District's Security Vulnerability Assessment Plan. Following a discussion, the motion unanimously carried.
12. Financial Reports: The reports for February 2022 were presented, reviewed and discussed.
13. Payable Accounts and payroll checks paid for the month of March 2022 were discussed and reviewed. Payments were approved as presented.
14. Annexation: The petition of Don Jose Land & Cattle Co., Ltd. For annexation of the following described land was presented:

TRACT 1

The surface only of a tract of land containing 278.7347 acres, more or less, being Share RMV-3, called to contain 278.8645 acres, as per Surface Partition Deed dated October 1, 1992, recorded in Volume 466, Pages 795-809, Official Records of Zapata County, Texas; said Share RMV-3 being out of Porcion 32 and the El Socorro Grant, Zapata County, Texas; said 278.7347 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod for the southern corner of said Share RMV-3 and eastern corner of the remaining acres of RMV-2, conveyed to Diana E. Volpe, recorded in Volume 466, Page 795, Official Records of Zapata County, Texas, being a point on the northwestern boundary line of a tract conveyed to Jose Maria Gutierrez and being the southern corner of this tract hereof;

THENCE North 36° 23' 51" West, along the southwestern boundary line of said RMV-3 and northeastern boundary line of said remaining acres of RMV-2 at a distance of 1323.21 feet to a found 3-way fence corner wooden post for the northern corner of said RMV-2 and eastern corner of Share RMV-1, conveyed to Antonio C. Lopez, recorded in Volume 747, Page 825, Official Records of Zapata County, Texas, being a point on the western boundary line of said RMV-3, and continuing along the southwestern boundary line of said RMV-3 and northeastern boundary line of said RMV-1 for a total distance of 3,775.87 feet to a found 3-way fence corner wooden post for the western corner of said RMV-3 and a northern corner of said RMV-1, being a point on the southeastern boundary line of a tract conveyed to Antonio C. Lopez, recorded in Doc# 181020, Official Records of Zapata County, Texas, being the western corner and point of deflection to the right hereof,

THENCE North 53° 41' 21" East, along the northwestern boundary line of said RMV-3 and southeastern boundary line of said tract conveyed to Antonio C. Lopez for a distance of 3215.23 feet to a found 2" iron pipe for the northern corner of said RMV-3 and western corner of Share RMV-4, conveyed to Antonio C. Lopez, recorded in Volume 981, Page 490, Official Records of Zapata County, Texas, being a point on the southeastern boundary line of said tract conveyed to Antonio C. Lopez, being a northern corner and point of deflection to the right hereof;

THENCE South 36° 23' 51" East, along the northeastern boundary line of said RMV-3 and northwestern boundary line of said RMV-4 for a distance of 3776.75 feet to a sC1 1/2" iron rod for the eastern corner of said RMV-3 and southern corner of said RMV-4, being a point on the northwestern boundary line of said tract conveyed to Jose M. Gutierrez, being the southern corner and point of deflection to the right hereof;

THENCE South 53° 42' 17" West, along the southeastern boundary line of said RMV-2 and northwestern boundary line of said tract conveyed to Jose M. Gutierrez for a distance of 3215.23 feet to the POINT OF BEGINNING, and containing 278.7347 acres, more or less.

Being the same property conveyed by deed dated July 17, 2020, recorded on July 20, 2020, as Document No. 183343 [2020-183343], Official Records of Zapata County, Texas).

TRACT 2

The surface only of 46.4457 acres, more or less, out of the tract of land designated as Share RMV-2 as per Surface Partition Deed dated October 1, 1992, recorded in Volume 466, Pages 795-809, Official Records of Zapata County, Texas; said 46.4457 acres being out of that part of Share RMV-2 out of Porcion 32, Zapata County, Texas; said 46.4457 acre tract out of the remaining acres of Share RMV- 2, conveyed to Diana E. Volpe, recorded in Volume 466, Page 795, Official Records of Zapata County, Texas, situated in Abstract 72, Porcion 32, Mateo Pena original grantee; this 46.4457 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod for the southern corner of Share RMV-3, conveyed to Diana E. Volpe, recorded in Volume 466, Page 795, Official Records of Zapata County, Texas, and eastern corner of said remaining acres of RMV-2, being a point on the northwestern boundary line of a tract conveyed to Jose Maria Gutierrez and being the eastern corner of this tract hereof;

THENCE South 53° 42' 17" West, along the eastern boundary line of said RMV-2 and northeastern boundary line of said tract conveyed to Jose Maria Gutierrez for a distance of 1530.60 feet to a set 1/2" iron rod on said eastern boundary line of said RMV-2 and northwestern boundary line of said tract conveyed to Jose Maria Gutierrez, being an exterior corner of a 46.3 acre tract conveyed to Antonio C. Lopez, recorded in Volume 935, Page I, Official Records of Zapata County, Texas, being the southern corner and point of deflection to the right hereof;

