

ORDINANCE NO. 2026-24

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, EXPANDING THE EXTRATERRITORIAL JURISDICTION OF THE CITY TO INCLUDE AN AREA OF LAND TOTALING APPROXIMATELY 444.46 ACRES OUT OF THE GARCIA-DOUGHERTY PROPERTY, BEING THE EAST HALF OF TRACT “A” OF SHARE 7, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AS DESCRIBED IN THE PARTITION DEED RECORDED IN VOLUME 141, PAGE 519, DEED RECORDS OF CAMERON COUNTY, TEXAS, TOGETHER WITH ADJACENT AND REFERENCED RIGHT-OF-WAY, AND AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A” AND INCLUDING THE REFERENCED PORTIONS OF RIGHT OF WAY DEPICTED IN EXHIBIT “B”; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING THAT THE INHABITANTS OF THE AREA ARE ENTITLED TO AND BOUND BY THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS APPLICABLE IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE; PROVIDING SEVERABILITY AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the “City”) is a Type C general-law municipality operating under the commission form of government, with Type A powers, under the laws of the State of Texas; and

WHEREAS, the City is authorized, pursuant to Chapter 42 of the Texas Local Government Code, including Section 42.022, to expand the extraterritorial jurisdiction (the “ETJ”) of the City to include an area contiguous to the otherwise existing ETJ of the City if the owners of the area request the expansion; and

WHEREAS, the City received a petition dated August 28, 2026 (the “Petition”) from Space Exploration Technologies Corp., the owner of the land (the “Owner”), requesting that the City expand its ETJ to include a certain area of land totaling approximately 444.46 acres out of the Garcia-Dougherty Property, being the East Half of Tract “A” of Share 7, San Martin Grant, Cameron County, Texas, as described in the Partition Deed recorded in Volume 141, Page 519, Deed Records of Cameron County, Texas, (the “Property”), together with adjacent and referenced right-of-way described herein as Exhibit “B”, and further identified as Cameron Appraisal District Property ID Number(s) _____, as described and depicted in Exhibit “A”, attached and incorporated as if set forth fully herein (the “Area”); and

WHEREAS, the City of Brownsville released the Area from its ETJ through passage of Brownsville Ordinance Number 2026-1823 on August 29, 2026; and

WHEREAS, the City Commission has investigated, determined, and officially finds that no part of the Area is within the corporate limits of any other incorporated city or town, and that this expansion shall

not include any area located in the existing ETJ of another municipality except as allocated to the City by a written agreement between the municipalities in effect under Section 42.022(d) of the Texas Local Government Code, and the Area is contiguous to the existing corporate limits or the otherwise existing ETJ of the City; and

WHEREAS, the City Commission finds and determines that expansion of the City’s ETJ to include the Area is in the best interests of the citizens of the City and the owners and inhabitants of the Area; and

WHEREAS, the City Commission finds that all requirements of Chapter 42 of the Texas Local Government Code applicable to this expansion have been satisfied;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS:

SECTION 1. Findings. The findings in the preamble are true and are adopted as findings of fact and law of the City Commission.

SECTION 2. ETJ Expansion. The ETJ of the City is hereby expanded to include the Area described and depicted in Exhibit “A”, including adjacent and referenced right-of-way as shown Exhibit “B”. The Area shall hereafter be included within the ETJ of the City. The inhabitants of the Area shall hereafter be entitled to and bound by the acts, ordinances, resolutions, and regulations of the City applicable in the City’s ETJ, 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’s ETJ. 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 expand the ETJ to include the Area as required by applicable law.

SECTION 4. Filing. The City Clerk is directed and authorized to file a certified copy of this Ordinance, together with the description of the Area, 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. It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses, phrases, and words of this Ordinance are severable, and if any word, 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 words, 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 word phrase, clause, sentence, paragraph, or section.

SECTION 6. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, 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.

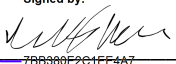
SECTION 7. Engrossment/Enrollment. The City Clerk is hereby directed to enroll and engross this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.

SECTION 8. Publication. The City Clerk is hereby directed to publish the caption and effective date of this Ordinance as provided by law.

