

PUBLIC NOTICE
CITY OF MCGREGOR, TEXAS

Notice is hereby given that the Planning & Zoning Commission of the City of McGregor, Texas, will hold a public hearing on Monday, December 6, 2021 at 6:00 p.m., and the City Council of the City of McGregor will hold a public hearing on Monday, December 13, 2021, at 6:30 p.m., in the City Council Chambers, 302 S. Madison Street, McGregor, Texas, to receive testimony concerning a change from and more specifically described as follows:

Field Notes for 1.09 acres of land in the City of McGregor, McLennan County, Texas, being that called 0.328 acre tract described in a deed to McGregor Chicken, LLC., recorded under Instrument Number 2006004466 of the Official Public Records of McLennan County, Texas, and that called 0.767 acre tract described in a deed to Cesar Valdez and spouse, Ima Valdez, recorded under Instrument Number 2016037561 of the Official Public Records of McLennan County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central, NAD 83.

Beginning at a y found in concrete at the intersection of the South line of US Hwy 84 a/k/a West McGregor Drive and the East line of Jackson Avenue, at the Northwest corner of said 0.328 acre tract, for the Northwest corner of this tract;

THENCE N 66degrees 33minutes 26seconds E 125.06 feet along the South line of US HWY 84 to a 1/2-inch iron rod found at the Northwest corner of that called 0.3248 acre tract described as Tract F in a deed to Danny Blair, recorded under Instrument Number 2009029291 of the Official Public Records of McLennan County, Texas, for the Northeast corner of this tract;

THENCE S 31degrees 44minutes 45seconds E 103.94 feet to a 1/2-inch iron rod found in the North line of said 0.767 acre tract, at the Southwest corner of said 0.3248 acre tract, for an interior corner of this tract;

THENCE N 55degrees 43minutes 51seconds E 37.14 feet to a 3/8-inch iron rod set capped "Blackland" in the South line of said 0.3248 acre tract, for the Northeast corner of this tract;

THENCE S 32degrees 07minutes 01seconds E 205.96 feet to a 1/2-inch iron rod found capped "M&A" in the North line of North 3rd Street, at the Southeast corner of said 0.787 acre tract, for the Southeast corner of this tract;

THENCE S 55degrees 29minutes 05seconds W 160.15 feet along the North line of North 3rd Street to an 80d nail found at the intersection of the North line of North 3rd Street and the East line of Jackson Avenue, for the Southwest corner of this tract;

THENCE N 32degrees 22minutes 35seconds W 206.62 feet along the East line of Jackson Avenue to a 1/2-inch iron rod found capped "3879" at the Southwest corner of said 0.328 acre tract, for a Westerly corner of this tract;

THENCE N 31degrees 43minutes 27seconds W 127.45 feet along the East line of Jackson Avenue to the POINT OF BEGINNING, containing 1.09 acres of land.

Property owner is wanting to combing properties to grow current business.

All interested parties are encouraged to attend the Public Hearing to express comments regarding this amendment. If you cannot attend, you may submit comments in writing prior to the Public Hearing to the following:

City Secretary
City of McGregor
302 S. Madison
McGregor, Texas 76657

If you have questions concerning this notice please contact the City of McGregor at (254) 840-2806, Extension 5, between 8:00 a.m. and 5:00 p.m. Monday-Friday.

NEWSPAPER