

CITY OF STARBASE, TEXAS

ORDINANCE NO. 2026-8

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, ANNEXING AN AREA OF LAND TOTALING APPROXIMATELY 29.68 ACRES TO INCLUDE A 5.00 ACRE AREA OF LAND OUT OF A 10,855.81 ACRE TRACT, SHARE 3, SAN MARTIN GRANT AS FILED IN THE REAL PROPERTY RECORDS OF CAMERON COUNTY, TEXAS IN INSTRUMENT NO. 2021-22279, AND FURTHER IDENTIFIED AS CAMERON COUNTY APPRAISAL DISTRICT PROPERTY ID NUMBER 171744; AND TO INCLUDE A 1.82 ACRE AREA OF LAND OUT OF A 38.81 ACRE TRACT, SHARE 3, SAN MARTIN GRANT AS FILED IN THE REAL PROPERTY RECORDS OF CAMERON COUNTY, TEXAS IN INSTRUMENT NO. 2024-42907, AND FURTHER IDENTIFIED AS CAMERON COUNTY APPRAISAL DISTRICT PROPERTY ID NUMBER 171766; AND TO INCLUDE A 22.86 ACRE AREA OF LAND BEING OUT OF BLOCK 1, PALMITO ESTATES SUBDIVISION AS FILED IN THE PLAT RECORDS OF CAMERON COUNTY, TEXAS IN VOLUME 33, PAGE 6-10, AND FURTHER IDENTIFIED AS CAMERON COUNTY APPRAISAL DISTRICT PROPERTY ID NUMBERS 172819, 172827, 172821, 172828, AND AS MORE PARTICULARLY DEPICTED IN EXHIBIT "A"; AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION, INCLUDING PUBLIC HEARINGS, NOTICES, OPEN MEETINGS, AND EXECUTION OF A WRITTEN SERVICES AGREEMENT HAVE BEEN MET ACCORDING TO LAW; PROVIDING FOR THE INCORPORATION OF PREMISES; 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 INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS LAWFULLY HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the "City") is a Type C general-law municipality with full Type A powers under the laws of the State of Texas; and

WHEREAS, the City is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property located within the extraterritorial jurisdiction of the City and extend the boundary limits of the City; and

WHEREAS, the City received a C-3 voluntary annexation petition (the “Petition”) from Space Exploration Technologies Corp., the property owner (the “Owner”) requesting the annexation into the City’s boundary limits of a certain approximately 29.68 acre area that shall include: a 5.00 acre area of land out of a 10,855.81 acre tract, Share 3, San Martin Grant as filed in the Real Property Records of Cameron County, Texas in Instrument No. 2021-22279, and further identified as Cameron County Appraisal District Property ID Number 171744; and to include a 1.82 acre area of land out of a 38.81 acre tract, Share 3, San Martin Grant as filed in the Real Property Records of Cameron County, Texas in Instrument No. 2024-42907, and further identified as Cameron County Appraisal District Property ID Number 171766; and to include a 22.86 acre area of land being out of Block 1, Palmito Estates Subdivision as filed in the Plat Records of Cameron County, Texas in Volume 33, Page 6-10, and further identified as Cameron County Appraisal District Property ID Numbers 172819, 172827, 172821, 172828, as depicted in Exhibit “A”, attached and incorporated as if set forth fully herein (the “Area”); and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, all requirements for the annexation, including required notices and public hearings, have been provided, held, and met; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a written services agreement for the Area to be annexed was negotiated and executed prior to the adoption of the annexation by City Commission; and

WHEREAS, the City Commission of the City (the “City Commission”) has investigated into, has determined, and officially finds that no part of the Area is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, the City Commission finds and determines that annexation of the Area 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. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Annexation. The Area is hereby annexed into the City, and the boundary limits of the City are hereby extended to include the Area, and the same shall hereafter be included within the boundary limits of the City, and the inhabitants of the Area shall hereafter be entitled to all the rights and privileges of other citizens of the City and shall be bound by the acts, ordinances, resolutions, and regulations of the City enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 3. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Area as part of the City. The City Clerk is directed and

authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Area as required by applicable law.

SECTION 4. Filing Instructions. The City Clerk is hereby directed and authorized 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. Severability Clause. It is hereby declared by the City Commission that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 6. Cumulative Repealer Clause. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.041, Texas Government Code.

