

CITY OF STARBASE, TEXAS

ORDINANCE NO. 2025-06-25-D06-OR

AN ORDINANCE OF THE CITY OF STARBASE, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF A 5.893 ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, AND BLOCKS 1 AND 7, VACATED PALMITO ESTATES, CAMERON COUNTY, TEXAS; FURTHER IDENTIFIED AS CAMERON COUNTY APPRAISAL DISTRICT PROPERTY ID NUMBERS 171759, 171763, 171765, 172826, 172825, 172824, 171749, 172823, AND 172822; 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, exhibits 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.

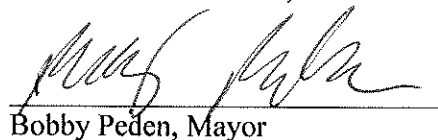
SECTION 7. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, affecting budget and fiscal years, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct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

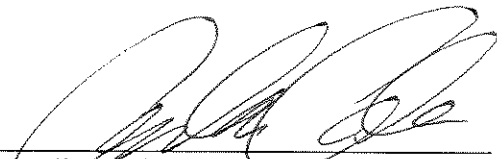
SECTION 9. Effective Date. This Ordinance shall become effective upon its passage and publication as required by law, and it is so ordained.

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**

Parcel1



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 66N90

METES AND BOUNDS DESCRIPTION

0.402 (17,500.00 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-25510, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 0.402 (17,500.00 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-25510, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 5 AND BLOCK 6, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, THENCE; NORTH 69°48'22" EAST (NORTH 69°48'34" DEED), ALONG THE NORTH LINE OF BLOCK 5, OF SAID VACATED PALMITO ESTATES, A DISTANCE 145.06 FEET, TO A POINT, THENCE; NORTH 16°23'13" WEST (NORTH 16°23'01" WEST DEED), A DISTANCE OF 198.59 FEET, TO A POINT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°23'13" WEST (NORTH 16°23'01" WEST DEED), A DISTANCE OF 100.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°36'47" EAST (NORTH 73°36'59" EAST DEED), A DISTANCE OF 175.00 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°23'13" EAST (SOUTH 16°23'01" DEED), A DISTANCE OF 100.00 FEET, TO A POINT, FOR THIS HEREIN DESCRIBED TRACT OF LAND;

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

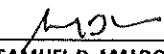


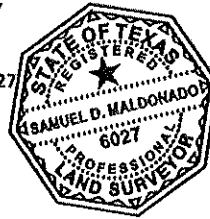
Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 73°36'47" WEST (SOUTH 73°36'59" WEST DEED), A DISTANCE OF 175.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.402 (17,500.00 SQ. FT.) OF AN 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.


SAMUEL D. MALDONADO, R.P.L.S. DATE 6.14.2024
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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

Parcel 2



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

0.482 (21,000.00 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-17787, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 0.482 (21,000.00 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-17787, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 6 AND BLOCK 7, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, THENCE; NORTH 69°48'22" EAST (NORTH 69°48'34" EAST DEED), ALONG THE NORTH LINE OF BLOCK 6, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 145.06 FEET, TO A POINT, THENCE; NORTH 16°23'13" WEST (NORTH 16°23'01" WEST), A DISTANCE OF 998.59 FEET, TO A POINT, BEING ON THE SOUTH RIGHT OF WAY LINE OF BOCA CHICA HIGHWAY, THENCE; NORTH 73°36'47" EAST (NORTH 73°36'59" EAST DEED), ALONG THE SOUTH RIGHT OF WAY LINE OF BOCA CHICA HIGHWAY, A DISTANCE OF 410.00 FEET, TO A POINT, THENCE; SOUTH 16°23'13" EAST (SOUTH 16°23'01" EAST DEED), A DISTANCE OF 320.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°36'47" EAST (NORTH 73°36'59" EAST PLAT), ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOCA CHICA HIGHWAY, A DISTANCE OF 175.00 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°23'33" EAST (SOUTH 16°23'01" EAST DEED), A DISTANCE OF 120.00, TO A POINT, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 73°36'47" WEST (SOUTH 73°36'59" WEST DEED), A DISTANCE OF 175.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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




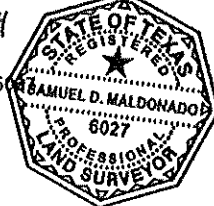
Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 16°23'33" WEST (NORTH 16°23'01" WEST DEED), A DISTANCE OF 120.00 FEET, TO A POINT, TO THE POINT OF BEGINNING, CONTAINING A 0.482 (21,000.00 SQ. FT.) OF AN 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.

