

Tino Villarreal, Commissioner At-large "A"
Bryan L. Martinez, Commissioner District 1
Gustavo De Leon, Commissioner District 3



Nurith Galonsky Pizana, Commissioner At-large "B"
Linda C. Macias, Commissioner District 2
Pedro Cardenas, Commissioner District 4

John Cowen, Jr, Mayor

NOTICE OF A PUBLIC MEETING OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City Commission of the City of Brownsville, Texas, in accordance with Article V, Section 12, of the Charter of said City, will convene a **Special Meeting**, on **August 29, 2026, at 4:00 pm**, in the Commission Chambers, on the Second Floor of the Brownsville City Hall - Old Federal Building, located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas, 78520.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. Members of the public, employees, and the City Commission may join via the Teleconference Meeting by logging on at:

<https://teams.microsoft.com/meet/296875030103201?p=nZh9ZHBj2RihJcM711>

Meeting ID: 296 875 030 103 201

Passcode: qn6EL6Fc

This Notice and Meeting Agenda are posted online at: <https://brownsvilletx.gov/129/Agendas-Minutes>
Members of the public who submitted a "Public Comment Form" will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act. At any time during the course of the posted meeting, the Brownsville City Commission may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Commission may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER

- a) ROLL CALL

PUBLIC COMMENT PERIOD

- **Non-Agenda Items:** Kindly submit a "Public Comment Form" stating the City business or City policy you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Forms are not reserved for anyone nor may time be deferred to anyone. PowerPoint presentations may not be accommodated. This period is limited to five (5) speakers with a time limit of three (3) minutes per speaker.

- **Agenda Items:** Kindly submit a “Public Comment Form” stating which item(s) on the agenda you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Speakers will be allowed to address the Commission on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.
- **Time Limits:** The City Commission shall have the discretion to modify its regulations regarding time limits on public comment if necessary. For example, the time limit may be shortened to accommodate a lengthy agenda or it could be lengthened to allow additional time for discussion on a complicated matter or if there is a need for an interpreter.

EXECUTIVE SESSION

- 1) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Project Quantum. (Office of the City Attorney/ City Manager's Office)

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

NOTE: The City Commission of the City of Brownsville reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

ITEMS FOR INDIVIDUAL CONSIDERATION(S)

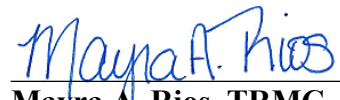
- 1) Consideration and **ACTION** on **SECOND** and **FINAL READING** on **Ordinance Number 2026-1823** of the City of Brownsville, Texas, to disannex, and hereinafter reduce the City of Brownsville corporate and extraterritorial jurisdiction boundary limits, a property described as being 444.45 acre tract of land, more or less, out of Tract "A", Share 7 of the San Martin Grant, Cameron County, Texas, together with all adjacent right-of-way, as shown in Exhibit "A" to the Ordinance. (District 2) (City Manager's Office)

ADJOURNMENT

NOTE: The City of Brownsville does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Organizational Development & Human Resources Department at 956/548-6037 (voice or Relay TX) by Monday, no later than 12:00 P.M., to make proper arrangements.

By: John Cowen, Jr.
Mayor of the City of Brownsville

I, **Mayra A. Rios**, hereby certify that a copy of the Notice for the **August 29, 2026** Meeting of the Brownsville City Commission was posted on the designated bulletin board at City Hall – Federal Building, 1001 Elizabeth Street, a location readily accessible to the public, for at least three (3) business days prior to the scheduled meeting date, in compliance with Chapter 551 of the Texas Government Code. I further certify that the Agenda was posted on the City's website and can be downloaded by accessing: <https://brownsvilletx.gov/129/Agendas-Minutes>


Mayra A. Rios, TRMC
City Secretary

I certify that the attached notice and agenda of items to be considered by the Brownsville City Commission was removed by me from the Brownsville City Hall – Old Federal Building bulletin areas on the _____ day of _____, 2026.

