

**CITY OF STARBASE, TEXAS**

**ORDINANCE NO. 2025-06-23-D08-OR**

**AN ORDINANCE OF THE CITY OF STARBASE, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF A 55.64 ACRE AREA OF BLOCKS 5, 7, 9, AND 10, VACATED PALMITO ESTATES, CAMERON COUNTY, TEXAS; FURTHER IDENTIFIED AS CAMERON COUNTY APPRAISAL DISTRICT PROPERTY NOS. 172841, 172832, 172844, 172845, AND 172846; 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 11<sup>th</sup> 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 23<sup>rd</sup> 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

Parcel 11



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00  
200 S. 10<sup>th</sup> Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883  
DUNS 834820735 CAGE CODE 66N00

### METES AND BOUNDS DESCRIPTION

**1.00 (43,560.00 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 7, VACATED PALMITO ESTATES,  
AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY,  
TEXAS, BEING THE SAME TRACT I PARCEL B CONVEYED TO SPACE EXPLORATION  
TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2021-52826, OFFICIAL  
RECORDS, CAMERON COUNTY, TEXAS.**

BEING A 1.00 (43,560.00 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 7, VACATED PALMITO ESTATES,  
AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING  
THE SAME TRACT I PARCEL B 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, BLOCK 7, BLOCK 43, AND BLOCK  
44, OF VACATED PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGES 6 THROUGH 10, CAMERON  
COUNTY, TEXAS, BEING ON THE CENTERLINE OF RIO GRANDE DRIVE, THENCE; NORTH 00°00'12" WEST  
(NORTH DEED), ALONG THE COMMON LINE OF BLOCK 6 AND BLOCK 7, OF SAID VACATED PALMITO  
ESTATES, A DISTANCE OF 503.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER AND POINT OF  
BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 89°59'48" WEST (WEST DEED), A DISTANCE OF 160.00 FEET, TO A POINT, FOR A  
CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 00°00'12" WEST (NORTH DEED), A DISTANCE OF 272.25 FEET, TO A POINT, FOR A  
CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 89°59'48" EAST (EAST DEED), A DISTANCE OF 160.00 FEET, TO A POINT, BEING ON THE  
COMMON LINE OF BLOCK 6 AND BLOCK 7, OF SAID VACATED PALMITO ESTATES, FOR A CORNER OF THIS  
HEREIN DESCRIBED TRACT OF LAND;

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

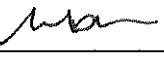


Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00  
200 S. 10<sup>th</sup> Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883  
DUNS 034820735 CAGE CODE 66N60

THENCE; SOUTH 00°00'12" EAST (SOUTH DEED), ALONG THE COMMON LINE OF BLOCK 6 AND BLOCK 7,  
OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 272.25 FEET, TO THE POINT OF BEGINNING  
CONTAINING A 1.00 (43,560.00 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, JR., 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. 10<sup>th</sup> Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883  
DUNS 834820735 CAGE CODE 66N60

**METES AND BOUNDS DESCRIPTION**

**2.00 (87,120.55 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 5, 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 2021-19513, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.**

BEING A 2.00 (87,120.55 SQ. FT.) ACRE TRACT OF LAND OUT OF BLOCK 5, 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 2021-19513, 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, BLOCK 44, AND BLOCK 45, OF SAID VACATED PALMITO ESTATES, BEING ON THE CENTERLINE OF RIO GRANDE DRIVE, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 00°00'12" WEST (NORTH DEED), ALONG THE COMMON LINE OF BLOCK 5 AND BLOCK 6, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 570.49 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 89°59'48" EAST (EAST DEED), A DISTANCE OF 160.00 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°00'12" EAST (SOUTH DEED), A DISTANCE OF 518.52 FEET, TO A POINT, ON THE COMMON LINE OF BLOCK 5 AND BLOCK 45, OF SAID VACATED PALMITO ESTATES, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 1 of 2 Metes & Bounds  
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DUNS 834820735 CAGE CODE 60N60

THENCE; SOUTH 72°00'02" WEST (SOUTH 72°00'14" WEST DEED), ALONG THE CENTERLINE OF SAID RIO  
GRANDE DRIVE, A DISTANCE OF 168.23 FEET, TO THE POINT OF BEGINNING, CONTAINING A 2.00  
(87,120.55 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.

