NOTICE OF CITY COMMISSION MEETING

November 18, 2026 | 7:00 PM
48491 State Highway 4
Starbase, TX 78521

Pursuant to Section 551.127, Texas Government Code, one member of the City Commission may attend this meeting remotely using videoconferencing technology. A quorum of the Commission will be physically present at the location provided above.

Public Comment Policy:

Pursuant to Texas Government Code 551.007, citizens wishing to address the Commission may do so during the listed public comment sessions. A person who addresses the Commission, including during a public hearing, must limit his/her remarks to the agenda items only. Citizens wishing to address the Commission on items requiring a public hearing shall address the Commission during the public hearing. The public comment sessions are reserved for items on the agenda that do not have a public hearing.

Citizens wishing to speak during Public Comment or Public Hearing must first complete a speaker card and submit it to the City Clerk five minutes before the beginning of the meeting. Once recognized by the Mayor, please step forward to the speaker's podium, state your name and address and speak directly into the microphone. No discussion or action may be taken by the Commission at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Time limits:

- *Public comment period: citizen comments are limited to two (2) minutes per individual per public comment period.*
- *Public hearing: citizen comments are limited to three (3) minutes per individual per public hearing.*
- *Mayor's discretion: if ten (10) or more speakers sign up to speak per public hearing, the Mayor may reduce the time allotted to each speaker to no less than one minute per speaker.*
- *Translator: members of the public requiring the use of a translator shall be given twice the amount of time to speak than speakers who do not require the assistance of a translator.*
- *Time limits do not apply to the Commission, City staff, or guests invited by the Commission to provide input on an agenda item.*

City Commission Regular Meeting Agenda

November 18, 2026 | 7:00 PM

A. Call to Order and Quorum Determination

B. Pledge of Allegiance

C. Public Comment on All Agenda Items

Comments limited to two minutes per individual, as set forth above.

D. Consent Agenda

1. **Action regarding the minutes of the City Commission meetings held on October 28, 2026.**

   The following items are considered routine and will be enacted by one motion. Any Commissioner may request that an item be removed from the Consent Agenda for separate consideration.

   D.1: Approval of the official minutes of the Commission's October 28, 2026 Special Meeting. The draft minutes are attached.

   D.2: A resolution removing Matt Tuckness from the City Natural Resources Committee and appointing Nathan Laudick, a resident of the City of Starbase, to fill the resulting vacancy. The Committee was created on October 15, 2025 by Resolution No. 2025-10-15-F03-RE as a five-member committee of City residents serving two-year terms.

2. **Action to remove Matt Tuckness from the City Natural Resource Committee and add Nathan Laudick to that committee.**

   Included in Consent.

E. Public Hearing

1. **Public Hearing regarding the proposed annexation of the Garcia North Area, a 192.14-acre tract, more or less, out of a 893.44-acre tract out of the Garcia–Doughtery property, being out of the East Half of Tract “A” of Share 7, San Martin Grant, Cameron County, Texas, on the request of each owner of land in the area, under Texas Local Government Code § 43.0671, and all matters related thereto.**

   This is the required public hearing on the proposed owner-requested annexation of the Garcia North Area, a 192.14-acre tract, more or less, out of a 893.44-acre tract out of the Garcia–Doughtery property, being out of the East Half of Tract “A” of Share 7, San Martin Grant, Cameron County, Texas. Space Exploration Technologies Corp., the owner of the land, petitioned the City to annex the area. The request is under Texas Local Government Code § 43.0671 and Chapter 43, Subchapter C-3, which allow annexation when each owner of land in the area requests it. Residents may comment for or against the annexation. No action is scheduled

at this hearing. The Commission will take up discussion and action on Ordinance No. 2026-39 later tonight under Item F.7.

F. Regular Session

1. **Discussion and action to appoint Haley Ruvalcaba as a Commissioner and administer the Oath of Office.**

   Discussion and action to appoint Haley Ruvalcaba as a Commissioner of the City of Starbase for the remainder of the current term, which runs until November 2028. If the appointment is approved, the oath of office and the statement of officer required by Article XVI, Section 1 of the Texas Constitution will be administered at this meeting, and she may then take her seat.

2. **Discussion and action on an ordinance appointing a Municipal Judge.**

   Ordinance No. 2026-36 appoints Jorge Salinas as Municipal Judge of the City of Starbase under Texas Government Code § 29.005, so the Mayor no longer serves as ex officio judge under Ordinance No. 2026-9. His term expires when the Mayor's current term expires, and he must take the oath of office and sign the statement of officer within 30 days of passage or the appointment is void. The ordinance approves a Municipal Judge Services Agreement paying $800 per docket and $180 per hour for additional services, with funds available in the adopted Fiscal Year 2026-2027 budget.

3. **Discussion and action on Ordinance No. 2026-42, Establishing Uniform Rules of Construction and General Provisions Applicable to City of Starbase Commission actions, which may be cited as the “Answer Ordinance” or “General Provisions Ordinance.”**

   Ordinance No. 2026-42 adopts a master set of general provisions and rules of construction for ordinances and resolutions adopted after it takes effect, unless a later measure clearly says otherwise, so standard provisions need not be repeated each time. It covers recitals, rules of construction, delegation to the City Administrator, severability, repeal of conflicting provisions, enrollment and records, effective dates, and governmental immunity, and it does not change measures adopted earlier. It may be cited as the "Answer Ordinance" or the "Master Ordinance" and is authorized under Local Government Code § 51.001.

4. **Discussion and action on an ordinance annexing into the City a portion of the State Highway 4 right-of-way under Texas Local Government Code § 43.1055(a), and all matters related thereto.**

   Ordinance No. 2026-38 annexes approximately 123.17 acres of State Highway 4 right-of-way in Cameron County under Texas Local Government Code § 43.1055 and Subchapter C-1 of Chapter 43, and approves the service plan (Exhibit B). It also ratifies and confirms that the right-of-way is within the City's extraterritorial jurisdiction and, to the extent necessary, extends the ETJ to include it. The annexation follows Resolution No. 2026-24, written notice to the Texas Department of Transportation on September 14, 2026, and public hearings on October 23 and October 28, 2026, and takes effect at 12:00 a.m. on November 19, 2026; the rest of the ordinance takes effect upon passage.

5. **Discussion and action on an ordinance annexing a City-owned tract of 2.01 acres of land, more or less, out of the East Half of Tract “A” of Share 7, San Martin Grant, Cameron**

County, Texas, located on the north side of State Highway 48, under Texas Local Government Code § 43.012, and all matters related thereto.

Ordinance No. 2026-37 annexes a City-owned tract of 2.01 acres, more or less, out of the East Half of Tract "A" of Share 7, San Martin Grant, Cameron County, Texas, on the north side of State Highway 48, under Texas Local Government Code § 43.012, which allows a Type A general-law city to annex area it owns. The Commission accepted the tract by gift deed on October 7, 2026 (Resolution No. 2026-25) for public safety purposes, declared its intent to annex it (Resolution No. 2026-26), and held the two required public hearings on October 23 and October 28, 2026. The ordinance approves the service plan (Exhibit B) and takes effect upon passage.

6. **Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City to include an approximately 893.44 acre tract out of the east half of tract “A” of share 7, San Martin Grant of Cameron County, Texas at the request of the landowner.**

   Ordinance No. 2026-39 expands the City's extraterritorial jurisdiction (ETJ) to include approximately 893.44 acres out of the East Half of Tract "A" of Share 7, San Martin Grant, Cameron County, Texas, at the request of the owner, Space Exploration Technologies Corp., which petitioned the City on November 16, 2026, under Local Government Code § 42.022(b). The ordinance finds the area is contiguous to the City and is not within another municipality's limits or ETJ. It adds the land to the ETJ only and does not annex it; the 192.14-acre Garcia North Area under Item F.7 lies within this tract.

7. **Discussion and action on an ordinance annexing a 192.14-acre tract out of the Garcia North Area at the request of the owner under Texas Local Government Code Chapter 43, Subchapter C-3, and all matters related thereto.**

   Ordinance No. 2026-40 annexes approximately 192.14 acres, the Garcia North Area, out of the 893.44-acre tract in Cameron County, Texas, at the request of the owner, Space Exploration Technologies Corp., under Local Government Code Chapter 43, Subchapter C-3, and § 43.0671, which allow a city to annex an area when each owner of land in the area requests it. The ordinance also ratifies and confirms that the area is within the City's extraterritorial jurisdiction. The required public hearing was held earlier tonight under Item E.1, and this item follows F.6, which adds the larger 893.44-acre tract to the ETJ.

