

CITY OF STARBASE, TEXAS

ORDINANCE NO. 2025-06-23-D07-OR

AN ORDINANCE OF THE CITY OF STARBASE, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF A 90.32 ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, LOTS 18 AND 19, BLOCK 1, MONICA SUBDIVISION, SECTION 1, AND TRACTS I, II, AND III OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS; FURTHER IDENTIFIED AS CAMERON COUNTY APPRAISAL DISTRICT PROPERTY NOS. 172778, 172777, 171751, 171741, 171732, AND 171754; 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

A handwritten signature in black ink, appearing to be "M. J. [unclear]", is written over a horizontal line.

Bobby Peden, Mayor

ATTEST:



Caroline Cole, City Clerk



APPROVED AS TO FORM:


Wm. Andrew Messer, City Attorney

**EXHIBIT A-1
LEGAL DESCRIPTION**

Parcels 6, 13



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

2.13 (92,885.40 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF LOT 18 AND LOT 19, BLOCK 1, MONICA SUBDIVISION SECTION 1, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14984, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 2.13 (92,885.40 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF LOT 18 AND LOT 19, BLOCK 1, MONICA SUBDIVISION SECTION 1, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14984, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE SOUTHWEST CORNER OF LOT 19, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING ON THE EAST RIGHT OF WAY LINE OF SUNRISE STREET (HAVING A 50.00' R.O.W.) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°24'59" WEST, ALONG THE WEST LINE OF LOT 19 AND THE EAST RIGHT OF WAY LINE OF SAID SUNRISE STREET, A DISTANCE OF 400.10 FEET, TO A POINT, AT THE START OF A CURVE, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; WITH SAID CURVE, ALONG THE WEST LINE OF LOT 19 AND THE EAST RIGHT OF WAY LINE OF SAID SUNRISE STREET, HAVING A RADIUS OF 50.00 FEET, ARC LENGTH OF 78.40 FEET, DELTA OF 89°50'30", CHORD BEARING OF NORTH 61°29'45" WEST, AND A CHORD LENGTH OF 70.61 FEET, FOR THE COMMON CORNER OF LOT 17 AND LOT 18, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, AND FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°24'59" WEST, ALONG THE COMMON LINE OF LOT 17 AND LOT 18, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, A DISTANCE OF 120.00 FEET, TO A POINT, FOR THE COMMON CORNER OF LOT 17 AND LOT 18, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, BEING ON THE SOUTH LINE OF RECREATION AREA, OF SAID MONICA SUBDIVISION SECTION 1, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; 73°35'01" EAST, ALONG THE COMMON LINE OF RECREATION AREA AND LOT 18, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, A DISTANCE OF 201.50 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF LOT 18, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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



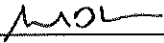
Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 16°24'59" EAST, ALONG THE EAST LINE OF LOT 18, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, A DISTANCE OF 569.96 FEET, PASSING THE COMMON CORNER OF LOT 18 AND LOT 19, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, TO A POINT, FOR THE SOUTHEAST CORNER OF LOT 19, BLOCK 1 OF SAID MONICA SUBDIVISION SECTION 1, AND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 73°35'01" WEST, ALONG THE SOUTH LINE OF LOT 19, BLOCK 1, OF SAID MONICA SUBDIVISION SECTION 1, TO A POINT, A DISTANCE OF 151.50 FEET, TO THE POINT OF BEGINNING CONTAINING A 2.13 (92,885.40 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, R.P.L.S. DATE 6.14.7029
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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

Parcel 15



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

2.87 (125,000.00 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 2021-14985, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

BEING A 2.87 (125,000.00 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 2021-14985, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE SOUTHEAST CORNER OF MONICA SUBDIVISION, SECTION 1, AS RECORDED IN CABINET 1, SLOT 17A, MAP RECORDS, CAMERON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°24'59" WEST (NORTH 16°23'01" WEST DEED), ALONG THE EAST LINE OF SAID MONICA SUBDIVISION, SECTION 1, A DISTANCE OF 625.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°35'01" EAST (NORTH 73°36'59" EAST DEED), A DISTANCE OF 200.00 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°24'59" EAST (SOUTH 16°23'01" WEST EAST), A DISTANCE OF 625.00 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




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°35'01" WEST (SOUTH 73°36'59" WEST DEED, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 2.87 (125,000.00 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 16