*SD* 6-14-2024  
\_\_\_\_\_  
SAMUEL D. MALDONADO, R.P.L.S. DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



Sheet 2 of 2 Metes & Bounds  
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DUNS 834820735 CAGE CODE 66N60

**METES AND BOUNDS DESCRIPTION**

**14.02 (610,901.98 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF BLOCK 9 AND BLOCK 10,  
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 2021-19513,  
OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.**

BEING A 14.02 (610,901.98 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF BLOCK 9 AND BLOCK 10,  
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 2021-19513, 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 8 AND BLOCK 9, BLOCK 41, AND  
BLOCK 42, OF SAID VACATED PALMITO ESTATES, BEING ON THE CENTERLINE OF RIO GRANDE DRIVE  
(HAVING AN 80.00' R.O.W.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN  
DESCRIBED TRACT OF LAND;

THENCE; NORTH 00°00'12" WEST (NORTH DEED), ALONG BLOCK 8 AND BLOCK 9, OF SAID VACATED  
PALMITO ESTATES, A DISTANCE OF 888.85 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF THIS  
HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 89°59'48" EAST (EAST DEED), A DISTANCE OF 160.00 FEET, TO A POINT, FOR AN  
INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 00°00'12' WEST (NORTH DEED), A DISTANCE OF 294.31 FEET, TO A POINT, FOR AN EXTERIOR  
CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 74°34'42' EAST (NORTH 74°34'54" EAST DEED), A DISTANCE OF 497.92 FEET, TO A  
POINT, BEING ON THE COMMON LINE OF BLOCK 7 AND BLOCK 8, OF SAID VACATED PALMITO ESTATES,  
FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°00'12" EAST (SOUTH DEED), ALONG THE COMMON LINE OF BLOCK 7 AND BLOCK 8,  
OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 819.33 FEET, TO A POINT, FOR AN EXTERIOR  
CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 89°59'48" WEST (WEST DEED), A DISTANCE OF 160.00 FEET, TO A POINT, FOR THE  
INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 1 of 2 Metes & Bounds  
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DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 00°00'12" EAST SOUTH DEED), A DISTANCE OF 298.24 FEET, TO A POINT, AT THE START OF A CURVE, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; WITH SAID CURVE, ALONG THE COMMON LINE OF BLOCK 8 AND BLOCK 42, OF SAID VACATED PALMITO ESTATES, AND THE CENTERLINE OF SAID RIO GRANDE DRIVE, HAVING A RADIUS OF 2857.04 FEET, ARC LENGTH OF 519.93 FEET, DELTA OF 10°25'40", CHORD BEARING OF SOUTH 67°35'02" WEST, AND A CHORD LENGTH OF 519.22 FEET, TO THE POINT OF BEGINNING CONTAINING A 14.02 (610,901.98 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.

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



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Parcels 18 and 19



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DUNS 834820735 CAGE CODE 66N60

**METES AND BOUNDS DESCRIPTION**

**38.62 (1,682,204.49 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF BLOCK 9 AND BLOCK 10,  
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 2021-24729,  
OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.**

BEING A 38.62 (1,682,204.49 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF BLOCK 9 AND BLOCK 10,  
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 2021-24729, 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 10 AND BLOCK 11, OF SAID  
VACATED PALMITO ESTATE, FOR THE POINT OF BEGINNING AND NORTHWEST CORNER OF THIS HEREIN  
DESCRIBED TRACT OF LAND;

THENCE; NORTH 57°01'22" EAST, ALONG THE NORTH LINE OF BLOCK 10, OF SAID VACATED PALMITO  
ESTATES, AT A DISTANCE OF 762.89 FEET, PASSING A POINT, FOR THE COMMON CORNER OF BLOCK 9  
AND BLOCK 10, OF SAID VACATED PALMITO ESTATES, CONTINUING TO A TOTAL DISTANCE OF 1,109.61  
FEET, TO A POINT, FOR AN ANGLE POINT OF BLOCK 9, OF SAID VACATES PALMITO ESTATES, AND FOR AN  
ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 74°34'42" EAST, ALONG THE NORTH LINE OF BLOCK 9, OF SAID VACATED PALMITO  
ESTATES, A DISTANCE OF 391.40 FEET, TO A POINT, FOR THE COMMON CORNER OF BLOCK 8 AND BLOCK  
9, OF SAID VACATED PALMITO ESTATES, AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED  
TRACT OF LAND;

THENCE; SOUTH 00°00'12" EAST, ALONG THE COMMON LINE OF BLOCK 8 AND BLOCK 9, OF SAID  
VACATED PALMITO ESTATES, A DISTANCE OF 1,179.48 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 CENTERLINE OF SAID RIO GRANDE DRIVE, 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, CHORD LENGTH OF 70.61 FEET, TO AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

Sheet 2 of 3 Metes & Bounds  
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200 S. 10<sup>th</sup> Street, Suite 1800, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883  
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THENCE; SOUTH 57°01'22" WEST, ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE AND THE COMMON LINE OF BLOCK 9 AND BLOCK 41, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 1,283.95 FEET, PASSING THE COMMON CORNERS OF BLOCK 9, BLOCK 10, BLOCK 40 AND BLOCK 41, OF SAID VACATED PALMITO ESTATES, TO A POINT, FOR THE COMMON CORNER OF BLOCK 10, BLOCK 11, BLOCK 39 AND BLOCK 40, OF SAID VACATED PALMITO ESTATES, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 00°00'12" EAST, ALONG THE COMMON LINE OF BLOCK 10 AND BLOCK 11, OF SAID VACATED PALMITO ESTATES, A DISTANCE OF 1305.61 FEET, TO THE POINT OF BEGINNING, CONTAINING A 38.62 (1,682,204.49 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.