Employee Name and Signature

Date



To: Mayor and City Commission
Through: Alan Guard, Interim City Manager
From:
Date: Saturday, August 29, 2026
Agenda #: Consideration and **ACTION** on **SECOND** and **FINAL READING** on **Ordinance Number 2026-1823** of the City of Brownsville, Texas, to disannex, and hereinafter reduce the City of Brownsville corporate and extraterritorial jurisdiction boundary limits, a property described as being 444.45 acre tract of land, more or less, out of Tract "A", Share 7 of the San Martin Grant, Cameron County, Texas, together with all adjacent right-of-way, as shown in Exhibit "A" to the Ordinance. (District 2) (City Manager's Office)

Summary:

Project Scope and Analysis:

Funding:

Source:

Amount:

Local Contribution if Applicable:

Recommendation:

Commission Pillar:

Attachments:

1. 2026-08-19 Disannexation Ordinance with descriptions v2 (1)

ORDINANCE NUMBER 2026-1823

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS, TO DISANNEX AND HEREINAFTER REDUCE THE CITY OF BROWNSVILLE BOUNDARY LIMITS AND TO RELEASE FROM THE CITY'S EXTRATERRITORIAL JURISDICTION CERTAIN TERRITORY DESCRIBED HEREIN, INCLUDING ALL PORTIONS OF RIGHTS-OF-WAY, CURRENTLY WITHIN CITY JURISDICTION AND EXTRATERRITORIAL JURISDICTION AS DESCRIBED ON EXHIBIT "A" AND EXHIBIT "B"; PROVIDING FOR AN ORDER OF DISCONTINUANCE TO BE ENTERED IN THE MINUTES OR RECORDS OF THE CITY; AMENDING THE OFFICIAL BOUNDARIES AND MAP; PROVIDING FOR FILING; MAKING FINDINGS THAT THE VALUE OF DIRECT SERVICES AND BENEFITS PROVIDED TO THE DISANNEXED AREA EXCEEDED TAXES AND FEES COLLECTED PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §43.148; DETERMINING THAT NO REFUND IS DUE TO LANDOWNERS; PROVIDING SEVERABILITY, SAVINGS, AND REPEALING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Brownsville, Texas (the "City") is a home-rule municipality organized and existing under the Constitution and laws of the State of Texas and its City Charter; and

WHEREAS, Space Exploration Technologies Corporation ("Landowner") is the sole landowner of real property consisting of approximately 444.46 acres described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), including all adjacent rights-of-way, and has requested disannexation from the City's corporate and extraterritorial jurisdiction; and

WHEREAS, Texas Local Government Code §43.145 authorizes the governing body of a municipality by ordinance to discontinue an area as a part of the municipality when the municipality has a population of 4,000 or more and is located in a county with a population of more than 205,000, and the area is composed of at least three contiguous acres that are unimproved and adjoining the municipal boundaries; and

WHEREAS, Texas Local Government Code §42.023 authorizes the governing body of a municipality to reduce its extraterritorial jurisdiction by written consent given by ordinance or resolution; and

WHEREAS, the Property, including all adjacent rights-of-way, and the referenced portions of rights-of-way described on Exhibit "B" attached hereto and incorporated as is set forth herein, qualify for release from the extraterritorial jurisdiction under the foregoing authority; and

WHEREAS, all procedural requirements of the City Charter and applicable state law for the consideration and adoption of this Ordinance have been or will be satisfied; and

WHEREAS, the City Commission of the City of Brownsville, Texas (the “City Commission”) has investigated and determined that it would be advantageous and beneficial to Brownsville and its citizens and the Landowner to disannex the Property under the authority of Chapter 43 of the Texas Local Government Code.

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

SECTION 1. Findings. The recitals and findings set forth in the preamble of this Ordinance are true and correct and are incorporated herein as if set forth in full, and are determined to be the legislative findings of the City Commission.

SECTION 2. Disannexation from Corporate Limits. The Property being identified in the legal descriptions attached as Exhibit A, to include all adjacent rights-of-way, and being more particularly described as follows:

444.46 ACRES MORE OR LESS OUT OF THE GARCIA - DOUGHTERY PROPERTY BEING OUT OF THE EAST HALF OF TRACT “A” OF SHARE 7, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AS PER THE PARTITION DEED RECORDED IN VOLUME 141, PAGE 519, CAMERON COUNTY DEED RECORDS; AND ALL ADJACENT RIGHTS-OF-WAY.

is hereby disannexed and discontinued as a part of the City of Brownsville. The corporate limits and boundary of the City are hereby reduced and adjusted to exclude the Property. The Property shall no longer be within the full-purpose jurisdiction of the City.

SECTION 3. Release from Extraterritorial Jurisdiction. Pursuant to Texas Local Government Code §42.023, the City Commission hereby gives its written consent, and does hereby release and exclude the Property, including the referenced portions of rights-of-way attached hereto in Exhibit “B,” from the extraterritorial jurisdiction of the City of Brownsville for all purposes.