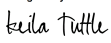
SECTION 9. Effective Date. This Ordinance shall become effective immediately upon its passage, as required by law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, on this the 16th day of September, 2026.

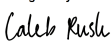
CITY OF STARBASE, TEXAS

Signed by:

7B8B980E201EE4A7...
Bobby Peden, Mayor

ATTEST:

Signed by:

F483F83304564D3...
Keila Tuttle, Interim City Clerk

APPROVED AS TO FORM:

Signed by:

807CFA84FA52485...
Caleb Rush, City Attorney

Signed by:



EXHIBIT A
Property Legal Description and Depiction/Map

METES AND BOUNDS DESCRIPTION

444.46 ACRES MORE OR LESS OUT OF THE GARCIA – DOUGHTERY PROPERTY BEING OUT OF THE EAST HALF OF TRACT "A" OF SHARE 7, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AS PER THE PARTITION DEED RECORDED IN VOLUME 141, PAGE 519, CAMERON COUNTY DEED RECORDS; SAID 444.46 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 THE INTERSECTION OF THE WEST BOUNDARY LINE OF THE WEST HALF OF TRACT "A" WITH THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 4 (100 FT. R.O.W.) BEING ON A CURVE TO THE LEFT WITH A RADIUS OF 1,095.92 FEET AND HAVING A COORDINATE VALUE OF NORTHING: 16,496,987.35', EASTING 1,353,211.05', THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 4 (100 FT. R.O.W) AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 685.20 FEET, THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 4, NORTH 35 DEG. 18 MIN. 43 SEC. EAST, A DISTANCE OF 1,840.24 FEET TO THE POINT OF BEGINNING HAVING A COORDINATE VALUE OF NORTHING: 16,498,892.48', EASTING 1,354,814.88', FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 4, NORTH 01 DEG. 56 MIN. 45 SEC. WEST, A DISTANCE OF 9,915.34 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 68 DEG. 10 MIN. 03 SEC. WEST, A DISTANCE OF 26.59 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE WEST BOUNDARY LINE OF TRACT "A" SHARE 7, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID TRACT "A", NORTH 01 DEG. 56 MIN. 45 SEC. WEST, A DISTANCE OF 1,819.12 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID TRACT "A", NORTH 68 DEG. 16 MIN. 53 SEC. EAST, A DISTANCE OF 998.19 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 01 DEG. 49 MIN. 52 SEC. WEST, A DISTANCE OF 833.81 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET ON THE ARMY CORPS OF ENGINEERS SOUTH 13+20 REFERENCE LINE AND THE SOUTH RIGHT-OF-WAY LINE OF THE BROWNSVILLE SHIP CHANNEL (VOLUME 243, PAGE 257, DEED RECORDS), FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE SAID ARMY CORPS OF ENGINEERS SOUTH 13+20 REFERENCE LINE, NORTH 68 DEG. 16 MIN. 53 SEC. EAST, A DISTANCE OF 813.69 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE INTERSECTION OF THE SAID ARMY CORPS OF ENGINEERS SOUTH 13+20 REFERENCE LINE AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID BROWNSVILLE SHIP CHANNEL WITH THE EAST LINE OF SAID TRACT "A", FOR THE NORTHEAST CORNER OF THIS TRACT;

**METES AND BOUNDS DESCRIPTION
(CONTINUED)**

THENCE, ALONG THE EAST LINE OF SAID TRACT "A", SOUTH 02 DEG. 13 MIN. 38 SEC. EAST, A DISTANCE OF 10,891.03 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE INTERSECTION OF THE EAST BOUNDARY LINE SAID TRACT "A" AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 4, SOUTH 35 DEG. 18 MIN. 43 SEC. WEST, A DISTANCE OF 2,866.20 FEET, TO THE POINT OF BEGINNING;

CONTAINING, 444.46 ACRES OF LAND, MORE OR LESS.