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

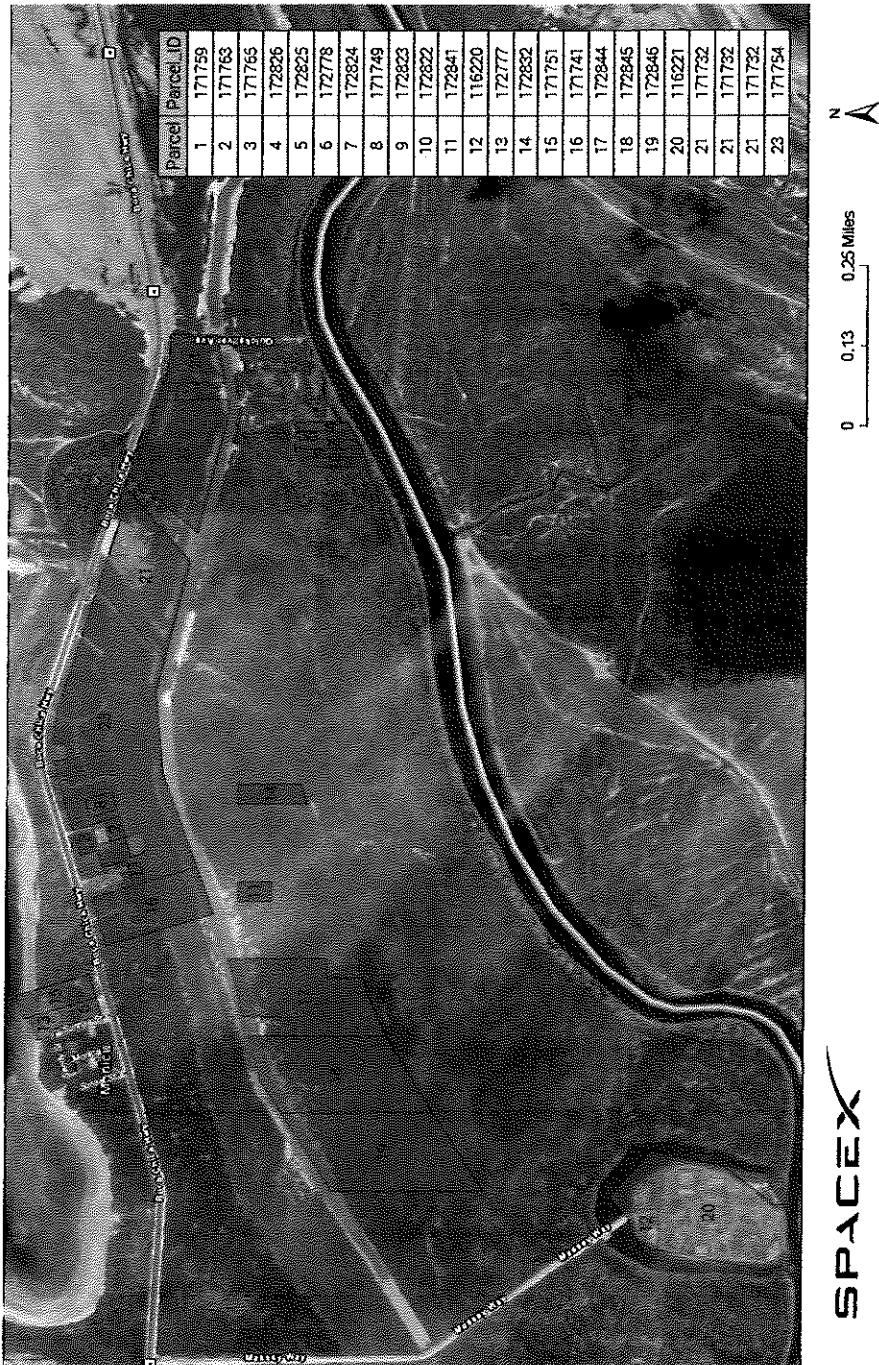


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**EXHIBIT A-2**  
**ANNEXATION AREA DEPICTION**

Property is identified as parcels included in the annexation area as follows:

Parcel 11 - 172841, Parcel 14 - 172832, Parcel 17 - 172844, and Parcels 18 and 19 – 172845 and 172846.



**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.