

CITY OF STARBASE, TEXAS

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, ANNEXING AN AREA OF LAND TOTALING APPROXIMATELY 3.00 ACRES OUT OF A 38.81-ACRE TRACT, SHARE 2, SAN MARTIN GRANT AS FILED IN THE REAL PROPERTY RECORDS OF CAMERON COUNTY, TEXAS IN INSTRUMENT NO. 2025-33361, AND FURTHER IDENTIFIED AS CAMERON APPRAISAL DISTRICT PROPERTY ID NUMBER 171736, AND AS MORE PARTICULARLY DESCRIBED AND 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; 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; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the "City") is a Type C general-law municipality 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 area of land totaling approximately 3.00 acres out of a 38.81-acre tract, Share 2, San Martin Grant as filed in the Real Property Records of Cameron County, Texas in Instrument No. 2025-33361, and further identified as Cameron Appraisal District Property ID Number 171736, as described and 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 has determined that the Area is within the City’s extraterritorial jurisdiction; 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 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 March 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

METES AND BOUNDS DESCRIPTION

3.00 ACRES OUT OF THE REMAINDER OF A 38.81 ACRE TRACT OUT OF SHARE 2, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, SAID 3.00 ACRE TRACT BEING THE 3.00 ACRES SAVED AND EXCEPT IN DOCUMENT NO. 2021-14444, OFFICIAL RECORDS, CAMERON COUNTY; SAID 3.00 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

SURVEYOR'S NOTE: ALL BEARING AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, NORTH AMERICAN DATUM 1983;

COMMENCING AT TRI-STATION "RANGE" HAVING COORDINATE VALUES OF N=110,010.62 AND E=2,412,690.22; THENCE, SOUTH 89 DEG. 22 MIN. 25 SEC. EAST, A DISTANCE OF 4,268.09 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP I.D. STAMPED "HALFF" FOUND, AT THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 4 (200 FT. R.O.W.), HAVING COORDINATE VALUES OF NORTHING: 16,514,263.79', EASTING 1,401,112.01', FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 4, SOUTH 71 DEG. 55 MIN. 14 SEC. EAST, A DISTANCE OF 99.84 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP I.D. STAMPED "HALFF" FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 4, SOUTH 40 DEG. 45 MIN. 05 SEC. WEST, AT A DISTANCE OF 671.11 FEET, TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP I.D. STAMPED "HALFF" FOUND, A TOTAL DISTANCE OF 837.95 FEET, TO THE NORTH BOUNDARY LINE OF BLOCK 2, PALMITO ESTATES (VOLUME 33, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID 38.01 ACRE TRACT AND THE NORTH BOUNDARY LINE OF SAID PALMITO ESTATES, NORTH 75 DEG. 34 MIN. 20 SEC. WEST, A DISTANCE OF 243.17 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

... ~~THENCE, LEAVING THE SOUTH BOUNDARY LINE OF SAID 38.01 ACRE TRACT, NORTH 48 DEG. 38 MIN. 50 SEC. EAST, AT A DISTANCE 180.83 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP I.D. STAMPED "HALFF" FOUND, A TOTAL DISTANCE OF 915.99 FEET TO THE POINT OF BEGINNING;~~ ...

CONTAINING, 3.00 ACRES OF LAND, MORE OR LESS.