RIGHT-OF-WAY METES AND BOUNDS DESCRIPTION

BEING a 123.17 acre (5,365,230 square feet) parcel of land situated in the Jose Ygnacio Trevino Survey, Abstract Number 6 and the Permanent School Land Fund Survey, Abstract Number 269, Section 318, Cameron County, Texas and being all of that certain parcel of land conveyed to Cameron County by Right-of-Way Deed recorded in Volume 266, Page 105 of the Deed Records of Cameron County, Texas (D.R.C.C.T.), all of that certain parcel of land conveyed to Cameron County by Easement recorded in Volume 263, Page 275, D.R.C.C.T., all of that certain parcel of land conveyed to Cameron County by Easement recorded in Volume 263, Page 276, D.R.C.C.T., all of that certain parcel of land conveyed to Cameron County by Easement recorded in Volume 263, Page 277, D.R.C.C.T., all of that certain parcel of land conveyed to The State of Texas by Easement recorded in Volume 263, Page 274, D.R.C.C.T., all of that certain parcel of land conveyed to Cameron County by Quitclaim Deed recorded in Volume 260, Page 357, D.R.C.C.T., all of that certain parcel of land conveyed to The State of Texas by Judgment recorded in Volume 262, Page 474, D.R.C.C.T. and being a portion of that certain parcel of land conveyed to Cameron County by Right-of-Way Deed recorded in Volume 211, Page 54, D.R.C.C.T. and further being a portion of that certain parcel of land conveyed to The State of Texas by Right-of-Way Deed recorded in Volume 263, Page 555, D.R.C.C.T., said 123.17 acre (5,365,230 square feet) parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow cap, illegible, (Controlling Monument, (C.M.)), found on the West line of that certain tract of land conveyed to JS Real Estate Partnership Ltd., as evidenced by Special Warranty Deed recorded in Document Number 2025-28037 of the Official Public Records of Cameron County, Texas (O.P.R.C.C.T.), same being the East line of that certain tract of land conveyed to Bank of America, N.A., Trustee of the Fca. E. de Yturria Testamentary Trust f/b/o Lydia Yturria Butler, Post Office Box 121, San Antonio, Texas 78291-0121, (ii) Bank of America, N.A., Trustee of the Fca. E. de Yturria Testamentary Trust f/b/o Leonora Yturria Wood, Post Office Box 121, San Antonio, Texas 78291-0121, (iii) Daniel Yturria Butler, Post Office Box 705, Raymondville, Texas 78580, (iv) Richard Earl Butler, Post Office Box 1208, Brownsville, Texas 78522, and (v) Leslie O. Levi, Post Office Box 1497, Buda, Texas 78610, as evidenced by Special Warranty Deed recorded in Volume 6030, Page 293, D.R.C.C.T., same being the East corner of that certain parcel of land conveyed to Cameron County by Right-of-Way Deed recorded in Volume 261, Page 262, D.R.C.C.T., same being the South corner of that certain parcel of land conveyed to Cameron County by Right-of-Way Deed recorded in said Volume 266, Page 105 and further being on the Existing Southeast Right-of-Way line of State Highway 4 (S.H. 4) (Variable Width Right-of-Way), as conveyed to The State of Texas by Right-of-Way Deed recorded in said Volume 263, Page 555;

THENCE, North 02 Degrees 04 Minutes 28 Seconds West, over and across said S.H.4 and along the West line of said JS Real Estate tract of land, same being the East line of said Bank of America tract of land, same being the West line of said Cameron County parcel of land recorded in Volume 266, Page 105 and further being the East line of said Cameron County parcel of land recorded in Volume 261, Page 262, for a distance of **164.72 feet**, to a calculated corner on the Existing Northwest Right-of-Way of said S.H. 4 (Volume 266, Page 105), from which a found aluminum monument bears North 02 Degrees 04 Minutes 28 Seconds West, a distance of 0.69 feet;

THENCE, along the Existing Northwest Right-of-Way line of said S.H. 4 the following thirty-seven (37) courses:

1. **THENCE, North 35 Degrees 18 Minutes 21 Seconds East**, for a distance of **8,530.06 feet**, to a point of deflection;
2. **THENCE, North 36 Degrees 23 Minutes 47 Seconds East**, for a distance of **142.81 feet**, for the beginning of a tangent curve to the right, having a **radius of 1,960.10 feet** and a **chord which bears North 37 Degrees 16 Minutes 37 Seconds East**, a distance of **60.24 feet**;
3. **THENCE**, along said curve to the right, through a **central angle of 01 Degrees 45 Minutes 39 Seconds**, for an **arc length of 60.24 feet**, to the end of said curve to the right;
4. **THENCE, North 03 Degrees 04 Minutes 51 Seconds West**, for a distance of **74.66 feet**, for the beginning of a non-tangent curve to the right, having a **radius of 2,010.10 feet** and a **chord which bears North 41 Degrees 47 Minutes 26 Seconds East**, a distance of **142.61 feet**, from which a found aluminum monument stamped, "U.S. DEPT. OF INTERIOR FISH & WILDLIFE SERVICE, COR. No. 33, TR 255, RPLS 1469, 1990" herein after referred to as "U.S.D.O.I.F&W.S.", bears: South 18 Degrees 32 Minutes 29 Seconds West, a distance of 7.27 feet;
5. **THENCE**, along said curve to the right, through a **central angle of 04 Degrees 03 Minutes 57 Seconds**, for an **arc length of 142.64 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 32, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the right;

6. **THENCE, South 46 Degrees 10 Minutes 35 Seconds East**, for a distance of **50.00 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 31, TR 255, RPLS 1469, 1990", C.M., found for the beginning of a non-tangent curve to the right, having a **radius of 1,960.10 feet** and a **chord which bears North 54 Degrees 11 Minutes 30 Seconds East**, a distance of **705.53 feet**;
7. **THENCE**, along said curve to the right, through a **central angle of 20 Degrees 44 Minutes 11 Seconds**, for an **arc length of 709.40 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 30, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the right;
8. **THENCE, North 64 Degrees 33 Minutes 36 Seconds East**, for a distance of **424.43 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 29, TR 255, RPLS 1469, 1990", C.M., found for the beginning of a tangent curve to the left, having a **radius of 1,096.30 feet** and a **chord which bears North 50 Degrees 41 Minutes 47 Seconds East**, a distance of **525.37 feet**;
9. **THENCE**, along said curve to the left, through a **central angle of 27 Degrees 43 Minutes 38 Seconds**, for an **arc length of 530.53 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 28, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the left;
10. **THENCE, North 36 Degrees 49 Minutes 58 Seconds East**, for a distance of **325.99 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 27, TR 255, RPLS 1469, 1990", C.M., found for the beginning of a tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 50 Degrees 22 Minutes 44 Seconds East**, a distance of **694.57 feet**;
11. **THENCE**, along said curve to the right, through a **central angle of 27 Degrees 05 Minutes 31 Seconds**, for an **arc length of 701.09 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 26, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the right;

- 12. THENCE, North 63 Degrees 55 Minutes 00 Seconds East, for a distance of 484.03 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 25, TR 255, RPLS 1469, 1990", C.M., found for the beginning of a non-tangent curve to the left, having a radius of 1,382.70 feet and a chord which bears North 55 Degrees 09 Minutes 09 Seconds East, a distance of 420.97 feet;**
- 13. THENCE, along said curve left, through a central angle of 17 Degrees 30 Minutes 44 Seconds, for an arc length of 422.62 feet, to an aluminum monument, illegible, C.M., found the for the end of said curve to the left;**
- 14. THENCE, North 46 Degrees 24 Minutes 16 Seconds East, for a distance of 174.60 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 23, TR 25, RPLS 1469, 1990", C.M., found for the beginning of a non-tangent curve to the right, having a radius of 1,960.10 feet and a chord which bears North 53 Degrees 26 Minutes 20 Seconds East, a distance of 480.59 feet;**
- 15. THENCE, along said curve to the right, through a central angle of 14 Degrees 03 Minutes 15 Seconds, for an arc length of 480.80 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 22, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the right;**
- 16. THENCE, North 60 Degrees 28 Minutes 28 Seconds East, for a distance of 875.28 feet, to the beginning of a tangent curve to the right, having a radius of 1,960.10 feet and a chord which bears North 74 Degrees 18 Minutes 21 Seconds East, a distance of 937.18 feet;**
- 17. THENCE, along said curve to the right, through a central angle of 27 Degrees 39 Minutes 45 Seconds, for an arc length of 946.34 feet, to an aluminum monument, destroyed, C.M., found for the end of said curve to the right;**
- 18. THENCE, North 88 Degrees 08 Minutes 13 Seconds East, for a distance of 684.96 feet, to the beginning of a non-tangent curve to the left, having a radius of 1,860.10 feet and a chord which bears North 84 Degrees 16 Minutes 16 Seconds East, for a distance 250.29 feet;**