G. Commission/City Administrator Comments

1. **Commission/City Administrator Comments**

   Items of Community Interest: Pursuant To Texas Government Code Section 551.0415 The Mayor, Commission And City Administrator May report on the following items: (1) Expression Of Thanks, Congratulations Or Condolences; (2) Information Regarding Holiday Schedules; (3) Recognition Of Individuals; (4) Reminders About Upcoming City Commission Events; (5) Information Regarding Community Events; (6) Announcements Involving Imminent Threat To Public Health And Safety.

   City Administrator’s Report
   a. Agreements Signed
   b. Finance
   c. PD Update

d. Beach & Natural Resources

Future agenda item requests: No discussion or action may be taken by the Commission on future agenda item requests.

H. Adjourn

Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's office.

NOTE: The City Commission reserves the right to meet in executive session closed to the public at any time during the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including § 551.071 (private consultation with the attorney for the city); § 551.072 (discussing purchase, exchange, lease or value of real property); § 551.073 – (deliberation regarding prospective gift); § 551.074 (discussing personnel or to hear complaints against personnel); § 551.076 (deliberation regarding security devices or security audit); § 551.087 (discussing economic development negotiations); § 551.089 (deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code). Any decision on such matters will be taken or conducted in open session following the conclusion of the executive session.

Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's office.

I acting City Clerk, Keila Tuttle , certify that this notice of meeting and agenda of items were posted on the official bulletin board of the City of Starbase, Texas and on the City's website at https://starbase.texas.com/ in accordance with Chapter 551, Texas Government Code at least 3 business days prior to the start of the meeting, and shall remain posted until the meeting is adjourned.



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Keila Tuttle, Acting City Clerk

Date: **November 18, 2026**

D.1

CITY COMMISSION SPECIAL MEETING — MINUTES

DATE: October 28, 2026

TIME: 7:01 p.m. – 7:26 p.m.

LOCATION: 48491 State Highway 4, Starbase, Texas 78521

MEETING TYPE: City Commission Special Meeting

A. CALL TO ORDER AND QUORUM DETERMINATION

The City Commission Special Meeting was called to order at 7:01 p.m. Present: Mayor Peden and Commissioner Jordan Buss. Absent: None. A quorum was determined to be present.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. PUBLIC COMMENT ON ALL AGENDA ITEMS

Comments limited to two minutes per individual, as set forth above. The public comment period opened at 7:01 p.m. Three individuals addressed the Commission on agenda items not associated with a public hearing:

- Oscar Olvera, Brownsville, stated that he is a local instructor at Texas Southmost College and serves on the board of the Texas Society of Architects. He spoke in opposition to rocket launches, urged that launches stop, and also asked that data-center construction stop, referencing demolition and deconstruction work as part of his professional focus.
- Uriel Gavito, Brownsville, stated that part of Brownsville is grateful for opportunities associated with SpaceX while another part is fearful and angry. He cited concerns about beach access, damage to homes from additional launches, environmental consequences, workplace safety and OSHA issues, and what he described as a strong-arm deal involving approximately 444 acres. He urged that regulations be welcomed and that sustainability on Earth not be risked for Mars exploration.
- Roberto Delgado, Brownsville, described tension between opposing further launches and the City’s existence as a space-oriented community. He stated that homes in Brownsville, including on the west side, have experienced tile cracks and other property damage; argued that the company should be held liable for such damage; and criticized prioritizing space exploration over local environmental and economic conditions.

The public comment period closed at 7:09 p.m.

D. CONSENT AGENDA

Item D.1 - Action regarding the minutes of the City Commission meeting held on October 23, 2026.

Approval of the official minutes of the Commission's October 23, 2026 Special Meeting.

Commissioner Buss made a motion to approve the consent agenda (Item D.1), the minutes of the October 23, 2026 City Commission Special Meeting, as presented. Mayor Peden seconded the motion. The motion passed 2–0.

E. PUBLIC HEARING

Item E.1 - Public Hearing No. 2 regarding the proposed annexation of a City-owned tract of 2.01 acres of land, more or less, out of the East Half of Tract "A" of Share 7, San Martin Grant, Cameron County, Texas, located on the north side of State Highway 48, under Texas Local Government Code § 43.012.

This was the second of two required public hearings on annexing a City-owned tract of 2.01 acres on the north side of State Highway 48, which SpaceX gave to the City by gift deed. The City Commission set the hearings for October 23 and October 28, 2026, through Resolution 2026-26. No action was scheduled at this hearing.

The public hearing opened at 7:10 p.m. No speakers were recognized. The public hearing closed at 7:11 p.m. No action was taken.

Item E.2 - Public Hearing No. 2 regarding the proposed annexation of the State Highway 4 right-of-way, containing 123.17 acres of land, more or less.

This was the second of two required public hearings on annexing about 123.17 acres of State Highway 4 right-of-way, from the city limits about 1.2 miles east of Kingston Avenue to roughly the road leading to Brownsville VORTAC BRO 116.3. Through Resolution 2026-24, under Texas Local Government Code § 43.1055, the City Commission declared its intent to annex the right-of-way on November 18, 2026. No action was scheduled at this hearing.

The public hearing opened at 7:11 p.m. No speakers were recognized. The public hearing closed at 7:11 p.m. No action was taken.

F. REGULAR SESSION

Item F.1 - Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City to include an area of land totaling approximately 10.10 acres out of a 209.6 acre tract out of Sub Share 5, of Share 5 of the San Martin Grant, Cameron County, Texas at the request of the landowner.

Staff stated that Space Exploration Technologies Corp. petitioned the City on September 14, 2026, to add about 10.10 acres to the City's extraterritorial jurisdiction. The tract is on the north right-of-way of State Highway 4. Staff explained that the ordinance would add the land to the ETJ only and would not annex the property.

Commissioner Buss made a motion to adopt Ordinance No. 2026-33 expanding the City's extraterritorial jurisdiction to include about 10.10 acres out of Sub Share 5 of Share 5 of the San Martin Grant. Mayor Peden seconded the motion. The motion passed 2–0.

Item F.2 - Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City to include an area of land totaling approximately 15.0 acres out of a 209.60 acre tract out of Partition Share 5 out of Share 5, according to Volume 454, page 299, Cameron County deed records, of the San Martin Grant, Cameron County, Texas at the request of the landowner.

Staff stated that Space Exploration Technologies Corp. petitioned the City on September 14, 2026, to add about 15.0 acres to the City's extraterritorial jurisdiction. The tract is on the north right-of-way of Boca Chica Boulevard (State Highway 4). Staff explained that the ordinance would add the land to the ETJ only and would not annex the property.

Commissioner Buss made a motion to adopt Ordinance No. 2026-34 expanding the City's extraterritorial jurisdiction to include approximately 15.0 acres out of a 209.60-acre tract out of Partition Share 5 of Share 5 of the San Martin Grant, Cameron County, Texas, as described in Exhibit "A", and directing that the official City map be amended. Mayor Peden seconded the motion. The motion passed 2–0.

Item F.3 - Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City to include an area of land totaling approximately 163.04 acres being a 31.57-acre tract (31.55-acre rec), a 36.75-acre tract, both out of a 209.6-acre tract out of sub partition 5 of Share No. 5 of the San Martin Grant, and a 94.72-acre tract out of sub partition 4, of Share No. 5, San Martin Grant, Cameron County, Texas.

Staff stated that Ashley Lerma petitioned the City on September 12, 2026, to add 163.04 acres to the City's extraterritorial jurisdiction. The land comprises a 31.57-acre tract and a 36.75-acre tract out of Sub Partition 5, and a 94.72-acre tract out of Sub Partition 4, all of Share No. 5 of the San Martin Grant, running from State Highway 4 north to the Brownsville

Ship Channel. Staff explained that the ordinance would add the land to the ETJ only and would not annex the property.

Commissioner Buss made a motion to adopt Ordinance No. 2026-35 expanding the City's extraterritorial jurisdiction to include approximately 163.04 acres, made up of a 31.57-acre tract and a 36.75-acre tract out of Sub Partition 5 and a 94.72-acre tract out of Sub Partition 4, all of Share No. 5 of the San Martin Grant, Cameron County, Texas, as described in Exhibit "A", and directing that the official City map be amended. Mayor Peden seconded the motion. The motion passed 2–0.