 6.14.2024
SAMUEL D. MALDONADO, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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

Parcel 3



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

0.826 (36,000.00 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 0.826 (36,000.00 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 6 AND BLOCK 7, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6-10, MAP RECORDS, CAMERON COUNTY, TEXAS, THENCE; NORTH 69°48'22" EAST (NORTH 68°48'34" EAST DEED), ALONG THE NORTH LINE OF BLOCK 6, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 145.06 FEET, TO A POINT, THENCE; NORTH 16°23'13" WEST (NORTH 16°23'01" WEST DEED), A DISTANCE OF 558.59 FEET, TO A POINT, THENCE; NORTH 73°36'47" EAST (NORTH 73°36'59" EAST DEED), A DISTANCE OF 645.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°23'13" WEST (NORTH 16°23'01" WEST DEED), A DISTANCE OF 240.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°36'47" EAST (NORTH 73°36'59" EAST DEED), A DISTANCE OF 150.00 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°23'13" EAST (SOUTH 16°23'01" EAST DEED), A DISTANCE OF 240.00 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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




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THENCE; SOUTH 73°36'47" WEST (SOUTH 73°36'59" EAST DEED), A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.826 (36,000.00 SQ. FT.) OF AN 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.

 6-14-2024

SAMUEL D. MALDONADO, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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

Parcel 4



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

0.580 (25,252.46 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 1, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-39763, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 0.580 (25,252.46 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 1, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-39763, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 2 AND BLOCK 48, OF SAID VACATED PALMITO ESTATES, BEING ON THE CENTERLINE OF RIO GRANDE DRIVE (HAVING AN 80' R.O.W.), THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST PLAT), ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE, A DISTANCE OF 519.90 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST PLAT), A DISTANCE OF 65.00 FEET, TO A POINT, BEING ON THE CENTERLINE OF SAID RIO GRANDE DRIVE, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°00'12" EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES, CORP., A DISTANCE OF 377.11 FEET, TO A POINT, ON THE SOUTH LINE OF BLOCK 1, OF SAID VACATED PALMITO ESTATES, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 54°43'45' WEST (SOUTH 54°43'14' WEST PLAT), ALONG THE SOUTH LINE OF BLOCK 1, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 68.10 FEET, TO A POINT, FOR AN ANGLE POINT FOR BLOCK 1, OF SAID VACATED PALMITO ESTATES AND FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 56°54'06" WEST (SOUTH 56°54'18" WEST PLAT), ALONG THE SOUTH LINE OF SAID BLOCK 1, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 10.10 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES CORP., FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

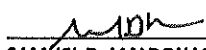


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DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 00°00'12" WEST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., A DISTANCE OF 410.93 FEET, TO THE POINT OF BEGINNING CONTAINING A 0.580 (25,252.46 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.


SAMUEL D. MALDONADO DATE 6.14.2024
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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

Parcel 5



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1600, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

0.626 (27,307.39 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 1, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-25385, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 0.626 (27,307.39 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 1, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-25385, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 2 AND BLOCK 48, OF SAID VACATED PALMITO ESTATES, BEING ON THE CENTERLINE OF RIO GRANDE DRIVE, THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST DEED), ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE, A DISTANCE OF 454.90 FEET, FOR THE NORTHEAST CORNER OF TRACT I PARCEL A CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST DEED), ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE, A DISTANCE OF 65.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-39763, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°00'12" EAST (SOUTH DEED), ALONG THE WEST LINE OF SAID TRACT OF LAND, CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES, CORP., A DISTANCE OF 410.93 (04 DEED) FEET, TO A POINT, ON THE SOUTH LINE OF BLOCK 1, OF SAID VACATED PALMITO ESTATES, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 56°54'06" WEST (SOUTH 56°54'18" WEST), ALONG THE SOUTH LINE OF SAID BLOCK 1, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 76.46 (88 DEED) FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF TRACT I PARCEL A CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

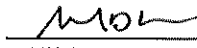


Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 00°00'12" WEST (NORTH DEED), ALONG THE EAST LINE OF TRACT 1 PARCEL 1, CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES CORP., A DISTANCE OF 441.65 (436 DEED) FEET, TO THE POINT OF BEGINNING CONTAINING A 0.626 (27,307.39 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.



SAMUEL D. MALDONADO DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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

Parcel 7



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 66NG0

METES AND BOUNDS DESCRIPTION

0.672 (29,275.54 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF BLOCK 7, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT I PARCEL A CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 0.672 (29,275.54 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF BLOCK 7, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT I PARCEL A CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 2 AND BLOCK 48, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING ON THE WEST LINE OF BLOCK 1, OF SAID VACATED PALMITO ESTATES, AND BEING ON THE CENTERLINE OF RIO GRANDE DRIVE (HAVING AN 80.00' R.O.W.) THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST PLAT), ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE, A DISTANCE OF 389.90 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-48709, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST PLAT), ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE, A DISTANCE OF 65.00 FEET, TO A POINT, FOR A TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-25385, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°00'12" EAST (SOUTH DEED), ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES CORP., A DISTANCE OF 437.28 (436.00 DEED) FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 56°54'06" WEST, ALONG THE SOUTH LINE OF BLOCK 1, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 76.46 (88.00 DEED) FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