19. **THENCE**, along said curve left, through a **central angle of 07 Degrees 42 Minutes 55 Seconds**, for an **arc length of 250.48 feet**, to an aluminum monument, destroyed, C.M. found for the end of said curve to the left;
20. **THENCE**, **North 80 Degrees 23 Minutes 48 Seconds East**, for a distance of **2,827.27 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 17, TR 255, RPLS 1469, 1990", C.M., found for a point of deflection;
21. **THENCE**, **North 09 Degrees 36 Minutes 12 Seconds West**, for a distance of **50.00 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 16, TR 255, RPLS 1469, 1990", C.M., found for a point of deflection;
22. **THENCE**, **North 80 Degrees 25 Minutes 05 Seconds East**, for a distance of **3,902.07 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 3, TR 214A, RPLS 4303, 1988", C.M., found for a point of deflection;
23. **THENCE**, **South 09 Degrees 38 Minutes 58 Seconds East**, for a distance of **50.00 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 4, TR 214A, RPLS 4303, 1988", C.M., found for a point of deflection;
24. **THENCE**, **North 80 Degrees 21 Minutes 02 Seconds East**, for a distance of **468.14 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 5, TR 214A, RPLS 4303, 1988", C.M., found for the beginning of a non-tangent curve to the left, having a **radius of 1,096.30 feet** and a **chord which bears North 61 Degrees 03 Minutes 02 Seconds East, a distance of 725.68 feet**;
25. **THENCE**, along said curve to the left, through a **central angle of 38 Degrees 39 Minutes 18 Seconds**, for an **arc length of 739.63 feet**, to the end of said curve to the left, from which a found 2-inch iron pipe bears: **South 35 Degrees 30 Minutes 38 Seconds West**, a distance of **1.03 feet**;
26. **THENCE**, **North 41 Degrees 43 Minutes 23 Seconds East**, for a distance of **1,429.04 feet**, to the beginning of a non-tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 49 Degrees 41 Minutes 13 Seconds East, a distance of 411.29 feet**;

27. **THENCE**, along said curve to the right, through a **central angle of 15 Degrees 56 Minutes 41 Seconds**, for an **arc length of 412.62 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 8, TR 214A, RPLS 4303, 1988", C.M., found for the end of said curve to the right;
28. **THENCE**, North **57 Degrees 39 Minutes 26 Seconds East**, for a distance of **926.45 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 4, TR 225, RPLS 4731, 1989", C.M., found for the beginning of a tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 67 Degrees 38 Minutes 53 Seconds East**, a distance of **514.47 feet**;
29. **THENCE**, along said curve to the right, through a **central angle of 19 Degrees 58 Minutes 55 Seconds**, for an **arc length of 517.09 feet**, to an aluminum monument, illegible, C.M., found for the end of said curve to the right;
30. **THENCE**, North **77 Degrees 38 Minutes 51 Seconds East**, for a distance of **2,853.55 feet**, to a 5/8-inch Iron Rod, C.M., found for the beginning of a tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 86 Degrees 47 Minutes 19 Seconds East**, a distance of **471.10 feet**;
31. **THENCE**, along said curve to the right, through a **central angle of 18 Degrees 16 Minutes 56 Seconds**, for an **arc length of 473.10 feet**, to a 5/8-inch Iron Rod, C.M., found for the end of said curve to the right;
32. **THENCE**, South **84 Degrees 04 Minutes 13 Seconds East**, for a distance of **1,012.90 feet**, to a 3/4-inch Iron Rod, C.M., found for the beginning of a tangent curve to the left, having a **radius of 1,382.70 feet** and a **chord which bears South 87 Degrees 54 Minutes 39 Seconds East**, a distance of **185.49 feet**;
33. **THENCE**, along said curve to the left, through a **central angle of 07 Degrees 41 Minutes 31 Seconds**, for an **arc length of 185.63 feet**, to a 3/4-inch Iron Rod, C.M., found for the end of said curve to the left;
34. **THENCE**, North **88 Degrees 14 Minutes 36 Seconds East**, for a distance of **1,795.52 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., TR 209, ROW 20", C.M., found for a point of deflection;

