

CITY OF STARBASE, TEXAS

ORDINANCE NO. 2025-06-23-D05-OR

AN ORDINANCE OF THE CITY OF STARBASE, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF A 21.77 ACRE TRACT OF LAND BEING ALL OF CISNEROS BANCO NO. 150, CAMERON COUNTY, TEXAS; FURTHER IDENTIFIED AS CAMERON COUNTY APPRAISAL DISTRICT PROPERTY ID NUMBERS 116220 AND 116221; AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE EXTRATERRITORIAL JURISDICTION AND CITY LIMITS; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY AND FOR FILING THIS ORDINANCE; PROVIDING FOR PUBLICATION; PROVIDING FOR EFFECT ON TERRITORY BY GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; PROVIDING SEVERABILITY AND CUMULATIVE REPEALER CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT OF THIS ORDINANCE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the “City”), incorporated as a Type C general law municipality on May 20, 2025, incorporated pursuant to Chapter 8 of the Texas Local Government Code; and

WHEREAS, as set out in the Texas Local Government Code Chapter 43 the City Commission is authorized to annex property and extend the corporate limits of the City, subject to state law; and

WHEREAS, the City received a voluntary petition, as allowed by Chapter 43 Subchapter C-3 of the Texas Local Government Code, from Space Exploration Technologies Corporation (the “Owner”) requesting the City consider the annexation of the property being more particularly described in Exhibit A-1 and depicted in Exhibit A-2, attached hereto and incorporated as if fully set forth herein (the “Property”); and

WHEREAS, in accordance with Section 43.0673 of the Texas Local Government Code,

the notice of the public hearing was published in the Brownsville Herald, a newspaper of general circulation within the City, on the 11th day of June, 2025, such date being not more than twenty (20) days nor less than twelve (12) days prior to the public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City's internet website; and

WHEREAS, a public hearing was conducted on June 23, 2025, at the City of Starbase temporary city hall located at 39046 L B J Boulevard, Brownsville, Texas, 78251, to receive public comment on the consideration of the annexation of the Property; and

WHEREAS, the City Commission of the City (the "City Commission") has investigated into, has determined and officially finds that Chapter 43 Subchapters C, C-1, C-2, C-4, C-5, D, E and F of the Texas Local Government Code are not applicable to the annexation of the Property; and

WHEREAS, the City and the Owner have negotiated and entered into a written agreement regarding services, in accordance with Section 43.0672 of the Texas Local Government Code, to be provided for the Property prior to the effective date of annexation of the Property, the substantive body of which is shown in Exhibit B, attached hereto and incorporated as if set forth fully herein; and

WHEREAS, the City Commission finds and determines that annexation of the Property as requested by the Owner is in the best interests of the citizens of the City and the owners and residents of the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS:

SECTION 1. Incorporation of Premises. The premises set forth above are incorporated herein as if set forth verbatim.

SECTION 2. Annexation. The Property, as shown in Exhibit A, is hereby annexed into the City, and the extraterritorial jurisdiction and boundary limits of the City are hereby and shall hereafter be extended to include the Property within the corporate limits of the City, and the inhabitants thereof shall hereafter be entitled to municipal services in accordance with the written services agreement, all additional rights and privileges of other citizens of the City, and shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 3. Official Map Amended.

1. The official map and boundaries of the City are hereby amended so as to include the Property and such territory shall be and is hereby annexed into the corporate limits of the City.

2. The City Administrator or designee is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 4. Filing Instructions. The City Administrator or designee is hereby directed to file a certified copy of this Ordinance with the County Clerk of Cameron County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 5. Effect on Territory. From and after the passage of this Ordinance, the Property shall be a part of the City, and subject to the written services agreement referenced in the above findings incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6. Severability. It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Commission without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

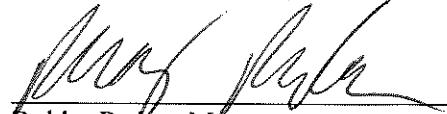
SECTION 7. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, affecting budget and fiscal years, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 8. Engrossment/Enrollment. The City Clerk is hereby directed to enroll and engross this Ordinance by reflecting the passage of this Ordinance in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.

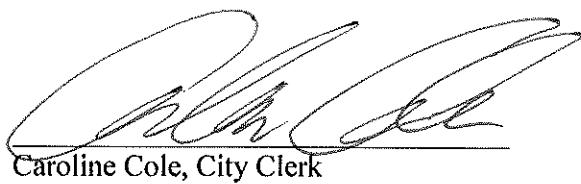
SECTION 9. Effective Date. This Ordinance shall become effective upon its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Commission of the City of Starbase, Texas, on this 23rd day of June, 2025.