Item F.4 - Discussion and action regarding awarding a contract under RFP 26-03, Police Patrol Vehicles: Tesla Cybertruck Platform, Fully Upfitted, to the responsible offeror whose proposal is determined to be the most advantageous to the municipality.

Staff reported that the City released RFP 26-03 on October 10, 2026, received one timely proposal from Unplugged Performance, Inc., doing business as UP.FIT, and after discussions obtained revised lower pricing on the first vehicles. Staff stated that Resolution No. 2026-30 would authorize the purchase of eight patrol vehicles at $190,000 each plus $4,600 each for delivery, for a total of $1,556,800, with options but not obligations to purchase up to 22 more patrol vehicles at no more than $204,600 each (delivery included) and up to ten fire vehicles at no more than $279,600 each (delivery included), and a total contract cap of $8,854,000. The Commission discussed delivery timing, the number of initially purchased vehicles, staffing needs, and budget capacity.

Commissioner Buss made a motion to approve Resolution No. 2026-30 awarding a contract under RFP 26-03 to Unplugged Performance, Inc., doing business as UP.FIT, and authorizing the City Administrator to negotiate and execute the contract. Mayor Peden seconded the motion. The motion passed 2–0.

Item F.5 - Discussion and action on Ordinance No. 2026-32 changing the date of the City's general election for Mayor and Commissioners from the May uniform election date to the November uniform election date in even-numbered years, beginning November, 2028.

Staff explained that Ordinance No. 2026-32 would move the City's general election for mayor and commissioners from the May uniform election date to the November uniform election date in even-numbered years, beginning November 7, 2028, and that there would be no May 2028 election. Staff added that current officeholders whose terms would expire in May 2028 would remain in office until successors are elected in November 2028 and qualify, and that the City Clerk would send the ordinance to the Cameron County Elections

Administrator and post it online. Commissioners discussed that the City had intended from the outset to move to a November election date and that doing so would align local elections with larger general elections and support voter turnout.

Commissioner Buss made a motion to adopt Ordinance No. 2026-32 changing the date of the City's general election for mayor and commissioners to the November uniform election date in even-numbered years, beginning November 7, 2028. Mayor Peden seconded the motion. The motion passed 2–0.

G. COMMISSION / CITY ADMINISTRATOR COMMENTS

Item G - Commission/City Administrator Comments

Items of Community Interest: Pursuant to Texas Government Code Section 551.0415, the Mayor, Commission, and City Administrator may report on the following items: (1) Expression of Thanks, Congratulations or Condolences; (2) Information Regarding Holiday Schedules; (3) Recognition of Individuals; (4) Reminders About Upcoming City Commission Events; (5) Information Regarding Community Events; (6) Announcements Involving Imminent Threat to Public Health and Safety.

Future agenda item requests: No discussion or action may be taken by the Commission on future agenda item requests.

There were no City Administrator comments because it was a special meeting. Mayor Peden stated that there were no items of community interest beyond noting that it was a short week.

H. ADJOURNMENT

There being no further business to come before the Commission:

Mayor Peden made a motion to adjourn. Commissioner Buss seconded the motion. The motion passed 2–0.

The meeting adjourned at 7:26 p.m.

Respectfully submitted,

_____

Keila Tuttle, City Clerk

City of Starbase

Approved by the City Commission on: _____

D.2

RESOLUTION NO. 2026-31

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, REMOVING MATT TUCKNESS FROM THE NATURAL RESOURCES COMMITTEE AND APPOINTING NATHAN LAUDICK TO THE NATURAL RESOURCES COMMITTEE; AND RELATED PROVISIONS.

WHEREAS, the City of Starbase is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, on October 15, 2025, the City Commission adopted Resolution No. 2025-10-15-F03-RE, creating the Natural Resources Committee (the "Committee"), composed of five (5) members who must be residents of the City of Starbase, appointed by the City Commission, and who serve two (2) year terms and continue to serve until their successors have been appointed; and

WHEREAS, on October 15, 2025, the City Commission appointed Matt Tuckness as a member of the Committee; and

WHEREAS, the City Commission desires to remove Matt Tuckness from the Committee and to appoint Nathan Laudick, a resident of the City of Starbase, to the resulting vacancy; and

WHEREAS, the City Commission finds that Nathan Laudick is qualified to serve as a member of the Committee and satisfies the residency requirement of Resolution No. 2025-10-15-F03-RE.

NOW, THEREFORE, BE IT RESOLVED 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 the City Commission.

SECTION 2. Removal and appointment. The City Commission hereby:

(a) removes Matt Tuckness from the Natural Resources Committee, effective immediately; and

(b) appoints Nathan Laudick as a member of the Natural Resources Committee to fill the vacancy created by that removal, for the unexpired term of the seat previously held by Matt Tuckness, which ends on October 15, 2027, and until a successor is appointed, in accordance with Resolution No. 2025-10-15-F03-RE.

SECTION 3. Severability. If any part of this Resolution is held invalid, the rest remains in effect.

SECTION 4. Effective Date. This Resolution takes effect immediately upon its passage and approval.

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

CITY OF STARBASE, TEXAS

_____

Bobby Peden, Mayor

ATTEST:

_____

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

_____

Gavriel Schreiber, City Attorney

F.2

ORDINANCE NO. 2026-36

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, APPOINTING JORGE SALINAS AS MUNICIPAL JUDGE OF THE MUNICIPAL COURT OF THE CITY OF STARBASE, TEXAS; SETTING THE QUALIFICATIONS, TERM, AND COMPENSATION OF THE MUNICIPAL JUDGE; APPROVING A MUNICIPAL JUDGE SERVICES AGREEMENT; AND RELATED PROVISIONS.

WHEREAS, the City of Starbase is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, by Ordinance No. 2026-9, adopted February 18, 2026, the City Commission established the Municipal Court of the City of Starbase, Texas (the "Court"), and Section 6 of that ordinance provides that the City Commission appoints the municipal judge by ordinance under Section 29.005 of the Texas Government Code; and

WHEREAS, Section 29.004(b) of the Texas Government Code provides that the mayor of a general-law municipality is ex officio judge of the municipal court unless the municipality by ordinance provides for the appointment and qualifications of the judge; and

WHEREAS, the City Commission finds that Jorge Salinas is qualified to serve as Municipal Judge and that his appointment is in the best interest of the City;

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 the City Commission.

SECTION 2. Appointment. Jorge Salinas is appointed Municipal Judge of the Court in accordance with Section 6 of Ordinance No. 2026-9 and Section 29.004(b) of the Texas Government Code. In accordance

with Section 29.004(b), the Mayor ceases to serve as ex officio judge upon the enactment of this Ordinance.

SECTION 3. Qualifications. The Municipal Judge must, at the time of appointment and throughout the term of office, be a citizen of the United States at least twenty-one years of age; be an attorney licensed to practice law in the State of Texas and in good standing with the State Bar of Texas; not have been finally convicted of a felony or determined by a court to be mentally incapacitated; and be eligible under the Texas Code of Judicial Conduct and the Texas Constitution to hold the office and to perform the duties of a magistrate. A Municipal Judge who ceases to meet a qualification vacates the office.

SECTION 4. Term. In accordance with Section 29.005(b) of the Texas Government Code, the Municipal Judge's term will expire upon the expiration of the current term of the Mayor of the City. **SECTION 5. Oath and Statement of Officer.** Before serving, the Municipal Judge shall sign the statement of officer and take the oath of office required by Article XVI, Section 1, of the Texas Constitution, and file both with the City Clerk. If the Municipal Judge has not qualified within thirty (30) days after passage, the appointment is void.

SECTION 6. Compensation; Agreement. The Municipal Judge shall be compensated at $800 per docket and $180 per hour for additional services, as provided in the draft Municipal Judge Services Agreement between the City and Jorge Salinas (the "Agreement"). The compensation is not based directly or indirectly on fines, fees, or costs collected by the Court, and will not be diminished during the Municipal Judge's term. The City Commission approves the Agreement in substantially the form presented to the City Commission and authorizes the Mayor to execute the Agreement on behalf of the City, with the City Clerk attesting.