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

10.27 (447,208.32 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT I AND TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 10.27 (447,208.32 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE COMMON CORNER OF BLOCK 7 AND BLOCK 8, OF VACATED PALMITO ESTATES, ALSO BEING A CORNER OF TRACT II CONVEYED TO SAID SPACE EXPLORATION TECHNOLOGIES CORP., THENCE; NORTH 74°34'42" EAST, ALONG THE NORTH LINE OF SAID, VACATED PALMITO ESTATES, A DISTANCE OF 180.78 FEET, TO A POINT, FOR AN ANGLE POINT OF BLOCK 7, OF SAID VACATED PALMITO ESTATES, ALSO BEING AN ANGLE POINT FOR TRACT II CONVEYED TO SAID SPACE EXPLORATIONS CORP., THENCE; NORTH 69°48'22" EAST, ALONG THE NORTH LINE OF SAID, VACATED PALMITO ESTATES AND THE SOUTH LINE OF TRACT II CONVEYED TO SAID SPACE EXPLORATION TECHNOLOGIES CORP., A DISTANCE OF 210.27 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, A DISTANCE OF 1027.20 FEET, TO A POINT, BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 4, AND THE NORTH LINE OF TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., A DISTANCE OF 430.06 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF TRACT II CONVEYED TO SPACE EXPLORATIONS TECHNOLOGIES CORP., AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°23'13" EAST, ALONG THE EAST LINE OF TRACT II CONVEYED TO SAID SPACE EXPLORATIONS TECHNOLOGIES CORP., A DISTANCE OF 500.00 FEET, TO A POINT FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°36'47" EAST, A DISTANCE OF 175.00 FEET, TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°23'13" EAST, A DISTANCE OF 66.29 FEET, TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

Sheet 2 of 3 Metes & Bounds
Job Number: SUR 24.021



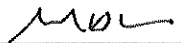
Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60


THENCE; SOUTH 16°23'13" EAST, A DISTANCE OF 432.29 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 69°48'22" WEST, A DISTANCE OF 431.01 FEET, TO THE POINT OF BEGINNING, CONTAINING A 10.27 (447,208.32 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.

 6.14.2021
SAMUEL D. MALDONADO, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

The seal is an octagonal stamp. The outer border contains the text "STATE OF TEXAS" at the top and "REGISTERED" at the bottom. Inside the border, there is a star in the center. Below the star, the text "SAMUEL D. MALDONADO" is written, followed by the number "6027" and the words "PROFESSIONAL LAND SURVEYOR" at the bottom.

Sheet 3 of 3 Metes & Bounds
Job Number: SUR 24.021

Parcel 21a



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

13.18 (574,639.14 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT III CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 13.18 (574,639.14 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT III CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE A CORNER OF BLOCK 4, OF VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, THENCE; NORTH 75°29'13" WEST, ALONG THE NORTH LINE OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 218.16 FEET, TO A POINT, OF THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 47°46'49" EAST, ALONG THE WEST LINE OF SAID TRACT III, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., A DISTANCE OF 912.75 FEET, TO A POINT, BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 4, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 71°53'23" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 4, A DISTANCE OF 511.06 FEET, TO A POINT, FOR A CORNER OF SAID TRACT II CONVEYED TO SPACE EXPLORATIONS CORP., BEING ON THE RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 4, AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 18°06'22" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 4, A DISTANCE OF 50.00 FEET, TO A POINT, FOR A CORNER OF SAID TRACT III CONVEYED TO SPACE EXPLORATIONS CORP., BEING ON THE RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 4, AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 71°53'23" EAST, ALONG THE WEST LINE OF PARCEL B, CONVEYED TO BETSY FOOTE, AS RECORDED IN DOCUMENT NUMBER 2022-44526, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, A DISTANCE OF 924.93 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF PARCEL B, CONVEYED TO SAID BETSY FOOTE, BEING ON THE NORTH LINE OF SAID VACATED PALMITO ESTATES, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

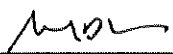


Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 75°29'13" WEST, ALONG THE NORTH LINE OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 750.92 FEET, TO THE POINT OF BEGINNING, CONTAINING A 13.18 (574,639.14 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, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