SECTION 8. Enrollment and Engrossment. 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 be in full force and effect immediately upon its passage and approval by the City Commission.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, this 18th day of February, 2026.

CITY OF STARBASE, TEXAS



Bobby Peden, Mayor

ATTEST:



Gretchen Norton, City Clerk

APPROVED AS TO FORM:



Marie N. Johnson, Assistant City Attorney



EXHIBIT "A"
LEGAL DESCRIPTION AND DEPICTION OF AREA

[Properties identified in attached depiction and legal descriptions as Tracts I-IV.]



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

TRACT I

BEING A 5.00 (217,800.00 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-22279, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF A 10,855.81 ACRES TRACT OF LAND, SHARE 3, SAN MARTIN GRAND, AS RECORDED IN VOLUME 935, PAGE 62-225, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS.

BEING A 5.00 (217,800.00 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES CORP., AS RECORDED IN DOCUMENT NUMBER 2021-22279, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF A 10,855.81 ACRES TRACT OF LAND, SHARE 3, SAN MARTIN GRAND, AS RECORDED IN VOLUME 935, PAGE 62-225, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, AND SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO.4 WHICH LIES SOUTH 84°52'23" WEST, AT A DISTANCE OF 8,240.84 FEET, FROM THE NORTHWEST CORNER OF A CERTAIN 22.64 ACRE TRACT, AS RECORDED IN VOLUME 1248, PAGE 310, CAMERON COUNTY DEED RECORDS, CAMERON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE; SOUTH 00°00'51" EAST, AT A DISTANCE OF 688.04 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; ALONG THE CENTERLINE OF A 60.0 FOOT ROAD EASEMENT (AS PER PREVIOUS DEED RECORDS), SOUTH 89°59'09" WEST, AT A DISTANCE OF 320.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

Sheet 1 of 2 Metes & Bounds
Job Number: SUR 25.007



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METES AND BOUNDS DESCRIPTION

TRACT II

BEING A 1.82 (79,279.20 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2024-42907, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF A CERTAIN 38.81 ACRES TRACT OF LAND, SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 1.82 (79,279.20 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2024-42907, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF A CERTAIN 38.81 ACRES TRACT OF LAND, SHARE 3, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, SAID 1.82 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 38.81 ACRE TRACT WHICH IS SOUTH 80°13'57" WEST, AT A DISTANCE OF 293.68 FEET, FROM THE NORTHEAST CORNER OF BLOCK 1, PALMITO ESTATES, AS RECORDED IN VOLUME 33, PAGE 9-1, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; ALONG SAID SOUTH LINE OF SAID 38.81 ACRE TRACT AND THE NORTH LINE OF BLOCK 1, PALMITO ESTATES, SAME BEING THE APPROXIMATE CENTERLINE OF A CANAL EASEMENT, SOUTH 80°13'57" WEST, AT A DISTANCE OF 135.65 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; NORTH 00°23'13" WEST, AT A DISTANCE OF 609.75 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO.4, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE; ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO.4, SOUTH 71°53'11" EAST, AT A DISTANCE OF 103.69 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT;

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TRACT III

BEING A 18.10 (788,436.00 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2025-12692, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, BEING ALL OF THAT PORTION THAT LIES NORTH OF THE CENTERLINE OF RIO GRANDE DRIVE IN BLOCK 1, PALMITO ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGES 6 - 11, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, SHARE 2, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 18.10 (788,436.00 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2025-12692, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, BEING ALL OF THAT PORTION THAT LIES NORTH OF THE CENTERLINE OF RIO GRANDE DRIVE IN BLOCK 1, PALMITO ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGES 6 - 11, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, SHARE 2, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AND SAID 18.10 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1, PALMITO ESTATES SUBDIVISION, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF KINGSTON AVE. FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE; ALONG THE EAST LINE OF SAID BLOCK 1 AND WEST RIGHT OF WAY LINE OF KINGSTON AVE., SOUTH 00°23'56" WEST, AT A DISTANCE OF 533.36 FEET, TO A POINT ON THE CENTERLINE OF RIO GRANDE DRIVE, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE, SOUTH 80°14'00" WEST, AT A DISTANCE OF 1,300.17 FEET, TO A POINT ON THE WEST LINE OF SAID BLOCK 1, PALMITO ESTATES SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; ALONG SAID WEST LINE BLOCK 1, PALMITO ESTATES SUBDIVISION, NORTH AT A DISTANCE OF 833.23 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 1, PALMITO ESTATES, SAID NORTHWEST CORNER BEING ON THE NORTH LINE OF A 150.00 FEET CHANNEL EASEMENT, FOR THE NORTHWEST CORNER OF THIS TRACT;