SECTION 7. Funds Available. The City Commission finds that funds for the compensation under this Ordinance are available in the City's adopted budget for Fiscal Year 2026-2027.

SECTION 8. Report to Texas Judicial Council. Not later than the 30th day after the date of this appointment, the City Clerk shall notify the Texas Judicial Council of the name of the Municipal Judge in accordance with Section 29.013 of the Texas Government Code.

SECTION 9. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, the invalidity shall not affect the other provisions, which shall remain in full force and effect.

SECTION 10. 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 11. Engrossment/Enrollment. The City Clerk is directed to enroll and engross this Ordinance by reflecting its passage in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.

SECTION 12. Effective Date. This Ordinance shall become effective immediately upon its passage and approval.

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

CITY OF STARBASE, TEXAS

_____

Bobby Peden, Mayor

ATTEST:

_____

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

_____

Gavriel Schreiber, City Attorney

F.3

ORDINANCE NO. 2026-42

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, ADOPTING A MASTER ORDINANCE OF GENERAL PROVISIONS AND RULES OF CONSTRUCTION FOR LATER ORDINANCES AND RESOLUTIONS, INCLUDING RECITALS, DELEGATION, SEVERABILITY, REPEALER, RECORDS, EFFECTIVE DATES, AND GOVERNMENTAL IMMUNITY; AND RELATED PROVISIONS.

WHEREAS, the City of Starbase is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, Section 51.001 of the Texas Local Government Code authorizes the City Commission to adopt, amend, or repeal ordinances for the good government, peace, or order of the City; and

WHEREAS, the City Commission finds that a single ordinance can supply the answer to many recurring questions about the City's ordinances and that the best provision is often no provision at all, and that adopting standard provisions once in a master ordinance, instead of repeating them in every ordinance and resolution, will make the City's measures shorter, clearer, and easier to administer; and

WHEREAS, the City Commission intends to foster a Culture of plain meaning, in which a reader of the City’s measures can just read the instructions;

WHEREAS, City ordinances and resolutions repeat the same standard provisions on recitals, severability, repeal of conflicting provisions, enrollment, and effective dates, and the City Commission finds that the full and rapid reuse of standard provisions reduces cost and improves reliability and that adopting those provisions once, together with general rules of construction and delegation, in a single ordinance will make future ordinances and resolutions shorter, clearer, and more consistent;

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 the City Commission.

SECTION 2. Short Title; Scope. This Ordinance may be cited as the "Answer Ordinance," the "Master Ordinance," or the "Master Answer and Rules for Starbase."

(a) In this Ordinance, "Later Measure" means an ordinance or resolution adopted by the City Commission after this Ordinance takes effect, including one that amends or repeals another ordinance or resolution. "Later Ordinance" and "Later Resolution" mean a Later Measure that is an ordinance or a resolution, respectively.

(b) This Ordinance applies to each Later Measure unless the Later Measure clearly indicates otherwise. Both ordinances and resolutions may depart from this Ordinance if indicated in the Later Measure. A Later Measure need not refer to this Ordinance for this Ordinance to apply to it.

(c) This Ordinance governs only Later Measures. It does not apply to, amend, or repeal any ordinance or resolution adopted on or before the date this Ordinance takes effect, each of which remains governed by its own terms.

SECTION 3. Recitals. The recitals of each Later Measure are true, are incorporated into that measure, and are adopted as findings of the City Commission.

SECTION 4. General Rules of Construction. In each Later Measure, unless the context clearly requires otherwise:

(a) section and other headings are for convenience only and do not limit or expand the text;

(b) the singular includes the plural and the plural includes the singular, words of one gender include all genders, and the present tense includes the future;

(c) all words and phrases are read in context and have their ordinary meaning, unless they are defined; words and phrases that have acquired a technical or particular meaning have that meaning;

(d) regarding the use of specific words, the words "shall" and "must" impose a duty or requirement, "may" grants discretion or permission, "may not" prohibits, and "includes" and "including" do not limit;

(e) by rule, when computing a period of days, the first day is excluded and the last day is included, and if the last day is a Saturday, Sunday, or legal holiday, the period ends on the next day that is not a Saturday, Sunday, or legal holiday;

(f) a reference to a statute, rule, code, ordinance, or resolution includes its amendments and successor provisions;

(g) sections, words, or phrases referencing a City official, officer, or employee include a person lawfully acting in that position and, to the extent the law allows, a designee authorized in writing; and

(h) each time two or more provisions appear to conflict, such provisions are read to give effect to both if possible; if they cannot be reconciled, a specific provision controls over a general one, and a later provision controls over an earlier one.

SECTION 5. Delegation, Administration, and Interpretation. Unless a Later Measure or state law provides otherwise, each power, duty, or authority that a Later Measure grants to, or makes exercisable by, "the City" is delegated to the City Administrator, other than one that state law or a City ordinance reserves to the City Commission.

(a) The City Administrator shall administer each Later Measure and may interpret it as needed to administer it, except where state law or the Later Measure assigns that duty to another officer or body. The City Administrator may consult the City Attorney on any interpretation.

(b) In accordance with Section 7(F)(5) of Ordinance No. 2026-21, the City Administrator may further delegate in writing any power, duty, or authority under this Section to an appropriate City officer or employee. The delegated authority remains subject to the same limitations that apply to the City Administrator, and the delegation does not relieve the City Administrator of responsibility for it.

(c) The City Administrator may adopt rules to implement a Later Measure in accordance with Section 7(F)(2) of Ordinance No. 2026-21.

(d) Authority exercised under this Section remains subject to the limits in Ordinance No. 2026-21 and to the authority of the City Commission. An interpretation under this Section does not amend a Later Measure.

SECTION 6. Severability. It is hereby declared to be the intention of the City Commission that the words, phrases, clauses, sentences, paragraphs, and sections of every Later Measure are severable, and if any word, phrase, clause, sentence, paragraph, or section of any Later Measure is declared invalid, unconstitutional or unenforceable by the valid judgment or decree of any court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs, and sections of the Later Measure, since the same would have been enacted by the City Commission without the incorporation of any such unconstitutional or unenforceable word, phrase, clause, sentence, paragraph, or section.

SECTION 7. Repealer. Each Later Measure is cumulative of all other City ordinances and resolutions and repeals or supersedes a provision of another ordinance or resolution only to the extent the provision is in direct conflict with the Later Measure. A Later Resolution does not repeal or amend an ordinance.

SECTION 8. Enrollment, Records, and Publication. In accordance with Section 22.073 of the Texas Local Government Code, the City Clerk shall enroll and engross each Later Measure by reflecting its passage in the minutes of the City Commission and filing it in the Ordinance Records or Resolution Records of the City, as applicable, shall maintain it in the City's records in accordance with the City's records management program and state law, and shall publish each Later Ordinance, or its caption, when and as required by law.

SECTION 9. Effective Dates of Later Measures. Each Later Measure takes effect immediately upon its passage and approval, unless state law requires a Later Ordinance to be published before it takes effect, in which case that Later Ordinance takes effect when that requirement is satisfied.

SECTION 10. No Waiver of Immunity. Nothing in a Later Measure waives, or shall be construed to waive, any governmental immunity from suit or liability, official immunity, or other immunity or defense available under law to the City or its officials, officers, employees, or agents.

SECTION 11. Severability of this Ordinance. If any part of this Ordinance, or its application to any person or circumstance, is held invalid, the rest remains in effect.

SECTION 12. Repealer of this Ordinance. This Ordinance is cumulative of all other City ordinances, serving as a booster to them and not a replacement, and repeals a provision of another ordinance only to the extent the provision is in direct conflict with this Ordinance.

SECTION 13. Engrossment/Enrollment. The City Clerk is directed to enroll and engross this Ordinance by reflecting its passage in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City to be maintained in accordance with the City's records management program and state law and not merely technically "on display."

SECTION 14. Effective Date. This Ordinance takes effect immediately upon its passage and approval.

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

CITY OF STARBASE, TEXAS

_____

Bobby Peden, Mayor

ATTEST:

_____

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

_____

Gavriel Schreiber, City Attorney

F.4

ORDINANCE NO. 2026-38

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, ANNEXING APPROXIMATELY 123.17 ACRES OF STATE HIGHWAY 4 RIGHT-OF-WAY IN CAMERON COUNTY, TEXAS; APPROVING A SERVICE PLAN; PROVIDING FOR THE CITY MAP AND FILING; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATES.