THENCE North 36° 23' 43" West, along the eastern boundary line of said 46.3 acre tract for a distance of 1320.48 feet to a set 1/2" iron rod on the northwestern boundary line of said RMV-2 and the southeastern boundary line of Share RMV-1, conveyed to Antonio C. Lopez, recorded in Volume 747, Page 825, Official Records of Zapata County, Texas, being the northern corner of said 46.3 acre tract, and being the western corner and point of deflection to the right hereof;

THENCE North 53° 36' 09" East, along the northwestern boundary line of said RMV-2 and southeastern boundary line of said RMV-1 for a distance of 1530.84 feet to a found 3-way fence corner wooden post for the northern corner of said RMV-2 and eastern corner of said RMV-1, being a point on the southwestern boundary line of said RMV-3, and being the northern corner and point of deflection to the right hereof;

THENCE South 36° 23' 51" East, along the northeastern boundary line of said RMV-2 and southwestern boundary line of said RMV-3 for a distance of 1323.21 feet to the POINT OF BEGINNING, and containing 46.4457 acres, more or less,

And being the same property conveyed by deed dated July 17, 2020, recorded on July 20, 2020, as Document No. 183343 [2020-183343], Official Records of Zapata County, Texas,

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 for at least seventy-two (72) hours preceding the scheduled time of this meeting, a hearing was held on the PETITION FOR ANNEXATION OF LAND TO ZAPATA COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (HIGHWAY 16E). At the conclusion of the hearing, the Board announced these findings:

1. The PROPERTY is not located within the corporate limits of a municipality and is not within an area designated by ordinance or resolution of a municipality's governing body as the municipality's water and sewer service area.
2. The PROPERTY is not within the boundary, territory, or Certificated Service Area of any other provider or supplier of potable water.
3. Petitioner is the owner of the PROPERTY, it having been conveyed by Diana E. Volpe to PETITIONER herein by deed dated July 17, 2020, recorded on July 20, 2020, as Document No. 183343 [2020-183343], Official Records of Zapata County, Texas.
4. The Property is listed on the Appraisal Roll of the Zapata County Appraisal District as:

Geographic Id. No.	Property Id. No.	
0000 0025 0000 014	553	278.8640 ac.
0000 0025 0000 013	125149	46.773 ac

5. In said Petition, Petitioner agrees that the PROPERTY be added to the District subject to these terms and conditions:
 - 5.1 The PROPERTY shall henceforth be subject to:
 - (a) the same taxes, liens, and assessments as all other land in the District.
 - (b) all laws governing the District and the land in the District.
 - (c) District's rules and regulations now in effect and as hereafter amended.
 - 5.2 Petitioner, and its successors and assigns, shall not extend any waterline in the Property to any property adjoining the Property.
6. Subject to said terms and conditions in Paragraph 5, above, the addition of the PROPERTY to the District is feasible, practicable, and to the advantage of the District, and the District's system and other improvements of the District are sufficient or will be sufficient to supply the added land without injuring land already in the District.

★ Whereupon, the motion was made by Mr. Ramirez and seconded by Mr. Lozano that, subject to said terms and conditions in Paragraph 5, the PETITION FOR ANNEXATION OF LAND TO ZAPATA COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (HIGHWAY16E) being a combined 325.1804 acres, consisting of Tract 1, being 278.7347 acres, and Tract 2, being 46.4457 acres, be granted, and the PROPERTY be annexed by, and added to, the District. Following a discussion, the motion unanimously carried.

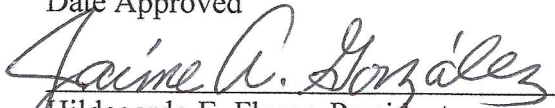
Whereupon, it was RESOLVED, ORDERED, AND DECLARED that pursuant to TEXAS WATER CODE §49.301, the combined 325.1804 acres, consisting of Tract 1, being 278.7347 acres, and Tract 2, being 46.4457 acres, described in the Petition For Annexation, is annexed by, and added to, Zapata County Water Control & Improvement District (Highway 16E) effective this 30th day of March, 2022, subject to the terms and conditions stated in Paragraph 5 hereinabove.

15. District Boundary and Map. Mr. Porras and seconded by Mr. Lozano to approve the amendment of the District's boundary description and revision of District's Boundary Map. Following a discussion, the motion unanimously carried.
16. 2022 Special Purpose District Report. Timely submitted to the Texas Comptroller..

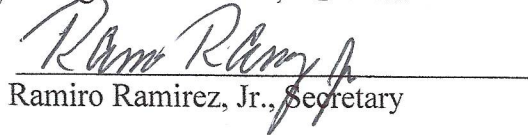
17. Rules and Policies: This Item was tabled for the next regular Board meeting.
18. Communications – None
19. Adjournment: It was noted that the next Regular Board meeting will be held on Wednesday, April 27, 2022 at 10:00 a.m. There being no further business, the meeting was adjourned 11:51 a.m.

3/27/22

Date Approved



Hildegardo E. Flores, President



Ramiro Ramirez, Jr., Secretary