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THENCE; ALONG SAID NORTH LINE OF 150 FEET.00 FEET CHANNEL EASEMENT AND NORTH LINE OF BLOCK 1, PALMITO ESTATES, SOUTH 75°29'01" EAST, AT A DISTANCE OF 720.18 FEET, TO A POINT, FOR A CORNER OF THIS TRACT;

THENCE; CONTINUING ALONG THE NORTH LINE OF BLOCK 1, PALMITO ESTATES SUBDIVISION AND NORTH LINE OF SAID 150.00 FEET CHANNEL EASEMENT, NORTH 80°13'57" EAST, AT A DISTANCE OF 596.49 FEET, TO THE PLACE OF BEGINNING, CONTAINING 18.10 (788,436.00 SQ. FT.) ACRES TRACT OF LAND, MORE OR LESS, INCLUSIVE OF THE NORTH 40.00 FEET OF RIO GRANDE DRIVE.

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 2 of 2 Metes & Bounds
Job Number: SUR 25.007



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METES AND BOUNDS DESCRIPTION

TRACT IV

BEING A 0.53 (23,086.80 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2024-42625, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF BLOCK 1, PALMITO ESTATES SUBDIVISION, AS RECORDED IN THE CAMERON COUNTY MAP RECORDS VOLUME 33, PAGE 6 - 10, CAMERON COUNTY, TEXAS.

BEING A 0.53 (23,086.80 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2024-42625, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF BLOCK 1, PALMITO ESTATES SUBDIVISION, AS RECORDED IN THE CAMERON COUNTY MAP RECORDS VOLUME 33, PAGE 6 - 10, CAMERON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 48, SAID POINT BEING ON THE CENTERLINE OF RIO GRANDE DRIVE AND THE WEST LINE OF BLOCK 1;

THENCE; NORTH 80°14'00" EAST, AT A DISTANCE OF 584.9 FEET, ALONG THE CENTERLINE OF RIO GRANDE DRIVE TO A POINT, FOR THE NORTHWEST CORNER OF THIS TRACT AND THE PLACE OF BEGINNING OF THIS TRACT;

THENCE; SOUTH, AT A DISTANCE OF 372.00 FEET, TO A POINT, LOCATED ON THE NORTH BANK OF THE RIO GRANDE RIVER, AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; NORTH 56°54'18" EAST, AT A DISTANCE OF 88.00 FEET, ALONG THE NORTH BANK OF THE RIO GRANDE RIVER, TO A POINT, AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

Sheet 1 of 2 Metes & Bounds
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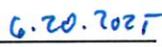
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THENCE; NORTH, AT A DISTANCE OF 340.00 FEET, TO A POINT ON THE CENTERLINE OF RIO GRANDE DRIVE AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE; SOUTH 80°14'00" WEST, AT A DISTANCE OF 65.00 FEET, ALONG THE CENTERLINE OF RIO GRANDE DRIVE TO THE PLACE OF BEGINNING, CONTAINING 0.53 (23,086.80 SQ. FT.) ACRES TRACT OF LAND, MORE OR LESS, BEING THE NORTHWEST CORNER OF THIS TRACT;

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



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BEING 3.23 ACRES OUT OF THE FOLLOWING:

METES AND BOUNDS DESCRIPTION

TRACT V

BEING A 4.23 (184,258.80 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2025-12692, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, IN THE SOUTHEAST PORTION OF BLOCK 1, PALMITO EASTATES SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOLUME 33, PAGES 6 - 11, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, SHARE 2, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 4.23 (184,258.80 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2025-12692, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, IN THE SOUTHEAST PORTION OF BLOCK 1, PALMITO EASTATES SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOLUME 33, PAGES 6 - 11, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, SHARE 2, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AND SAID 4.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, ON THE CENTERLINE OF RIO GRANDE DRIVE WHICH IS SOUTH 00°23'56" WEST, AT A DISTANCE OF 533.36 FEET, FROM THE NORTHEAST CORNER OF SAID BLOCK 1, NORTHEAST CORNER OF THIS TRACT;