WHEREAS, the City of Starbase is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, Local Government Code § 43.1055 authorizes a municipality, by ordinance, to annex certain road right-of-way under the procedures of Subchapter C-1 of Chapter 43; and

WHEREAS, through Resolution No. 2026-24, the City Commission declared its intent to annex the segment of State Highway 4 right-of-way described in Exhibit A ("the Property") on November 18, 2026; and

WHEREAS, the Property meets all requirements for annexation under Chapter 43, and the City has followed the procedures for annexation under Local Government Code § 43.1055, Subchapter C-1 of Chapter 43, and other applicable Texas law;

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

SECTION 1. Extraterritorial jurisdiction. The City hereby ratifies and confirms the inclusion of the Property within its extraterritorial jurisdiction and, to the extent necessary, extends its extraterritorial jurisdiction to include the Property.

SECTION 2. Annexation. The Property, described in Exhibit A, is annexed into the City in accordance with Local Government Code § 43.1055, and the boundaries of the City are extended to include the Property.

SECTION 3. Notices, hearings, and timing. The City gave written notice of the proposed annexation to the Texas Department of Transportation on September 14, 2026, more than 61 days before the date of the annexation, in accordance with Local Government Code § 43.1055(c)(2)(A), and received no written

objection before the date of the annexation. The City Commission held two public hearings on the annexation, on October 23, 2026 and October 28, 2026, in accordance with § 43.063. The City Commission institutes and completes this annexation on the date this Ordinance is adopted, in accordance with § 43.063(a) and § 43.064.

SECTION 4. Service plan. The service plan attached as Exhibit B, prepared at the direction of the City Commission in Resolution No. 2026-24, is attached to and approved as part of this Ordinance in accordance with Local Government Code § 43.056(j) and § 43.065. The City shall provide services to the Property in accordance with the service plan.

SECTION 5. Minutes, map, and filing. After the annexation takes effect:

(a) the City Clerk shall enter this Ordinance in the minutes of the City Commission;

(b) the City Clerk shall correct the official map of the City to include the Property and annotate the map in accordance with Local Government Code § 41.001(b); and

(c) the Mayor, with the assistance of the City Clerk, shall send a certified copy of this Ordinance to the Cameron County Clerk in accordance with § 41.0015(a).

SECTION 6. Severability. If any part of this Ordinance is held invalid, the rest remains in effect.

SECTION 7. Effective dates. Section 2 of this Ordinance takes effect at 12:00 a.m. on November 19, 2026. The rest of this Ordinance takes effect immediately upon its passage.

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

CITY OF STARBASE, TEXAS

_____

Bobby Peden, Mayor

ATTEST:

_____

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

_____

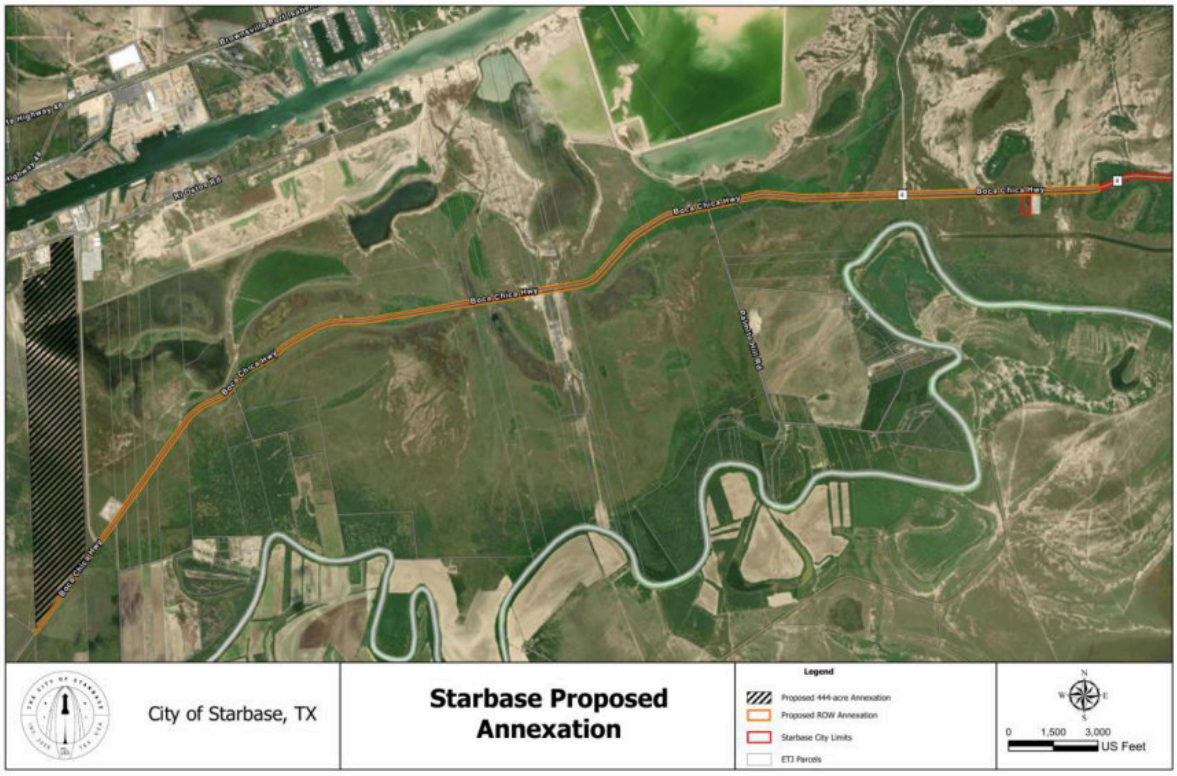
Gavriel Schreiber, City Attorney

EXHIBIT A

Map and Description of the Property (123.17 acres of State Highway 4 right-of-way)

EXHIBIT A

Map of Proposed Annexation



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 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**.

EXHIBIT B

Map of Proposed Annexation

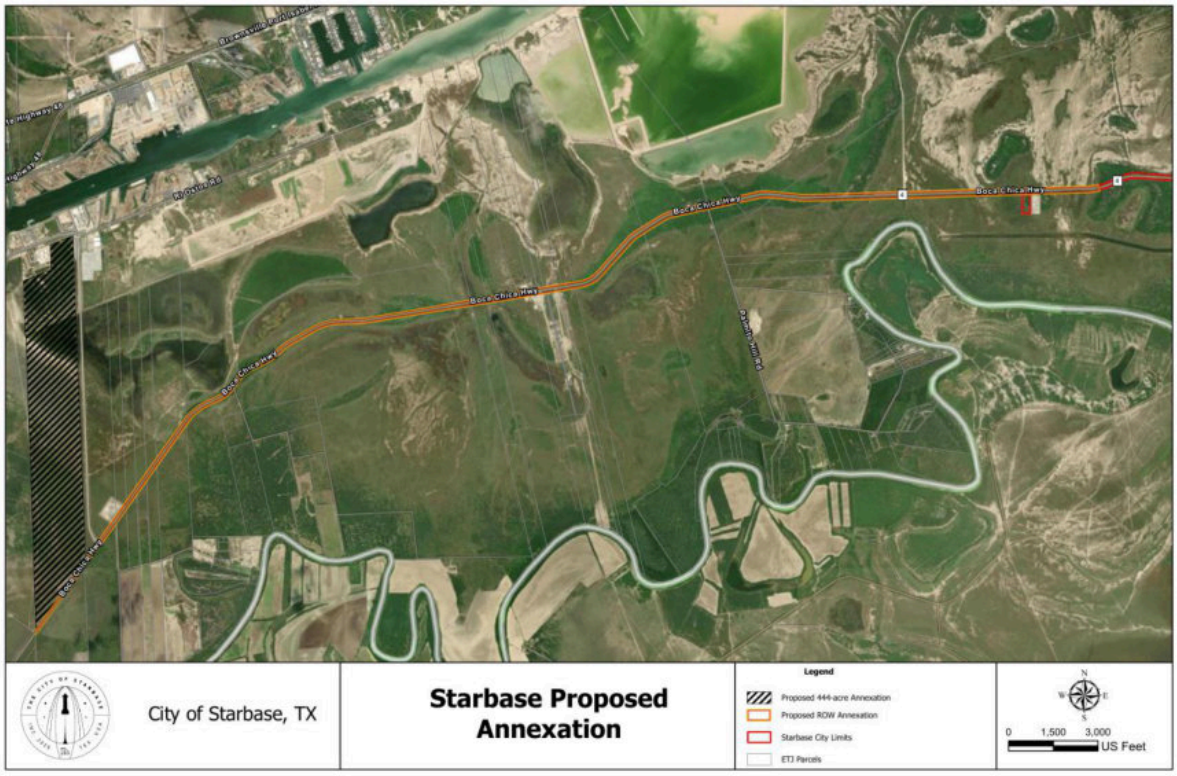


EXHIBIT B

Service Plan for the Annexation of the State Highway 4 Right-of-Way

STARBASE

SERVICE PLAN FOR THE ANNEXATION OF THE STATE HIGHWAY 4 RIGHT OF WAY

City of Starbase, Texas · Local Government Code Chapter 43, Subchapter C-1

A) SERVICE PLAN GENERALLY

1) Authority. The City of Starbase (the “City”) proposes to annex a road right-of-way under Local Government Code § 43.1055 using the procedures of Subchapter C-1, Chapter 43. This service plan is prepared under § 43.065 as directed by Resolution No. 2026-24.