35. THENCE, North 01 Degrees 45 Minutes 24 Seconds West, for a distance of 50.00 feet, to a point of deflection;

36. THENCE, North 88 Degrees 14 Minutes 36 Seconds East, for a distance of 7,628.04 feet, to the beginning of a non-tangent curve to the left, having a radius of 1,810.10 feet and a chord which bears North 82 Degrees 38 Minutes 52 Seconds East, a distance of 353.38 feet, from which a found aluminum monument, illegible, bears: North 01 Degrees 47 Minutes 07 Seconds West, a distance of 0.35 feet;

37. THENCE, along said curve to the left, through a central angle of 11 Degrees 12 Minutes 13 Seconds, for an arc length of 353.94 feet, to a 3/4-inch Iron Rod, C.M., found for the end of said curve to the left;

THENCE, South 12 Degrees 57 Minutes 14 Seconds East, over and across the aforementioned S.H. 4, the aforementioned Cameron County Right-of-Way Deed recorded in Volume 211, Page 54 and the aforementioned State of Texas Right-of-Way Deed recorded in Volume 263, Page 555, for a distance of 200.00 feet, to a 5/8-inch Iron Rod, C.M., found on the Existing Southeast Right-of-Way line of said S.H. 4, as evidenced by said Cameron County Right-of-Way Deed recorded in Volume 211, Page 54 and said State of Texas Right-of-Way Deed recorded in Volume 263, Page 555, same being the beginning of a non-tangent curve to the right, having a radius of 2,010.10 feet and a chord which bears South 82 Degrees 38 Minutes 52 Seconds West, a distance of 392.43 feet;

THENCE, along the Existing Southeast Right-of-Way line of said S.H. 4 the following thirty-seven (37) courses:

- 1. THENCE, along said curve to the right, through a central angle of 11 Degrees 12 Minutes 13 Seconds, for an arc length of 393.05 feet, to a 3/4-inch Iron Rod, C.M., found for the end of said curve to the right;**
- 2. THENCE, South 88 Degrees 14 Minutes 36 Seconds West, for a distance of 7,628.02 feet, to a 3/4-inch Iron Rod, C.M., found for a point of deflection;**
- 3. THENCE, North 01 Degrees 45 Minutes 24 Seconds West, for a distance of 50.00 feet, to a point of deflection, from which a found 5/8-inch Iron Rod bears: North 57 Degrees 41 Minutes 58 Seconds East, a distance of 0.29 feet;**