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

Parcel 21 b



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

17.48 (761,421.92 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT III CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 17.48 (761,421.92 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT III CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE A CORNER OF BLOCK 4, OF VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, THENCE; NORTH 75°29'13" WEST, ALONG THE NORTH LINE OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 1,212.39 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 40°50'00" EAST, ALONG THE EAST LINE OF PARCEL B CONVEYED TO BETSY FOOTE, AS RECORDED IN DOCUMENT NUMBER 2022-44526, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, A DISTANCE OF 846.45 FEET, TO A POINT, BEING ON NORTH LINE OF SAID TRACT III CONVEYED TO SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 4, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 71°53'23" EAST, ALONG THE NORTH LINE OF SAID TRACT III CONVEYED TO SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 4, A DISTANCE OF 343.63 FEET, TO A POINT, FOR A CORNER OF SAID TRACT III CONVEYED TO SPACE EXPLORATIONS CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 18°06'22" WEST, ALONG THE ALONG THE EAST LINE OF SAID TRACT III CONVEYED TO SPACE EXPLORATIONS CORP., AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 4, A DISTANCE OF 50.00 FEET, TO A POINT, FOR A CORNER OF SAID TRACT III CONVEYED TO SPACE EXPLORATIONS CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 71°53'23" EAST, ALONG THE NORTH LINE OF SAID TRACT III CONVEYED TO SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 4, A DISTANCE OF 466.30 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF PARCEL A CONVEYED TO GUADALUPE ACUNA, FOR A 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; SOUTH 00°23'13" EAST, ALONG THE WEST LINE OF PARCEL A CONVEYED TO SAID GUADALUPE ACUNA, A DISTANCE OF 609.90 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF PARCEL A CONVEYED TO SAID GUADALUPE ACUNA, BEING ON THE NORTH LINE OF SAID VACATED PALMITO ESTATES AND THE SOUTH LINE OF TRACT III CONVEYED TO SAID SPACE EXPLORATIONS CORP., FOR THE FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

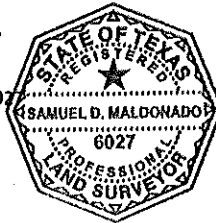
THENCE; SOUTH 80°13'45 WEST, ALONG THE NORTH LINE OF SAID VACATED PALMITO ESTATES AND THE SOUTH LINE OF TRACT III CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 166.77 FEET, TO A POINT, FOR A CORNER OF SAID VACATED PALMITO ESTATES, AND FOR A CORNER OF TRACT III CONVEYED TO SAID SPACE EXPLORATIONS CORP., FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 75°29'13" WEST, ALONG THE NORTH LINE OF SAID, VACATED PALMITO ESTATES AND THE SOUTH LINE OF TRACT III CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 1,185.32 FEET, TO THE POINT OF BEGINNING, CONTAINING A 17.48 (761,421.92 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, 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 21 c



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

3.22 (140,157.21 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT III CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 3.22 (140,157.21 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT III CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE A CORNER OF BLOCK 4, OF VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, THENCE; NORTH 75°29'13" WEST (NORTH 75°29'01" WEST DEED), ALONG THE NORTH LINE OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 2,321.20 FEET, TO A POINT, THENCE; SOUTH 80°13'45" WEST (SOUTH 80°13'57" EAST PLAT), ALONG THE NORTH LINE OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 302.80 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF PARCEL A CONVEYED TO GUADALUPE ACUNA, AND FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 40°23'56" EAST, ALONG THE EAST LINE OF PARCEL A CONVEYED TO SAID GUADALUPE ACUNA, A DISTANCE OF 541.96 FEET, TO A POINT, FOR A NON-TANGENT CURVE, FOR THE NORTHEAST CORNER OF PARCEL A CONVEYED TO GUADALUPE ACUNA, BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 4, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; WITH SAID CURVE, NORTH LINE OF TRACT III CONVEYED TO SPACE EXPLORATIONS TECHNOLOGY CORP., AND THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 4, HAVING A RADIUS OF 1,243.60 FEET, ARC LENGTH OF 240.25 FEET, DELTA OF 11°04'10", CHORD BEARING OF SOUTH 79°42'48" EAST, AND A CHORD LENGTH OF 239.87 FEET, TO A POINT, BEING ON THE WEST RIGHT OF WAY LINE OF QUICKSILVER AVENUE, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 44°36'16" EAST, ALONG THE WEST RIGHT OF WAY LINE OF QUICKSILVER AVENUE, A DISTANCE OF 75.83 FEET, TO A POINT, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°23'44" WEST, ALONG THE EAST LINE OF TRACT III CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND THE WEST RIGHT OF WAY LINE OF SAID QUICKSILVER AVENUE, A DISTANCE OF 395.14 FEET, TO A POINT, THE COMMON CORNER OF TRACT III CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND OF SAID VACATED PALMITO ESTATES, AND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 2 of 3 Metes & Bounds
Job Number: SUR 24.021