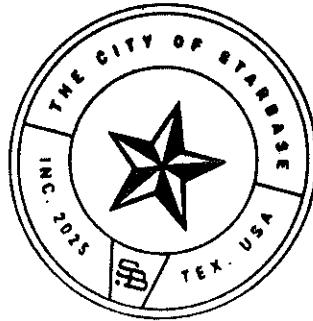
CITY OF STARBASE, TEXAS


Bobby Peden, Mayor

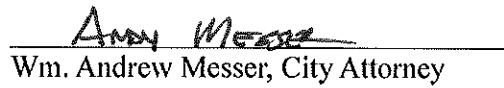
ATTEST:



Caroline Cole, City Clerk



APPROVED AS TO FORM:



Wm. Andrew Messer, City Attorney

EXHIBIT A-1 LEGAL DESCRIPTION



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

21.77 (948,355.21 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF CISNEROS BANCO NO. 150, MEXICO IN 1944 AND PAST TO THE JURISDICTION OF THE UNITED STATES UNDER THE TREATY OF 1905, THE PASSAGE OF WHICH BANCO IN THE UNITED STATES AND ITS EXISTENCE AS PART OF THE UNITED STATES BEING APPROVED BY THE COMMISSIONERS COURT AND CONSULTING ENGINEERS OF THE INTERNATIONAL BOUNDARY COMMISSION FOR BOTH THE UNITED STATES AND MEXICO ON JUNE 29, 1945, PER MINTE NO. 179 BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-15524, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 21.77 (948,355.21 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF CISNEROS BANCO NO. 150, MEXICO IN 1944 AND PAST TO THE JURISDICTION OF THE UNITED STATES UNDER THE TREATY OF 1905, THE PASSAGE OF WHICH BANCO IN THE UNITED STATES AND ITS EXISTENCE AS PART OF THE UNITED STATES BEING APPROVED BY THE COMMISSIONERS COURT AND CONSULTING ENGINEERS OF THE INTERNATIONAL BOUNDARY COMMISSION FOR BOTH THE UNITED STATES AND MEXICO ON JUNE 29, 1945, PER MINTE NO. 179 BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-15524, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR AN ANGLE POINT OF BLOCK 39, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6, MAP RECORDS, CAMERON COUNTY, TEXAS, FOR AN ANGLE POINT, OF THIS HEREIN DESCRIBED A TRACT OF LAND.

THENCE; SOUTH 82°25'02" WEST, ALONG THE SOUTH LINE OF BLOCK 39, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 265.13 FEET, TO A POINT, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 09°35'17" WEST, A DISTANCE OF 215.99 FEET, TO AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 09°56'18" EAST, A DISTANCE OF 951.08 FEET, TO AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 52°22'18" EAST, A DISTANCE OF 546.19 FEET, PASSING THE COMMON LINE OF BLOCK 39 AND BLOCK 40, OF SAID VACATED PALMITO ESTATES, TO AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 47°57'42" EAST, A DISTANCE OF 498.62 FEET, TO AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 1 of 2 Metes & Bounds
Job Number: SUR 24.021



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 10°38'18" WEST, A DISTANCE OF 610.47 FEET, TO AN ANGLE POINT OF THIS HEREIN
DESCRIBED TRACT OF LAND;

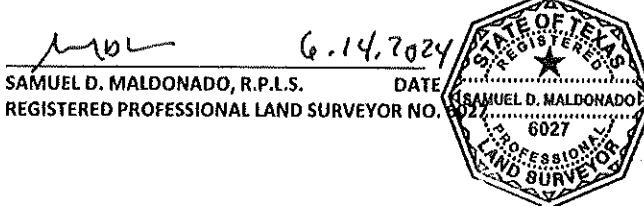
THENCE; SOUTH 36°58'10" WEST, A DISTANCE OF 520.06 FEET, TO AN ANGLE POINT OF THIS HEREIN
DESCRIBED TRACT OF LAND;

THENCE; SOUTH 01°25'28" WEST, A DISTANCE OF 91.97 FEET, TO AN ANGLE POINT OF THIS HEREIN
DESCRIBED TRACT OF LAND;

THENCE; SOUTH 88°20'36" WEST, A DISTANCE OF 240.62 FEET, TO THE POINT OF BEGINNING,
CONTAINING A 21.77 (948,355.21 SQ. FT.) ACRE TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE
PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED
ON RECORDED PLAT OR DOCUMENT.

I, SAMUEL D. MALDONADO, R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS
THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.



Sheet 2 of 2 Metes & Bounds
Job Number: SUR 24.021

EXHIBIT A-2
ANNEXATION AREA DEPICTION

Property is identified as parcels included in the annexation area as follows:
Parcel 12 - 116220 and Parcel 20 116221.