2) Area. The area to be annexed is approximately 123.17 acres of State Highway 4 right-of-way in Cameron County, Texas (the “Area”), as described and shown in Exhibit A, which is Exhibit B to Resolution No. 2026-24.

3) Provision of services. For purposes of this 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.

4) Term. This plan takes effect on the effective date of the ordinance annexing the Area and remains in effect for ten years.

B) SERVICES

1) Police protection. The Starbase Police Department will provide police protection to the Area on the effective date of annexation.

2) All other services. For fire protection, emergency medical services, solid waste collection, water and wastewater services, operation and maintenance of roads and streets (including road and street lighting), operation and maintenance of parks, playgrounds, and swimming pools, operation and maintenance of any other publicly owned facility, building, or service, and general municipal administration, the City will, immediately upon annexation, provide them at a level “comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.”

C) CAPITAL IMPROVEMENTS

No capital improvements are necessary for the City to provide the services in this plan.

EXHIBIT A

Description and Map of the State Highway 4 Right-of-Way (123.17 acres)

Source: Exhibit B to Resolution No. 2026-24 (adopted September 21, 2026): Right-of-Way Metes and Bounds Description of a 123.17-acre (5,365,230 square feet) parcel (12 pages), reproduced from the scanned original without alteration, followed by the map “Starbase Proposed Annexation” (September 8, 2026).

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 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;**

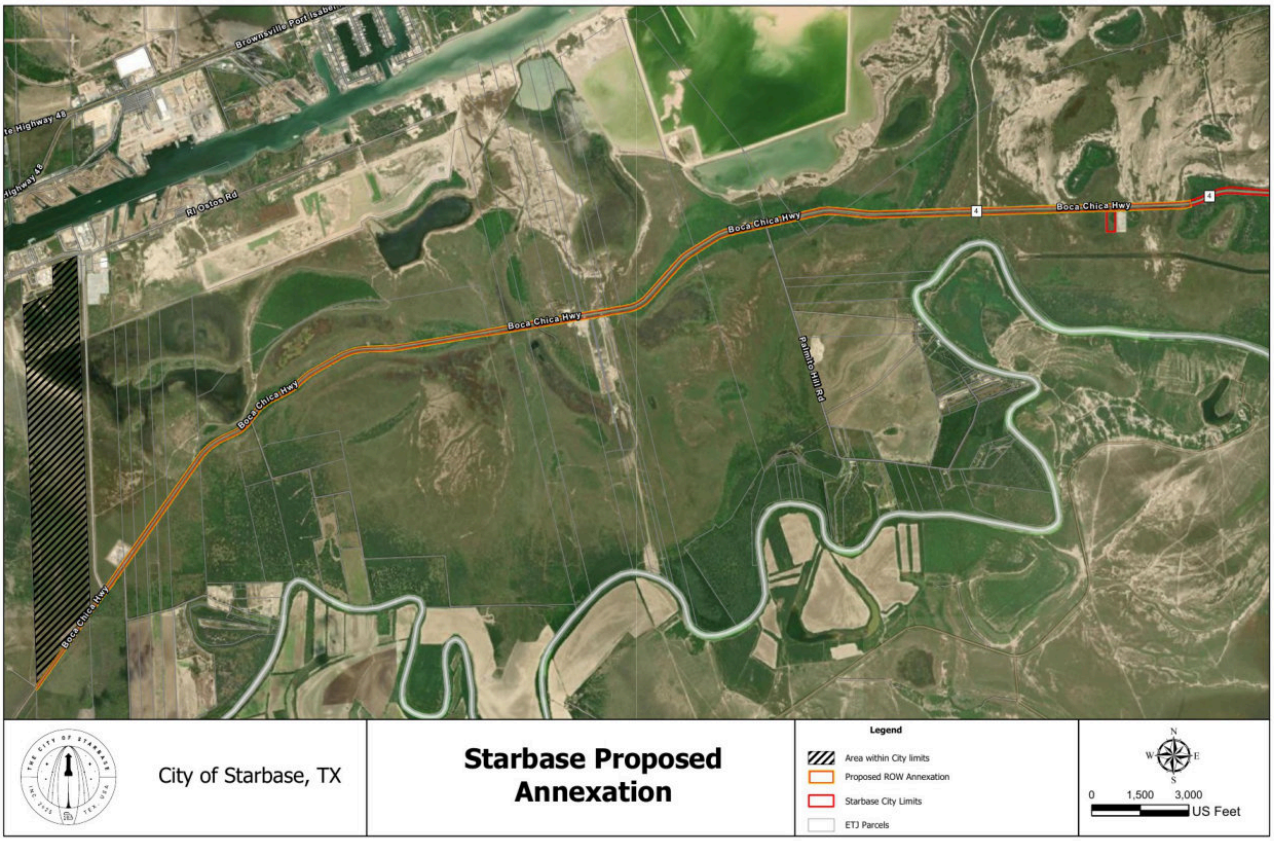
33. **THENCE,** along said curve to the left, through a **central angle of 07 Degrees 25 Minutes 37 Seconds,** for an **arc length of 234.64 feet**, to the end of said curve to the left;

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**.


Boca Chica Hwy
Boca Chica Hwy
Boca Chica Hwy
Boca Chica Hwy
Palmito Hill Rd
Ft Ostos Rd
City of Starbase, TX
Starbase Proposed Annexation
Legend
Area within City limits
Proposed ROW Annexation
Starbase City Limits
ETJ Parcels
N
W
E
S
0
1,500
3,000
US Feet

F.5

ORDINANCE NO. 2026-37

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, ANNEXING A CITY-OWNED TRACT OF 2.01 ACRES OF LAND, MORE OR LESS, OUT OF THE EAST HALF OF TRACT "A" OF SHARE 7, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, LOCATED ON THE NORTH SIDE OF STATE HIGHWAY 48; APPROVING A SERVICE PLAN; PROVIDING FOR THE CITY MAP AND FILING; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Starbase is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, Local Government Code § 43.012 authorizes the governing body of a Type A general-law municipality, by ordinance, to annex area that the municipality owns under the procedures of Subchapter C-1 of Chapter 43; and

WHEREAS, the City owns the 2.01-acre tract described in Exhibit A (the "Parcel"); and

WHEREAS, through Resolution No. 2026-26, the City Commission declared its intent to annex the Parcel, and the City has followed the procedures for annexation under Subchapter C-1 of Chapter 43 and Texas law; and

WHEREAS, the Parcel meets all requirements for annexation under Chapter 43, and the City has followed all procedures required by Chapter 43 and Texas law;

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

SECTION 1. Annexation. The Parcel, described by metes and bounds in Exhibit A, is annexed into the City, and the boundaries of the City are extended to include the Parcel.

SECTION 2. Hearings, notices, and timing. The City Commission held two public hearings on the annexation, on October 23, 2026 and October 28, 2026, in accordance with Local Government Code § 43.063(a), after posting and publishing notice of each hearing in accordance with § 43.063(c) and (d). The

City gave written notice of the proposed annexation. The City Commission institutes and completes this annexation on the date this Ordinance is adopted, in accordance with § 43.063(a) and § 43.064.