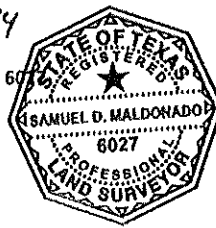
Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 80°13'45" WEST, ALONG THE SOUTH LINE OF SAID TRACT III CONVEYED OT SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 294.59 FEET, TO THE POINT OF BEGINNING CONTAINING A 3.22 (140,157.21 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.


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



Sheet 3 of 3 Metes & Bounds
Job Number: SUR 24.021

Parcel 23



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

41.17 (1,793,467.35 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT I CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 41.17 (1,793,467.35 SQ. FT.) ACRE TRACT OF LAND OUT OF TRACT II CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF SHARE 3, SAN MARTIN GRANT, 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, ALONG THE NORTH LINE OF BLOCK 6, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 295.40 FEET, TO A POINT, FOR THE COMMON CORNER OF TRACT I AND TRACT II CONVEYED TO SAID SPACE EXPLORATIONS CORP., FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°23'13" WEST, ALONG THE EAST LINE OF PARCEL "B" OUT OF TRACT II, CONVEYED TO SPACE EXPLORATIONS CORP., A DISTANCE OF 140.02 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF SAID PARCEL "B" OUT OF TRACT II, CONVEYED TO SPACE EXPLORATIONS CORP., AND FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 73°36'47" WEST, ALONG THE NORTH LINE OF PARCEL "B" OUT OF TRACT II, CONVEYED TO SPACE EXPLORATIONS CORP., A DISTANCE OF 150.00 FEET, TO A POINT, BEING ON THE COMMON LINE OF TRACT I AND TRACT II, OF SAID SPACE EXPLORATIONS CORP., FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 10°23'13" WEST, ALONG THE COMMON LINE TRACT I AND TRACT II, OF SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 282.29 FEET, TO A POINT, FOR THE INTERIOR CORNER OF PARCEL "M", OUT OF TRACT II, CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°36'47" EAST, ALONG THE SOUTH LINE OF PARCEL "M", OUT OF TRACT II, CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 175.00 FEET, TO A POINT, FOR AN EXTERIOR CORNER OF PARCEL "M", OUT OF TRACT II, CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 1 of 6 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°23'14" WEST, ALONG THE EAST LINE OF PARCEL "M", OUT OF TRACT II, CONVEYED TO SAID SPACE EXPLORATIONS CORP., PASSING THE COMMON CORNER OF PARCEL "M" AND PARCEL "F", OUT OF TRACT II CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 166.30 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF PARCEL "F" OUT OF TRACT II, CONVEYED TO SAID SPACE EXPLORATIONS CORP., BEING ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO LILY ABETE, AS RECORDED IN DOCUMENT NUMBER 2000-34242, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°34'06" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO LILY ABETE, A DISTANCE OF 42.91 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO LILY ABETE, AND FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°23'56" WEST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO LILY ABETE, A DISTANCE OF 400.00 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO LILY ABETE, BEING ON THE NORTH LINE OF TRACT I CONVEYED TO SPACE EXPLORATION CORP., AND THE SOUTH LINE OF STATE HIGHWAY NUMBER 4, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°37'04" EAST, ALONG THE NORTH LINE OF TRACT I CONVEYED TO SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 4, A DISTANCE OF 192.17 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS CORP., AS RECORDED IN DOCUMENT NUMBER 38418, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°23'13" EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND, CONVEYED TO SPACE EXPLORATIONS CORP., A DISTANCE OF 440.02 FEET, TO A POINT, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS CORP., AS RECORDED IN DOCUMENT NUMBER 2021-17787, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, AND FOR A TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., AS RECORDED IN DOCUMENT NUMBER 1993-9252, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 73°36'47" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., A DISTANCE OF 175.00 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°23'13" EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND, CONVEYED TO COAST BROADCASTING INC., A DISTANCE OF 79.16 FEET, TO A POINT, FOR THE START OF A CURVE, FOR AN ANGLE POINT OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., AND FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 2 of 6 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; WITH SAID CURVE, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., HAVING A RADIUS OF 72.92 FEET, ARC LENGTH OF 119.39 FEET, DELTA OF 93°48'10", CHORD BEARING OF SOUTH 63°17'22" EAST, CHORD LENGTH OF 106.49 FEET, TO A POINT, FOR AN ANGLE POINT OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 69°48'22" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., A DISTANCE OF 97.45 FEET, FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°23'13" WEST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., A DISTANCE OF 145.45 FEET, TO A POINT, THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO COAST BROADCASTING INC., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°36'47" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS CORP., A DISTANCE OF 175.00 FEET, TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°23'13" WEST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS CORP, A DISTANCE OF 440.00 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO SPACE EXPLORATIONS CORP., BEING ON NORTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 4, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 73°36'25" EAST, ALONG THE NORTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 4, A DISTANCE OF 404.72 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF PARCEL "A", OUT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 16°26'25" EAST, ALONG THE WEST LINE OF PARCEL "A", OUT OF TRACT I, CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 200.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF PARCEL "A" OUT OF TRACT I, CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 3 of 6 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 73°33'35" EAST, ALONG THE SOUTH LINE OF PARCEL "A" OUT OF TRACT I, CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 175.00 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF TRACT I, CONVEYED TO SAID SPACE EXPLORATIONS CORP., FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 16°26'25" WEST, ALONG THE EAST LINE OF PARCEL "A" OUT OF TRACT I, CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 27.87 FEET, TO A POINT, BEING ON THE SOUTH LINE OF PARCEL "I" OUT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 75°01'12" EAST, ALONG THE SOUTH LINE OF PARCEL "I" OUT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 107.85 FEET, TO A POINT, FOR A CORNER OF SAID PARCEL "I" OUT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 03°00'20" WEST, ALONG THE EAST LINE OF PARCEL "I" OUT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 154.41 FEET, TO A POINT, AT THE START OF A CURVE, BEING ON THE NORTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP. AND THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 4, FOR THE NORTHEAST CORNER OF PARCEL "I" OUT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; WITH SAID CURVE, ALONG THE NORTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NUMBER 4, HAVING A RADIUS OF 1095.92 FEET, ARC LENGTH OF 119.39 FEET, DELTA OF 21°53'40", CHORD BEARING OF SOUTH 83°24'41" EAST, AND HAVING AN ARC LENGTH OF 416.24 FEET, FOR AN ANGLE POINT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 71°53'23" EAST, ALONG THE NORTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NUMBER 4, A DISTANCE OF 909.67 FEET, TO A POINT FOR A CORNER OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 18°06'37" WEST, ALONG THE EAST LINE TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP. AND THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NUMBER 4, A DISTANCE OF 50.0 FEET, TO A POINT, FOR A CORNER OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 4 of 6 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 68N60