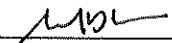


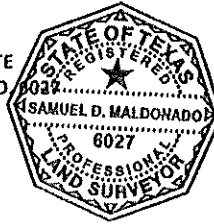
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DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 00°00'12" WEST (NORTH DEED), ALONG THE EAST LINE OF TRACT II CONVEYED OT SAID SPACE EXPLORATION TECHNOLOGIES CORP., A DISTANCE OF 472.38 (436.00 DEED) FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.672 (29,275.54 SQ. FT.) OF AN 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.

 6.14.2024
SAMUEL D. MALDONADO, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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

Parcel 8



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200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834620735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

0.826 (36,000.00 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 0.826 (36,000.00 SQ. FT.) OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 6 AND BLOCK 7, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6-10, MAP RECORDS, CAMERON COUNTY, TEXAS, THENCE; NORTH 69°48'22" EAST (NORTH 68°48'34" EAST DEED), ALONG THE NORTH LINE OF BLOCK 6, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 145.06 FEET, TO A POINT, THENCE; NORTH 16°23'13" WEST (NORTH 16°23'01" WEST DEED), A DISTANCE OF 558.59 FEET, TO A POINT, THENCE; NORTH 73°36'47" EAST (NORTH 73°36'59" EAST DEED), A DISTANCE OF 645.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°23'13" WEST (NORTH 16°23'01" WEST DEED), A DISTANCE OF 240.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°36'47" EAST (NORTH 73°36'59" EAST DEED), A DISTANCE OF 150.00 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°23'13" EAST (SOUTH 16°23'01" EAST DEED), A DISTANCE OF 240.00 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

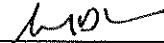


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DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 73°36'47" WEST (SOUTH 73°36'59" EAST DEED), A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.826 (36,000.00 SQ. FT.) OF AN 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.

 6-14-2024
SAMUEL D. MALDONADO, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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



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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

0.717 (31,243.69 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 1, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-48709, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING 0.717 (31,243.69 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 1, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-48709, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 2 AND BLOCK 48, OF SAID VACATED PALMITO ESTATES, BEING ON THE CENTERLINE OF RIO GRANDE DRIVE, **THENCE;** NORTH 80°13'48" EAST (NORTH 80°14'00" EAST DEED), ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE (HAVING AN 80.00' R.O.W.), A DISTANCE OF 324.90 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF TRACT I CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-48709, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING,** OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST DEED), A DISTANCE OF 65.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF TRACT I PARCEL A CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°00'12" EAST (SOUTH DEED), ALONG SAID TRACT I PARCEL A CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES, CORP., A DISTANCE OF 472.38 FEET (468.00 DEED), TO A POINT, ON THE SOUTH LINE OF BLOCK 1, OF SAID VACATED PALMITO ESTATES, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 56°54'06" WEST (SOUTH 56°54'18" WEST DEED), ALONG THE SOUTH LINE OF SAID BLOCK 1, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 76.46 (88.00 DEED) FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF SAID TRACT I CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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



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THENCE; NORTH 00°00'12" WEST (NORTH DEED), ALONG THE WEST LINE OF SAID TRACT I CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES CORP., A DISTANCE OF 503.10 (500.00 DEED) FEET, TO THE POINT OF BEGINNING CONTAINING A 0.717 (31,243.69 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.

REVISION NOTES:

REVISION 01 – (06/09/2025)

1. REVISION OF ACREAGE.

 6/9/25
LEO L. RODRIGUEZ, JR. DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



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

Parcel 10



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

0.762 (33,211.84 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 1, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT I CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-48709, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 0.762 (33,211.84 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 1, VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT I CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-48709, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 2 AND BLOCK 48, OF SAID VACATED PALMITO ESTATES, BEING ON THE CENTERLINE OF RIO GRANDE DRIVE (HAVING AN 80.00 R.O.W.), THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST DEED), ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE, A DISTANCE OF 259.90 FEET, AND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 80°13'48" EAST (NORTH 80°14'00" EAST DEED), A DISTANCE OF 65.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF TRACT II OF LAND CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-48709, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°00'12" EAST (SOUTH DEED), ALONG SAID TRACT II CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES, CORP., A DISTANCE OF 503.10 FEET (500.00 DEED), TO A POINT, ON THE SOUTH LINE OF BLOCK 1, OF SAID VACATED PALMITO ESTATES, FOR THE SOUTHWEST CORNER OF SAID TRACT II CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES CORP., FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 56°54'06" WEST (SOUTH 56°54'18" WEST DEED), ALONG THE SOUTH LINE OF SAID BLOCK 1, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 76.46 FEET (88.00 DEED), TO A POINT, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

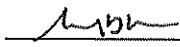


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DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 00°00'12" WEST (NORTH DEED), A DISTANCE OF 533.83 (532.00 DEED) FEET, TO THE POINT OF BEGINNING CONTAINING A 0.762 (33,211.84 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.