SECTION 4. Order of Discontinuance. Upon the second and final reading and adoption of this Ordinance, the City Secretary (or other appropriate official) is directed to enter in the minutes or records of the City an order discontinuing the Property as a part of the municipality, in accordance with Texas Local Government Code §43.145(b) (to the extent applicable). The Property ceases to be a part of the City on the date of the entry of such order.

SECTION 5. Relinquishment of Rights. The City of Brownsville hereby relinquishes any and all rights, jurisdiction, or control over the Property.

SECTION 6. Service Plan. The Service Plan previously adopted for the subject property is no longer in effect as to the subject property only.

SECTION 7. Official Map and Records; Filing. The official map and boundary records of the City shall be amended to reflect the disannexation and ETJ release accomplished by this

Ordinance. The City Secretary is authorized and directed to file a certified copy of this Ordinance (together with Exhibit "A" and Exhibit "B,") with the Cameron County Clerk, the Cameron Central Appraisal District, the Texas Department of Transportation (with respect to applicable rights-of-way), and any other governmental entity or official as may be required by law or deemed appropriate by the City Manager or City Attorney.

SECTION 8. Intent. It is not the intent of the City Commission, by the approval and adoption of this Ordinance, that the City disannex any other property other than the subject property described in Exhibit "A" and Exhibit "B".

SECTION 9. Taxes and Fees. Pursuant to Texas Local Government Code §43.148, the City Council hereby finds, determines, and declares that during the period the disannexed area was part of the municipality, the total amount of money expended by the City to provide direct services and benefits to the disannexed area exceeded the total amount of municipal property taxes and municipal fees collected by the City from the landowners within said area. The City Commission specifically identifies the following direct services and benefits provided to the disannexed area during the annexation period, the value of which constitutes a direct benefit expenditure under state law: police and fire protection and solid waste collection. Based upon the calculation and accounting of these direct benefit expenditures, the City Commission determines that the net refund amount under Texas Local Government Code §43.148 is zero dollars (\$0.00). Consequently, no refund of municipal property taxes or fees is required, and no disposition of funds shall be made to the Landowner of the disannexed area.

SECTION 10. Right-of-Way Disannexation. The City Commission acknowledges that Texas Local Government Code §43.147 may require, when disannexing a road or highway, the simultaneous disannexation of an adjacent strip of area equal in size to the minimum area required to comply with the width requirements of § 43.054, unless undertaken with the mutual agreement of the county. The area being released as described in Exhibit B is found to comply with the requirements set out in Texas Local Government Code §43.147. However, if necessary, the City Manager and City Attorney are authorized to coordinate with Cameron County as needed regarding any such strip or agreement and to include any necessary additional description or exhibit if required.

SECTION 11. Severability. If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Commission that no portion of this Ordinance, or provision hereof, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof.

SECTION 12. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 13. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

SECTION 14. Effective Date. This Ordinance shall become effective upon its second and final reading and passage, and publication as may be required by law.

INTRODUCED at a public hearing on August 21, 2026. Passed at Second and Final Reading and **ADOPTED, APPROVED, ENACTED** on _____, 2026.

BY: _____
John Cowen, Jr.
Mayor

ATTEST: _____
Mayra Rios
City Secretary

**APPROVED AS TO FORM AND
LEGALITY:**

Will Trevino
City Attorney

EXHIBIT A
PROPERTY METES AND BOUNDS DESCRIPTION

444.46 ACRES MORE OR LESS OUT OF THE GARCIA – DOUGHTERY PROPERTY BEING OUT OF THE EAST HALF OF TRACT “A” OF SHARE 7, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AS PER THE PARTITION DEED RECORDED IN VOLUME 141, PAGE 519, CAMERON COUNTY DEED RECORDS; SAID 444.46 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF THE WEST HALF OF TRACT “A” WITH THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 4 (100 FT. R.O.W.) BEING ON A CURVE TO THE LEFT WITH A RADIUS OF 1,095.92 FEET AND HAVING A COORDINATE VALUE OF NORTHING: 16,496,987.35', EASTING 1,353,211.05', **THENCE**, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 4 (100 FT. R.O.W) AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 685.20 FEET, **THENCE**, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 4, NORTH 35 DEG. 18 MIN. 43 SEC. EAST, A DISTANCE OF 1,840.24 FEET TO THE **POINT OF BEGINNING** HAVING A COORDINATE VALUE OF NORTHING: 16,498,892.48', EASTING 1,354,814.88', FOR THE SOUTHWEST CORNER OF THIS TRACT;

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

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

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

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

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

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

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

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

CONTAINING, 444.46 ACRES OF LAND, MORE OR LESS.

DRAFT

EXHIBIT B
RIGHT-OF-WAY METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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