THENCE; SOUTH 71°52'16" EAST, ALONG THE NORTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NUMBER 4, A DISTANCE OF 84.46 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 47°46'37" WEST, ALONG THE EAST LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., A DISTANCE OF 914.37 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., BEING ON THE NORTH LINE OF SAID VACATED PALMITO ESTATES, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 75°29'13" WEST, ALONG THE SOUTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP. AND THE NORTH LINE OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 213.00 FEET, TO A POINT, FOR AN ANGLE POINT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., AND FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 85°02'27" WEST, ALONG THE SOUTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP. AND THE NORTH LINE OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 681.71 FEET, TO A POINT, FOR AN ANGLE POINT OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP., FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 69°48'22" WEST, ALONG THE SOUTH LINE OF TRACT I CONVEYED TO SAID SPACE EXPLORATIONS CORP. AND THE NORTH LINE OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 660.20 FEET, TO THE POINT OF BEGINNING, CONTAINING A 41.17 (1,793,467.35 SQ. FT.) ACRE TRACT OF LAND, MORE OR LESS.

SAVE AND EXCEPT:

0.517 OF AN ACRE TRACT OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, AS RECORDED IN DOCUMENT NUMBER 2021-51179, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS

0.826 OF AN ACRE BEING TRACT II OUT OF SHARE 3, SAN MARTIN GRANT, AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

0.402 OF AN ACRE OF LAND OUT OF SHARE 3, SAN MARTIN GRANT, AS RECORDED IN DOCUMENT NUMBER 2021-25510, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

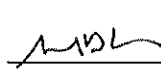
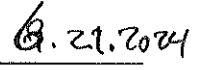
Sheet 5 of 6 Metes & Bounds
Job Number: SUR 24.021



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

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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



Sheet 6 of 6 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:
 Parcels 6 and 13 – 172778 and 172777, Parcel 15 - 171751, Parcel 16 - 171741, Parcel 21a, 21b,
 and 21c - 171732, and Parcel 23 – 171754.

