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February 29, 2024

Hidalgo County – Precinct No. 2
c/o Commissioner Eduardo “Eddie” Cantu
100 N Closner
Pharr, TX 78539

Re: Request for Annexation of the County’s Right-Of-Way for Hi-Line Rd and a Portion of S Veterans Blvd – Proposed ROW dedication to City

Dear Commission Cantu ,

Majestic Realty is currently in the process of developing a 73.839-acre tract of land situated in Lots 47-48 out of Block 15, Lot 49-50 out of Block 16, Lots 51-52 out of Block 17, Lots 53-55 out of Block 18 for the Re-Subdivision San Juan Plantation Subdivision (Vol 3 Pg 52) (MRHCT) and Lots 3-4 from Closner Subdivision (Vol 1 Pg 56A) (MRHCT). This tract of land is currently within Hidalgo County limits and the City of Pharr’s Extraterritorial Jurisdiction (ETJ’s), which means the capability of Voluntary Annexation is possible as long as the tract of land is touching the current City’s limit line. Refer to **Figure 1** and **Attachment A** – Preliminary Plat: Majestic International Trade Port: Phase 2 Subdivision (2 pages).



Figure 1. Aerial of Project site.
Project Limits identified in blue. City Limits identified in red dashed line.

Upon our due diligence phase, the City identified that the County currently holds a portion of the ROW along S Veterans Blvd. which prevents the property from being annexed. It was also identified that the City of Pharr is in the process of letting a TxDOT funded project to improve S Veterans Blvd within the 1st quarter of the 2024 year, which means that the City would need to properly request this annexation themselves prior to construction commencement of this roadway improvements. Although, this is already planned for on the City's side, our project's timeline for the tract of land identified above is fast-moving and cannot rely on the City's roadway improvement project's timeline. Therefore, we are reaching out to **formally request the annexation of Hidalgo County's ROW for Hi-Line Road and a portion of S Veterans Blvd.** This request would be for the entire ROW of Hi Line Road from S. Veterans Blvd to SH 365, and a portion of the ROW of S. Veterans Blvd from Hi-Line Road to Anaya Road. Refer to **Attachment B** – Annexation Documents for ROW of S Veterans Blvd & Hi Line Road (1 page – Exhibit, 3 pages – M&B Description).

This annexation is crucial for our Built-To-Suit prospect of approximately 1 million square foot industrial warehouse project in order to access the necessary infrastructure services provided by the City of Pharr. We also cannot proceed with the annexation of our property without first addressing the annexation of the County's roads.

Once the release of right-of-way for these County' roads is granted, we will properly dedicate the road rights-of-way of Veterans Blvd and Hi Line Road to the City by the subdivision platting process without acquiring any form of monetary compensation from the City.

The fruition of this project promises not only a positive impact on the employment opportunities for the residents of Hidalgo County but also contributes to the county's overall tax base. Your support in this matter is pivotal, and we believe that this collaborative effort will not only benefit our project but also serve the greater interests of the community.

If you have any questions on this request or items that require attention, please feel free to reach out to discuss further. I can be contacted at (214) 697-7730 or by email at asorrels@majesticrealty.com.

Sincerely,

Majestic Realty Co.



Al Sorrels

Senior Vice President