 6.14.2024
SAMUEL D. MALDONADO DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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 1 - 171759, Parcel 2 - 171763, Parcel 3 - 171765, Parcel 4 - 172826, Parcel 5 - 172825,
Parcel 7 - 172824, Parcel 8 - 171749, Parcel 9 - 172823, and Parcel 10 - 172822

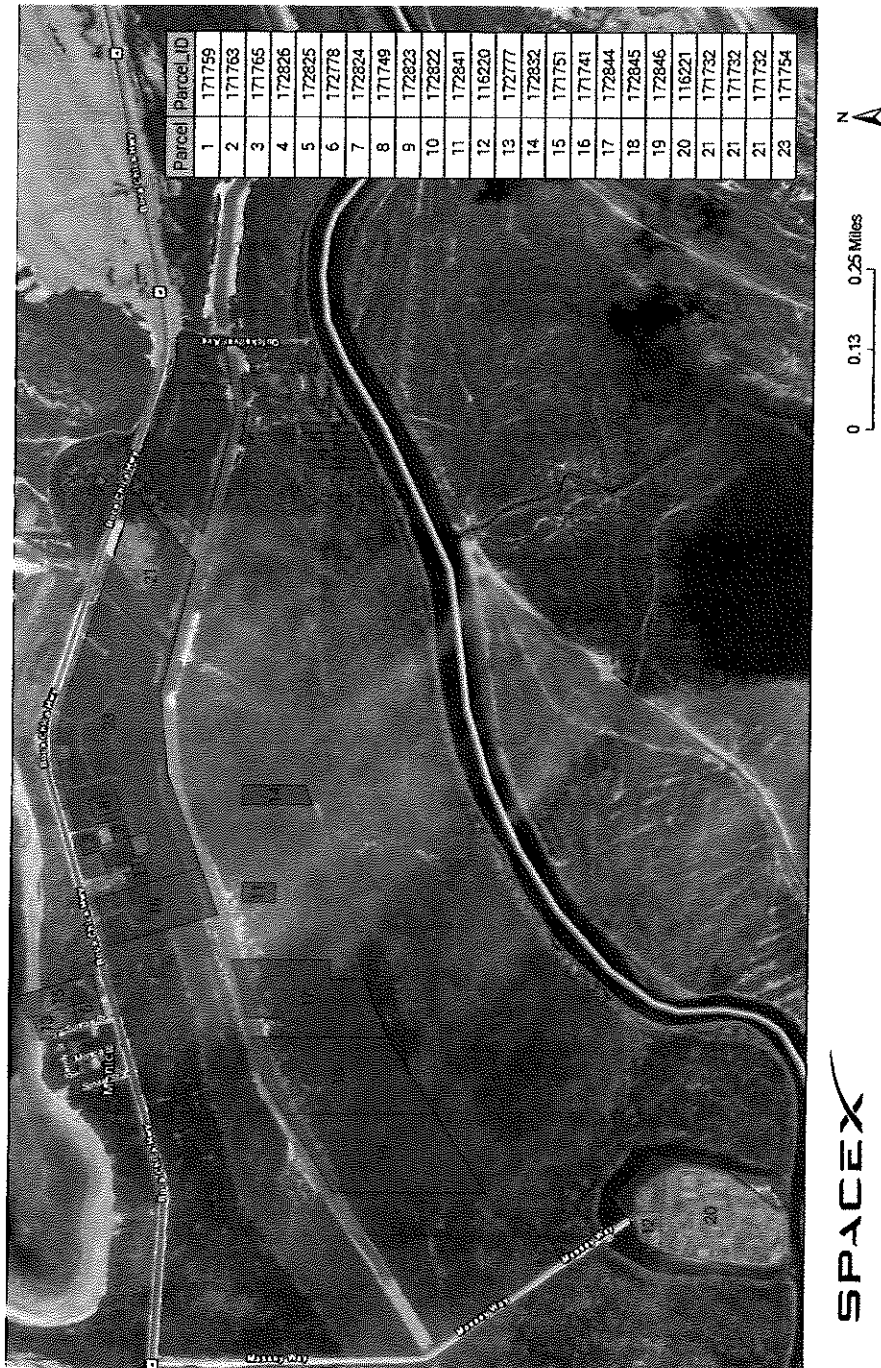


EXHIBIT B
SUBSTANTIVE BODY OF WRITTEN SERVICES AGREEMENT

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.