SECTION 3. Service plan. The service plan attached as Exhibit B, prepared at the direction of the City Commission in Resolution No. 2026-26, is attached to and approved as part of this Ordinance in accordance with Local Government Code § 43.056(j) and § 43.065. The City shall provide services to the Parcel in accordance with the service plan.

SECTION 4. Minutes, map, and filing. After this Ordinance is adopted:

(a) the City Clerk shall enter this Ordinance in the minutes of the City Commission in accordance with Local Government Code § 43.012;

(b) the City Clerk shall correct the official map of the City to include the Parcel and annotate the map in accordance with § 41.001(b); and

(c) the Mayor, with the assistance of the City Clerk, shall send a certified copy of this Ordinance to the Cameron County Clerk in accordance with § 41.0015(a).

SECTION 5. Severability. If any part of this Ordinance is held invalid, the rest remains in effect.

SECTION 6. Effective date. This Ordinance takes effect immediately upon its passage.

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

CITY OF STARBASE, TEXAS

_____

Bobby Peden, Mayor

ATTEST:

_____

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

_____

Gavriel Schreiber, City Attorney

EXHIBIT A

Description of the Parcel (2.01 acres)

2.01 acres out of a 893.44 acre tract more or less out in 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 2.01 acre tract being more particularly located and described as follows:

SURVEYOR’S NOTE: All bearings and distances are based on the Texas State Plane Coordinate System, South Zone 4205, North American Datum 1983;

COMMENCING at a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” found, at the intersection of the West boundary line of the East Half of Tract “A” with the North right-of-way line of State Highway No. 48 (R.O.W. varies) and having a coordinate value of Northing: 16,516,114.30', Easting 1,354,204.72', THENCE, along the North right-of-way line of said State Highway No. 48, North 74° 21' 07" East, a distance of 216.48 feet, THENCE continuing along the North right-of-way line of said State Highway No. 48, North 72° 26' 24" East, a distance of 635.32 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” found and having a coordinate value of Northing: 16,516,364.36', Easting 1,355,018.88', for the Southwest corner and POINT OF BEGINNING of this tract;

THENCE, leaving the North right-of-way line of State Highway No. 48, North 03° 42' 21" West, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set, for the Northwest corner of this tract;

THENCE, North 72° 26' 24" East, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set, for the Northeast corner of this tract;

THENCE, South 03° 42' 21" East, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set at the North right-of-way line of said State Highway No. 48, for the Southeast corner of this tract;

THENCE, along the North right-of-way line of said State Highway No. 48, South 72° 26' 24" West, a distance of 300.00 feet, to the POINT OF BEGINNING;

CONTAINING 2.01 acres of land, more or less.

EXHIBIT B

Service Plan for the Annexation of the Emergency Services Parcel

SERVICE PLAN FOR THE ANNEXATION OF THE EMERGENCY SERVICES PARCEL

City of Starbase, Texas · Local Government Code Chapter 43, Subchapter C-1

A) SERVICE PLAN GENERALLY

1) Authority. The City of Starbase (the "City") proposes to annex area it owns under Local Government Code § 43.012 using the procedures of Subchapter C-1, Chapter 43. This service plan is prepared under § 43.065 as directed by Resolution No. 2026-26.

2) Area. The area to be annexed is approximately 2.01 acres out of the East Half of Tract "A," Share 7, San Martin Grant, Cameron County, Texas, on the north right-of-way line of State Highway 48 (the "Area"), as described in Exhibit A, which is the description attached to Resolution No. 2026-26.

3) Provision of services. For purposes of this 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.

4) Term. This plan takes effect on the effective date of the ordinance annexing the Area and remains in effect for ten years.

B) SERVICES

1) Police protection. The Starbase Police Department will provide police protection to the Area on the effective date of annexation.

2) All other services. For fire protection, emergency medical services, solid waste collection, water and wastewater services, operation and maintenance of roads and streets (including road and street lighting), operation and maintenance of parks, playgrounds, and swimming pools, operation and maintenance of any other publicly owned facility, building, or service, and general municipal administration, the City will, immediately upon annexation, provide them at

a level “comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.”

C) CAPITAL IMPROVEMENTS

No capital improvements are necessary for the City to provide the services in this plan.

Exhibit A

Description of the Emergency Services Parcel (2.01 acres)

(Source: Exhibit A to Resolution No. 2026-26)

2.01 acres out of a 893.44 acre tract more or less out in 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 2.01 acre tract being more particularly located and described as follows:

SURVEYOR’S NOTE: All bearings and distances are based on the Texas State Plane Coordinate System, South Zone 4205, North American Datum 1983;

COMMENCING at a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” found, at the intersection of the West boundary line of the East Half of Tract “A” with the North right-of-way line of State Highway No. 48 (R.O.W. varies) and having a coordinate value of Northing: 16,516,114.30', Easting 1,354,204.72', THENCE, along the North right-of-way line of said State Highway No. 48, North 74° 21' 07" East, a distance of 216.48 feet, THENCE continuing along the North right-of-way line of said State Highway No. 48, North 72° 26' 24" East, a distance of 635.32 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” found and having a coordinate value of Northing: 16,516,364.36', Easting 1,355,018.88', for the Southwest corner and POINT OF BEGINNING of this tract;

THENCE, leaving the North right-of-way line of State Highway No. 48, North 03° 42' 21" West, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set, for the Northwest corner of this tract;

THENCE, North 72° 26' 24" East, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set, for the Northeast corner of this tract;

THENCE, South 03° 42' 21" East, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set at the North right-of-way line of said State Highway No. 48, for the Southeast corner of this tract;

THENCE, along the North right-of-way line of said State Highway No. 48, South 72° 26' 24" West, a distance of 300.00 feet, to the POINT OF BEGINNING;

CONTAINING 2.01 acres of land, more or less.

F.6

ORDINANCE NO. 2026-39

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 893.44 ACRES OUT OF THE GARCIA-DOUGHTERY PROPERTY, BEING OUT OF THE EAST HALF OF TRACT "A" OF SHARE 7 OF THE SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP OF THE CITY; AND RELATED PROVISIONS.

WHEREAS, the City of Starbase, Texas (the "City") is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, Section 42.022(b) of the Texas Local Government Code authorizes the City to expand its extraterritorial jurisdiction (the "ETJ") to include certain areas if the owners of the area request the expansion; and

WHEREAS, the City received a petition (the "Petition") from Space Exploration Technologies Corp., the owner of the land more particularly described in Exhibit "A" (the "Area"), requesting that the City expand its ETJ to include the Area; and

WHEREAS, the City Commission finds that no part of the Area is within the corporate limits of any other municipality, that the Area is contiguous to the City, and that the Area is not located in the existing ETJ of another municipality; and

WHEREAS, the City Commission finds that expanding 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;

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 the City Commission.

SECTION 2. ETJ Expansion. The ETJ of the City is expanded to include the Area described in Exhibit "A". The inhabitants of the Area are entitled to and bound by the acts, ordinances, resolutions, and regulations of the City applicable in the City's ETJ, enacted in accordance with the general laws of the State of Texas.

SECTION 3. Official Map. The official map of the City is 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 in accordance with 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 appropriate officials and agencies in accordance with law.

SECTION 5. Severability; conflicts. If any part of this Ordinance, or its application to any person or circumstance, is held invalid, the rest remains in effect. Any conflicting ordinance provision is repealed only to the extent of the conflict.

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 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.