4. **THENCE, South 88 Degrees 14 Minutes 36 Seconds West**, for a distance of **1,795.52 feet**, to the beginning of a tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 87 Degrees 54 Minutes 39 Seconds West**, a distance of **198.90 feet**;
5. **THENCE**, along said curve to the right, through a **central angle of 07 Degrees 41 Minutes 31 Seconds**, for an **arc length of 199.05 feet**, to the end of said curve to the right;
6. **THENCE, North 84 Degrees 04 Minutes 13 Seconds West**, for a distance of **1,012.89 feet**, to a 5/8-inch Iron Rod, C.M., found for the beginning of a tangent curve to the left, having a **radius of 1,382.70 feet** and a **chord which bears South 86 Degrees 47 Minutes 19 Seconds West**, a distance of **439.33 feet**;
7. **THENCE**, along said curve to the left, through a **central angle of 18 Degrees 16 Minutes 56 Seconds**, for an **arc length of 441.20 feet**, to a 5/8-inch Iron Rod, C.M., found for the end of said curve to the left;
8. **THENCE, South 77 Degrees 38 Minutes 51 Seconds West**, for a distance of **2,853.54 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No.42, TR 225A, RPLS 4731, 1989", C.M., found for the beginning of a non-tangent curve to the left, having a **radius of 1382.70 feet** and a **chord which bears South 67 Degrees 38 Minutes 53 Seconds West**, a distance of **479.78 feet**;
9. **THENCE**, along said curve to the left, through a **central angle of 19 Degrees 58 Minutes 55 Seconds**, for an **arc length of 482.22 feet**, to the end of said curve to the left, from which a found aluminum monument, illegible, bears: **North 73 Degrees 12 Minutes 53 Seconds West**, a distance of **0.73 feet**;
10. **THENCE, South 57 Degrees 39 Minutes 26 Seconds West**, for a distance of **926.45 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 19, TR 214, RPLS 4303, 1988", C.M., found for the beginning of a tangent curve to the left, having a **radius of 1,382.70 feet** and a **chord which bears South 49 Degrees 41 Minutes 13 Seconds West**, a distance of **383.55 feet**;

11. **THENCE**, along said curve to the left, through a **central angle of 15 Degrees 56 Minutes 41 Seconds**, for an **arc length of 384.79 feet**, to an aluminum monument, illegible, C.M., found for the end of said curve to the left;
12. **THENCE**, **South 41 Degrees 43 Minutes 23 Seconds West**, for a distance of **1,429.05 feet**, to a 2-inch Iron Pipe, C.M., found for the beginning of a tangent curve to the right, having a **radius of 1,196.30 feet** and a **chord which bears South 61 Degrees 03 Minutes 02 Seconds West**, a distance of **791.87 feet**;
13. **THENCE**, along said curve to the right, through a **central angle of 38 Degrees 39 Minutes 18 Seconds**, for an **arc length of 807.09 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 22, TR 214, RPLS 4303, 1988", C.M., found for the end of said curve to the left;
14. **THENCE**, **South 80 Degrees 21 Minutes 02 Seconds West**, for a distance of **468.09 feet**, to a point of deflection;
15. **THENCE**, **South 09 Degrees 38 Minutes 58 Seconds East**, for a distance of **50.00 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 24, TR 214, RPLS 4303, 1988", C.M., found for a point of deflection;
16. **THENCE**, **South 80 Degrees 25 Minutes 05 Seconds West**, for a distance of **3,902.23 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 19, TR 255A, RPLS 1469, 1990", C.M., found for a point of deflection;
17. **THENCE**, **North 09 Degrees 36 Minutes 12 Seconds West**, for a distance of **50.00 feet**, to an aluminum monument, illegible, C.M., found for a point of deflection;
18. **THENCE**, **South 80 Degrees 23 Minutes 48 Seconds West**, for a distance of **2,827.30 feet**, to the beginning of a non-tangent curve to the right, having a **radius of 1,960.10 feet** and a **chord which bears South 84 Degrees 16 Minutes 16 Seconds West**, a distance of **263.74 feet**;