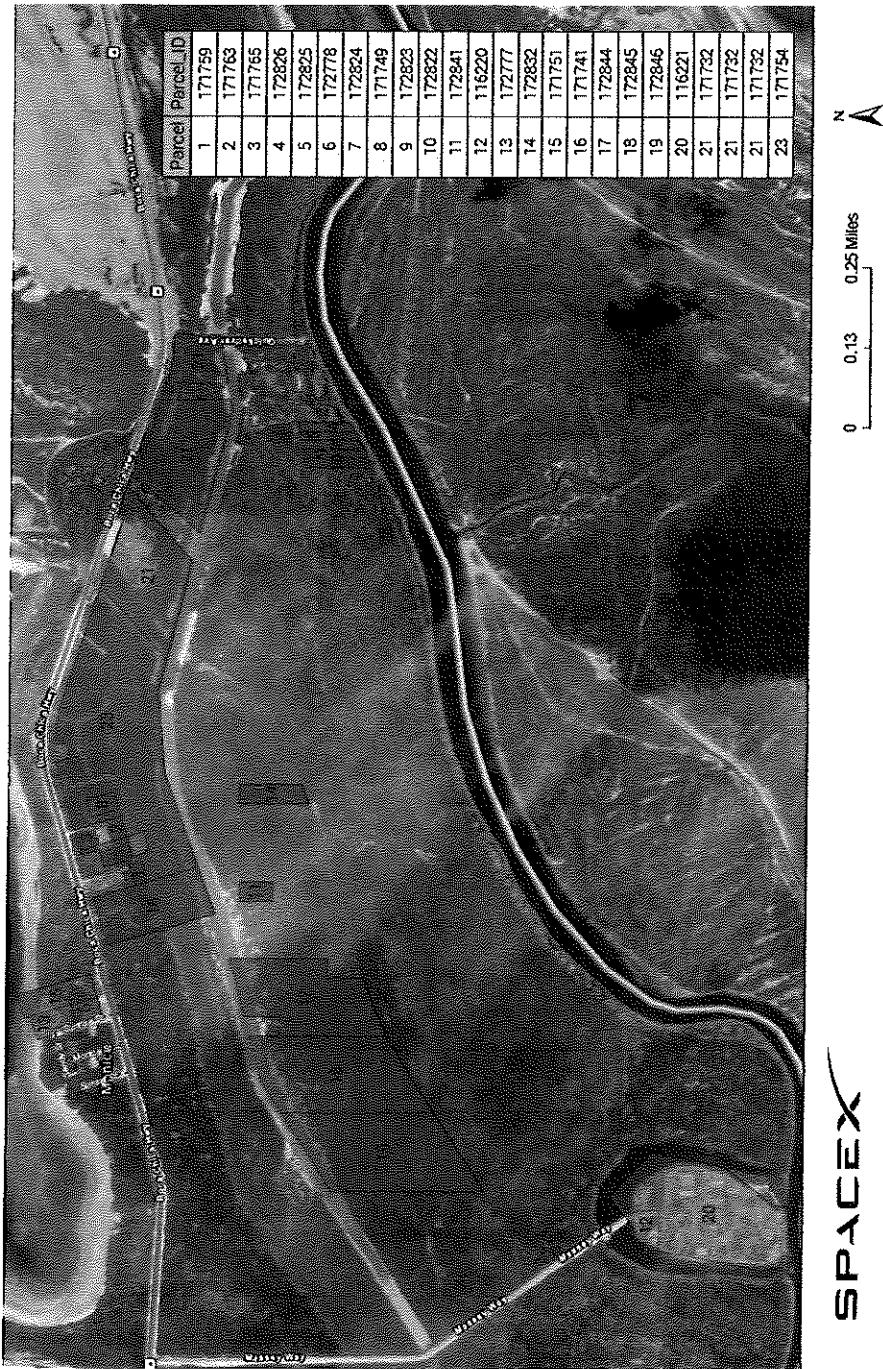


EXHIBIT B
SUBSTANTIVE BODY OF WRITTEN SERVICES AGREEMENT

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code ("LGC"), Section 43.0672. Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Starbase (the "City") in the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City with similar topography, land use, and population density.
- 2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include certain duties on the part of the private landowner with regard to such services.

B) OTHER SERVICES

- 1) Other services that may be provided by the City, such as municipal and general administration will be made available on the effective date of the annexation. The City shall provide levels of service, infrastructure, and infrastructure maintenance, enforcement of all zoning ordinances, subdivision regulations, building codes, and other ordinances that are comparable to the levels of services available in other parts of the City with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.