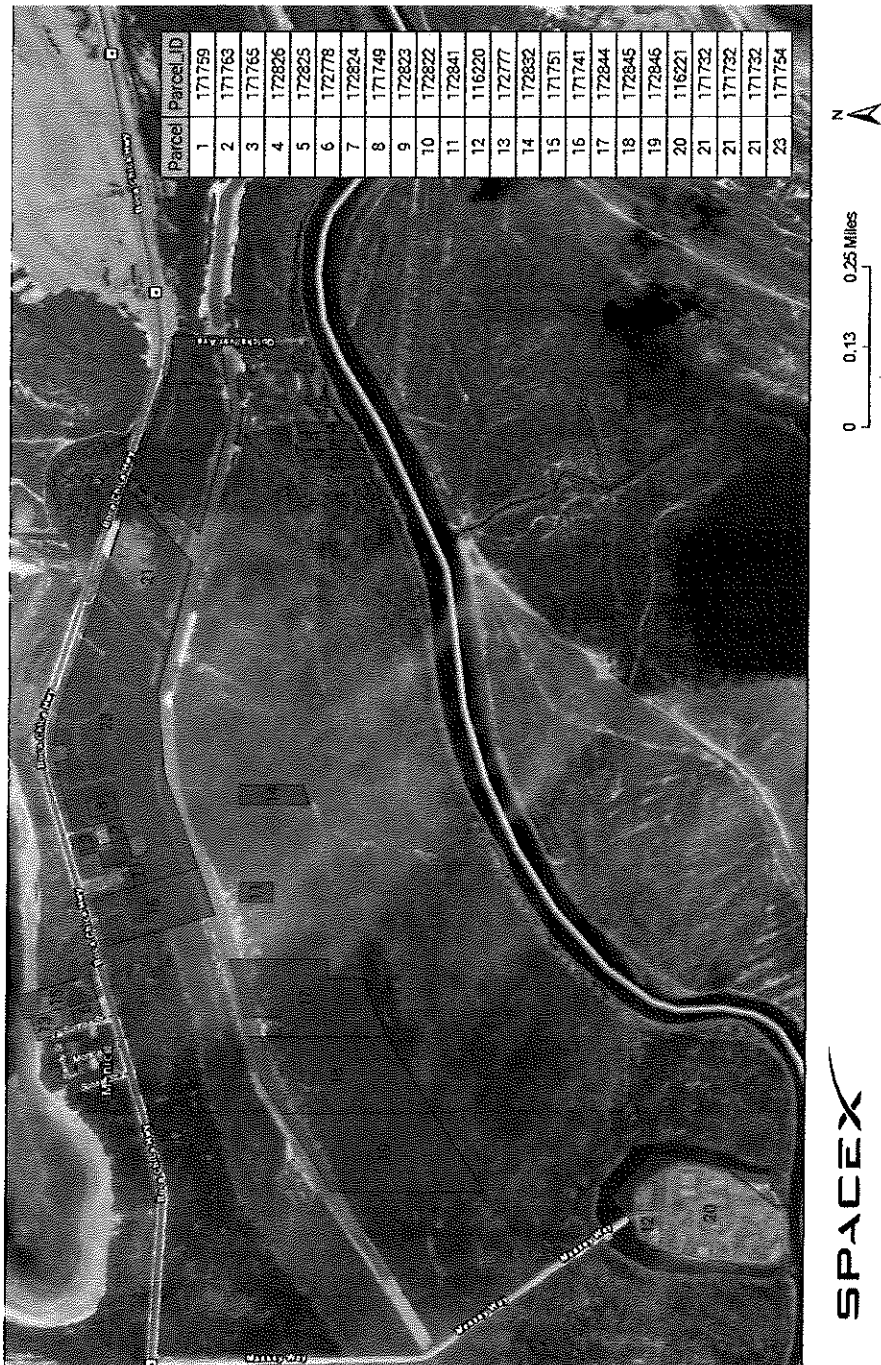


EXHIBIT B
SUBSTANTIVE BODY OF WRITTEN SERVICES AGREEMENT

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.