THENCE; ALONG THE EAST LINE OF SAID BLOCK 1, SOUTH 00°23'56" EAST, AT A DISTANCE OF 190.28 FEET, TO A POINT, ON THE EXISTING NORTH BANK OF RIO GRANDE, CONSTITUTING THE INTERNATIONAL BOUNDARY LINE BETWEEN MEXICO AND THE SOUTH AND THE UNITED STATES OF AMERICA ON THE NORTH, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; UPSTREAM WITH THE RIO GRANDE RIVER, NORTH MEANDERING BANK ALONG THE INTERNATIONAL BOUNDARY BETWEEN MEXICO AND THE UNITED STATES OF AMERICA, THE FOLLOWING CORSES;

SOUTH 63°10'38" WEST, AT A DISTANCE OF 312.35 FEET,

SOUTH 84°42'36" WEST, AT A DISTANCE OF 70.03 FEET,

AND SOUTH 59°14'33" WEST, AT A DISTANCE OF 338.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

Sheet 1 of 2 Metes & Bounds
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THENCE; LEAVING SAID MEANDERING BANK OF THE RIO GRANDE, NORTH 00°15'27" WEST, AT A DISTANCE OF 400.00 FEET, TO A POINT ON THE CENTERLINE OF SAID RIO GRANDE DRIVE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE; ALONG THE CENTERLINE OF SAID RIO GRANDE DRIVE, NORTH 80°14'00" EAST, AT A DISTANCE OF 651.50 FEET, TO THE PLACE OF BEGINNING, CONTAINING 4.23 (184,258.80 SQ. FT.) ACRES TRACT OF LAND, MORE OR LESS.

SAVE AND EXCEPCT; A 1 ACRE TRACT OF LAND CONVEYED TO WILLIAM A. FAULK, TRUSTEE, BY DEED DATED NOVEMBER 1983, EXECUTED BY BOCA CHICA WATER SUPPLY, INC. RECORDED IN VOLUME 1341, PAGE 885 AND CORRECTED AND REFILLED IN VOLUME 1366, PAGE 218 ALL IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS.

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 2 of 2 Metes & Bounds
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METES AND BOUNDS DESCRIPTION

TRACT VI

BEING A 1.00 (43,560.00 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2025-12692, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF A CERTAIN 4.23 ACRE TRACT IN THE SOUTHEAST PORTION OF BLOCK 1, PALOMITO ESTATES SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOLUME 33, PAGE 6 - 11, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, SHARE 2, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

BEING A 1.00 (43,560.00 SQ. FT.) ACRES TRACT OF LAND, CONVEYED TO SPACE EXPLORATION TECHNOLOGIES, CORP., AS RECORDED IN DOCUMENT NUMBER 2025-12692, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF A CERTAIN 4.23 ACRE TRACT IN THE SOUTHEAST PORTION OF BLOCK 1, PALOMITO ESTATES SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOLUME 33, PAGE 6 - 11, CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, SHARE 2, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AND SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE CENTERLINE OF RIO GRANDE DRIVE WHICH IS SOUTH 00°23'56" WEST, AT A DISTANCE OF 533.36 FEET, FROM THE NORTHEAST CORNER OF SAID BLOCK 1, FOR THE NORTHEAST CORNER OF SAID 4.23 ACRE TRACT AND THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE; ALONG THE EAST LINE OF SAID BLOCK 1 AND SAID 4.23 ACRE TRACT, SOUTH 00°23'56" EAST, AT A DISTANCE OF 190.28 FEET, TO A POINT, ON THE EXISTING NORTH BANK OF RIO GRANDE, CONSTITUTING THE INTERNATIONAL BOUNDARY LINE BETWEEN MEXICO ON THE SOUTH AND THE UNITED STATES OF AMERICA ON THE NORTH, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; ALONG THE SOUTH LINE OF SAID 4.23 ACRE TRACT AND UPSTREAM WITH THE RIO GRANDE RIVER'S NORTH MEANDERING BANK ALONG THE INTERNATIONAL BOUNDARY BETWEEN MEXICO AND THE UNITED STATES OF AMERICA, SOUTH 63°10'38" WEST, AT A DISTANCE OF 220.37 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

Sheet 1 of 2 Metes & Bounds
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