19. **THENCE**, along said curve to the right, through a **central angle of 07 Degrees 42 Minutes 55 Seconds**, for an **arc length of 263.94 feet**, to the end of said curve to the right, from which a found aluminum monument, destroyed, bears: South 01 Degrees 51 Minutes 47 Seconds East, a distance of 0.78 feet;
20. **THENCE**, South 88 Degrees 08 Minutes 13 Seconds West, for a distance of 684.97 feet, to the beginning of a tangent curve to the left, having a **radius of 1,860.10 feet** and a **chord which bears South 74 Degrees 18 Minutes 21 Seconds West**, a distance of 889.36 feet, from which a found aluminum monument, destroyed, bears: North 01 Degrees 51 Minutes 47 Seconds West, a distance of 0.70 feet;
21. **THENCE**, along said curve to the left, through a **central angle of 27 Degrees 39 Minutes 45 Seconds**, for an **arc length of 898.06 feet**, to the end of said curve to the left;
22. **THENCE**, South 60 Degrees 28 Minutes 28 Seconds West, for a distance of 875.27 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 13, TR 255A, RPLS 1469, 1990", C.M., found for the beginning of a non-tangent curve to the left, having a **radius of 1,860.10 feet** and a **chord which bears South 53 Degrees 26 Minutes 20 Seconds West**, a distance of 455.12 feet;
23. **THENCE**, along said curve to the left, through a **central angle of 14 Degrees 03 Minutes 15 Seconds**, for an **arc length of 456.27 feet**, to the end of said curve to the left, from which a found aluminum monument bears: South 43 Minutes 35 Minutes 44 Seconds West, a distance of 0.27 feet;
24. **THENCE**, South 46 Degrees 24 Minutes 16 Seconds West, for a distance of 174.57 feet, to a found aluminum monument, illegible, C.M., found for the beginning of a non-tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears South 55 Degrees 09 Minutes 09 Seconds West**, a distance of 451.42 feet;
25. **THENCE**, along said curve to the right, through a **central angle of 17 Degrees 30 Minutes 44 Seconds**, for an **arc length of 453.18 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 10, TR 255A, RPLS 1469, 1990", C.M., found for the end of said curve to the right;

26. **THENCE, South 63 Degrees 55 Minutes 00 Seconds West, for a distance of 484.05 feet, to an aluminum monument, illegible, C.M., found for the beginning of a non-tangent curve to the left, having a radius of 1,382.70 feet and a chord which bears South 50 Degrees 22 Minutes 44 Seconds West, a distance of 647.73 feet;**
27. **THENCE, along said curve to the left, through a central angle of 27 Degrees 05 Minutes 31 Seconds, for an arc length of 653.80 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 8, TR 255A, RPLS 1469, 1990", C.M., found for the end of said curve to the left;**
28. **THENCE, South 36 Degrees 49 Minutes 58 Seconds West, for a distance of 325.99 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 7, TR 255A, RPLS 1469, 1990", C.M., found for the beginning of a tangent curve to the right, having a radius of 1,196.30 feet and a chord which bears South 50 Degrees 41 Minutes 47 Seconds West, a distance of 573.29 feet;**
29. **THENCE, along said curve to the right, through a central angle of 27 Degrees 43 Minutes 38 Seconds, for an arc length of 578.93 feet, to an aluminum monument, illegible, C.M., found for the end of said curve to the right;**
30. **THENCE, South 64 Degrees 33 Minutes 36 Seconds West, for a distance of 424.43 feet, to the beginning of a tangent curve to the left, having a radius of 1,860.10 feet and a chord which bears South 54 Degrees 11 Minutes 30 Seconds West, a distance of 669.54 feet;**
31. **THENCE, along said curve to the left, through a central angle of 20 Degrees 44 Minutes 11 Seconds, for an arc length of 673.21 feet, to the end of said curve to the left;**
32. **THENCE, South 46 Degrees 10 Minutes 35 Seconds East, for a distance of 50.00 feet, to an aluminum monument, illegible, C.M., found for the beginning of a non-tangent curve to the left, having a radius of 1,810.10 feet and a chord which bears South 40 Degrees 06 Minutes 36 Seconds West, 234.47 feet;**
33. **THENCE, along said curve to the left, through a central angle of 07 Degrees 25 Minutes 37 Seconds, for an arc length of 234.64 feet, to the end of said curve to the left;**

34. **THENCE, South 36 Degrees 23 Minutes 47 Seconds West**, for a distance of **120.76 feet**, to a 5/8-inch Iron Pipe, C.M., found;
35. **THENCE, North 03 Degrees 04 Minutes 51 Seconds West**, for a distance of **78.64 feet**, to a point of deflection;
36. **THENCE, South 36 Degrees 23 Minutes 47 Seconds West**, for a distance of **82.28 feet**, to a point of deflection;
37. **THENCE, South 35 Degrees 18 Minutes 21 Seconds West**, for a distance of **8,659.52 feet**, to the **POINT OF BEGINNING** and containing **5,365,230 Square Feet** or **123.17 acres** of land.