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

CITY OF STARBASE, TEXAS

_____

Bobby Peden, Mayor

ATTEST:

_____

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

_____

Gavriel Schreiber, City Attorney

EXHIBIT “A”

Property Legal Description

METES AND BOUNDS DESCRIPTION

893.44 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 893.44 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 ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED “M&R INC” FOUND, AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT “A” WITH THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 48 (R.O.W. VARIES) AND HAVING A COORDINATE VALUE OF NORTHING: 16,516,114.30’, EASTING 1,354,204.72’, THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, NORTH 74 DEG. 21 MIN. 07 SEC. EAST, A DISTANCE OF 216.48 FEET, THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, NORTH 72 DEG. 26 MIN. 24 SEC. EAST, A DISTANCE OF 635.32 FEET TO THE POINT OF BEGINNING HAVING A COORDINATE VALUE OF NORTHING: 16,516,364.36’, EASTING 1,355,018.88’, FOR A CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 48, NORTH 03 DEG. 42 MIN. 21 SEC. WEST, AT A DISTANCE OF 1,228.62 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED “M&R INC” FOUND, A TOTAL DISTANCE OF 2,457.12 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED “M&R INC” FOUND AT THE SOUTHEAST CORNER OF A 15.00 ACRE TRACT (DOCUMENT NO. 2025-14716, OFFICIAL RECORDS), FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID 15.00 ACRE TRACT, NORTH 01 DEG. 56 MIN. 46 SEC. WEST, A DISTANCE OF 875.00 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED “M&R INC” SET AT THE NORTHEAST CORNER OF SAID 15.00 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 15.00 ACRE TRACT, SOUTH 89 DEG. 43 MIN. 45 SEC. EAST, A DISTANCE OF 747.03 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED “M&R INC” FOUND AT THE NORTHWEST CORNER OF SAID 15.00 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT “A”, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT “A”, NORTH 01 DEG. 56 MIN. 45 SEC. WEST, A DISTANCE OF 2,517.65 FEET TO A CONCRETE MONUMENT FOUND, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT “A”, NORTH 01 DEG. 56 MIN. 07 SEC. WEST, A DISTANCE OF 19,796.01 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED “M&R INC” SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT “A”, SOUTH 87 DEG. 32 MIN. 27 SEC. EAST, A DISTANCE OF 1,555.37 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED “M&R INC” SET ON THE WEST BOUNDARY LINE OF A 1070.0 ACRE TRACT (VOLUME 678, PAGE 101, DEED RECORDS OF CAMERON COUNTY, TEXAS), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID 1070.0 ACRE TRACT, SOUTH 02 DEG. 13 MIN. 43 SEC. EAST, A DISTANCE OF 25,420.91 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED “M&R INC” SET AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF SAID 1070.0 ACRE TRACT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, SOUTH 70 DEG. 30 MIN. 41 SEC. WEST, A DISTANCE OF 538.60 FEET TO A ONE HALF INCH IRON PIN FOUND, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, SOUTH 72 DEG. 26 MIN. 24 SEC. WEST, A DISTANCE OF 362.04 FEET, TO THE POINT OF BEGINNING;

CONTAINING, 893.44 ACRES OF LAND, MORE OR LESS.

F.7

ORDINANCE NO. 2026-40

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, ANNEXING APPROXIMATELY 192.14 ACRES 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 MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ON REQUEST OF THE OWNER; AND RELATED PROVISIONS.

WHEREAS, the City of Starbase is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, Subchapter C-3 of Chapter 43 of the Local Government Code allows a municipality to annex an area if each owner of land in the area requests the annexation; and

WHEREAS, Space Exploration Technologies Corp., as owner of the land, submitted a petition to the City requesting that the City extend its extraterritorial jurisdiction to include and annex an area of land more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, the Parcel meets all requirements for annexation under Chapter 43, and the City has followed all procedures required by Chapter 43 and Texas law;

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

SECTION 1. Extraterritorial jurisdiction. The City hereby ratifies and confirms the inclusion of the Property within its extraterritorial jurisdiction and, to the extent necessary, extends its extraterritorial jurisdiction to include the Property.

SECTION 2. Annexation. The Property is annexed into the City in accordance with Subchapter C-3 of Chapter 43 of the Local Government Code, and the boundaries of the City are extended to include the Property. Any inhabitants of the Property are entitled to the rights and privileges of other citizens of the City and are bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 3. Petition, notices, and hearing. The City Commission finds that each owner of land in the Property requested the annexation in accordance with Local Government Code § 43.0671; that the owner certified in the petition that it was offered a development agreement under § 43.016 for any portion of the Property appraised under Chapter 23 of the Tax Code and still requested annexation; that the City gave written notice of the proposed annexation; and that, after posting and publishing notice in accordance with § 43.0673, the City Commission held a public hearing on the proposed annexation on November 18, 2026, in accordance with § 43.0673, before adopting this Ordinance.

SECTION 4. Minutes, map, and filing. After the annexation takes effect:

(a) the City Clerk shall enter this Ordinance in the minutes of the City Commission;

(b) the City Clerk shall correct the official map of the City to include the Property in accordance with Local Government Code § 41.001; and

(c) the City Clerk shall file this Ordinance with appropriate officials and agencies in accordance with law.

SECTION 5. Severability. If any part of this Ordinance is held invalid, the rest remains in effect.

SECTION 6. Repealer. Any ordinance or part of an ordinance in conflict with this Ordinance is repealed to the extent of the conflict.

SECTION 7. Effective dates. This Ordinance takes effect immediately upon its passage.

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

CITY OF STARBASE, TEXAS

_____

Bobby Peden, Mayor

ATTEST:

_____

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

_____

Gavriel Schreiber, City Attorney

EXHIBIT A

Description of the Property (approximately 192.14 acres)

EXHIBIT A
Property Legal Description

192.14 ACRES MORE OR LESS OUT OF A 893.44 ACRE TRACT OUT OF THE GARCIA – DOUGHTERY PROPERTY BEING OUT OF THE EAST HALF OF TRACT "A" OF SHARE 7, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, SAID 893.44 ACRE TRACT RECORDED IN DOCUMENT NO. 2026-34223, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS; SAID 192.14 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 EAST HALF OF TRACT "A" WITH THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 48 (R.O.W. VARIES) AND HAVING A COORDINATE VALUE OF NORTHING: 16,516,114.30', EASTING 1,354,204.72', **THENCE**, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, NORTH 74 DEG. 21 MIN. 07 SEC. EAST, A DISTANCE OF 216.48 FEET, **THENCE** CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, NORTH 72 DEG. 26 MIN. 24 SEC. EAST, A DISTANCE OF 635.32 FEET TO THE SOUTHEAST CORNER OF SAID 893.44 ACRE TRACT, **THENCE**, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, NORTH 03 DEG. 42 MIN. 21 SEC. WEST, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING** HAVING A COORDINATE VALUE OF NORTHING: 16,516,364.36', EASTING 1,355,018.88', FOR A CORNER OF THIS TRACT;

THENCE, NORTH 03 DEG. 42 MIN. 21 SEC. WEST, A DISTANCE OF 2,157.12 FEET TO THE SOUTHEAST CORNER OF A 15.00 ACRE TRACT (DOCUMENT NO. 2025-14716, OFFICIAL RECORDS), FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID 15.00 ACRE TRACT, NORTH 01 DEG. 56 MIN. 46 SEC. WEST, A DISTANCE OF 875.00 FEET TO THE NORTHEAST CORNER OF SAID 15.00 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 15.00 ACRE TRACT, SOUTH 89 DEG. 43 MIN. 45 SEC. WEST, A DISTANCE OF 747.06 FEET TO THE NORTHWEST CORNER OF SAID 15.00 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT "A", FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT "A", NORTH 01 DEG. 56 MIN. 48 SEC. WEST, A DISTANCE OF 2,896.45 FEET, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT "A", NORTH 01 DEG. 56 MIN. 05 SEC. WEST, A DISTANCE OF 538.31, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF THE EAST HALF OF TRACT "A", SOUTH 84 DEG. 40 MIN. 53 SEC. EAST, A DISTANCE OF 1,666.58 FEET TO THE WEST BOUNDARY LINE OF A 1070.0 ACRE TRACT (VOLUME 678, PAGE 101, DEED RECORDS OF CAMERON COUNTY, TEXAS), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID 1070.0 ACRE TRACT, SOUTH 02 DEG. 13 MIN. 43 SEC. EAST, A DISTANCE OF 6,317.12 FEET TO THE INTERSECTION OF THE WEST BOUNDARY LINE OF SAID 1070.0 ACRE TRACT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, SOUTH 70 DEG. 30 MIN. 41 SEC. WEST, A DISTANCE OF 538.60 FEET, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48, SOUTH 72 DEG. 26 MIN. 24 SEC. WEST, A DISTANCE OF 62.04 FEET, TO THE SOUTHEAST CORNER OF A 2.0 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 48 ALONG THE EAST BOUNDARY LINE OF SAID 2.0 ACRE TRACT, NORTH 03 DEG. 42 MIN. 21 SEC. WEST, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID 2.0 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 2.0 ACRE TRACT, SOUTH 72 DEG. 26 MIN. 24 SEC. WEST, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID 2.0 ACRE TRACT, TO THE **POINT OF BEGINNING**;