

Notice of Public Hearing: Proposed Amendment to the Tax Increment Reinvestment Zone Number One (TIRZ#1)

Post Date: 10.16. 2021

CITY OF MCGREGOR

NOTICE OF CITY COUNCIL PUBLIC HEARING

A public hearing will be held by the McGregor City Council at a meeting on October 25, 2021, to consider items related to amending Tax Reinvestment Zone Number One (TIRZ#1). The meeting will begin at 6:30 p.m. and will take place at the City of McGregor Council Chambers, 302 S. Madison Street, McGregor, Texas. All interested parties are invited to attend. If you would like to speak as part of the public hearing, please sign up with the McGregor City Secretary Angelia Sloan (asloan@mcgregor-texas.com).

The first item:

Conduct a Public Hearing and consider amending Ordinance O-21-19, to extend the adopted Tax Abatement Guidelines for the Reinvestment Zone an additional two years per State law.

The second item:

Conduct a Public Hearing and consider amending:

1. Ordinance O-22-19 to expand the current Reinvestment Zone boundaries for Reinvestment Zone Number One, from approximately 1,600 acres to approximately 8,179 acres of land located within and adjacent to the McGregor Industrial Park. The map and boundary description is shown below:
2. Consider amending Ordinance O-23-19 to extend the termination date of TIRZ#1 and the availability of tax increment financing therein from December 31, 2050 to December 31, 2061.

The third item:

Conduct a public hearing regarding amending R-10-19 to adopt an amended City of McGregor Preliminary Tax Increment Reinvestment Zone #1 Project and Financing Plan, pursuant to Chapter 311 Tex. Tax Code to promote economic development of the area and creation of new and expanded employment opportunities through tax increment financing.

This notice to be published on Saturday, October 16, 2021.

Angelia Sloan
McGregor City Secretary

**REINVESTMENT ZONE NUMBER ONE, BOUNDARIES
CITY OF McGREGOR (TIRZ#1)**

LEGAL DESCRIPTION

BOUNDS DESCRIPTION OF AN APPROXIMATE 8,179 ACRE TAX INCREMENT REFINANCE ZONE TRACT:

LOCATED IN THE MINITT BARRETT SURVEY, ABSTRACT 75, THE H. & W. R. HANDLEY SURVEY, ABSTRACT 1029, THE JESSE RUSSEL, SR. SURVEY, ABSTRACT 743, THE B. C. WALTERS, JR. SURVEY, ABSTRACT 892, THE JOHN L. JOHNSTON SURVEY, ABSTRACT 484, THE S. S. SHERMAN SURVEY, ABSTRACT 797, THE ALLISON A. LEWIS SURVEY, ABSTRACT 534, THE VINCENT L. EVANS SURVEY, ABSTRACT 323, THE CHARLES LARBELETRIER SURVEY, ABSTRACT 552, THE HENRY PEARSON SURVEY, ABSTRACT 699 AND THE SALITHA BANKS SURVEY, ABSTRACT 85, IN THE CITY OF McGREGOR, McLENNAN COUNTY, TEXAS.

BEGINNING AT A POINT AT THE WEST END OF A CUTBACK LINE IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 (SOUTH MAIN STREET) AT ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST BLUEBONNET PARKWAY;

THENCE IN AN EASTERLY DIRECTION CROSSING STATE HIGHWAY 317 ALONG THE PROJECTED NORTH RIGHT-OF-WAY LINE OF WEST BLUE BONNET PARKWAY TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 3,900 FEET IN A SOUTHERLY DIRECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 TO A POINT FOR THE SOUTHWEST CORNER OF McGINLEY ADDITION FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 1,000 FEET IN AN EASTERLY DIRECTION WITH THE SOUTH LINE OF THE McGINLEY ADDITION TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 8,500 FEET IN A SOUTHERLY DIRECTION WITH THE EXISTING McGREGOR CITY LIMIT LINE, AND THE WEST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF McGREGOR SOUTH LOOP FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 10,770 FEET IN A WESTERLY DIRECTION WITH SAID CITY LIMIT LINE, PARTWAY WITH THE NORTH RIGHT-OF-WAY LINE OF McGREGOR SOUTH LOOP, CROSSING STATE HIGHWAY 317 AND CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY 2671 (AKA MOTHER NEFF PARKWAY) TO A POINT FOR THE SOUTHEAST CORNER OF A CALLED 97.875 ACRE TRACT DESCRIBED IN A DEED TO GERALD HUNTER AND WIFE TINA HUNTER RECORDED IN McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2021004046 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.) AND AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 6,900 FEET IN A NORTHERLY DIRECTION WITH SAID CITY LIMIT LINE, CROSSING AG FARM ROAD TO A POINT FOR THE NORTHEAST CORNER OF A CALLED 177.005 ACRE TRACT DESCRIBED IN A DEED TO JPG HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP RECORDED IN M.C.C.D. 2012040741 OF THE O.P.R.M.C.T., AND AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 8,651 FEET IN A WESTERLY DIRECTION WITH SAID CITY LIMIT LINE TO A POINT IN THE EAST MARGIN OF EAST ROAD, FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO FARMING BY FAITH PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN M.C.C.D. 2021002774 OF THE O.P.R.M.C.T., AND AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 6,902 FEET IN A SOUTHERLY DIRECTION WITH SAID CITY LIMIT LINE AND THE EAST MARGIN OF EAST ROAD TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY 2671 FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN A DEED TO FARMING BY FAITH PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 506 FEET IN A WESTERLY DIRECTION WITH SAID CITY LIMIT LINE AND THE CURVING NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY 2671 TO A POINT;

THENCE AN APPROXIMATE DISTANCE OF 5,844 FEET IN A WESTERLY DIRECTION WITH SAID CITY LIMIT LINE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY 2671 AND GENERALLY ALONG A BARBED WIRE FENCE IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEEDS TO A&M COLLEGE OF TEXAS RECORDED IN VOLUME 606, PAGE 39 AND IN VOLUME 161, PAGE 292 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS, AND PARTWAY WITH THE SOUTH MARGIN OF A GRAVEL ROAD TO A POINT IN THE COUNTY LINE COMMON TO McLENNAN AND CORYELL COUNTIES FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 17,036 FEET IN A NORTHERLY DIRECTION WITH SAID COUNTY LINE, PASSING THE ROADS LOCALLY KNOWN AS SOUTH BLUE BONNET PARKWAY, BLUE BONNET PARKWAY AND PLANT ROAD TO A POINT IN THE NORTH LINE OF THE OLD TEXAS & ST. LOUIS RAILWAY COMPANY RIGHT-OF-WAY (ABANDONED), SAME BEING THE SOUTH MARGIN OF OLD OGLESBY ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 20,637 FEET IN AN EASTERLY DIRECTION WITH SAID CITY LIMIT LINE AND THE NORTH LINE OF SAID OLD TEXAS & ST. LOUIE RAILWAY COMPANY RIGHT-OF-WAY, PARTWAY WITH THE SOUTH MARGIN OF OLD OGLESBY ROAD TO A POINT FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 100 FEET IN A SOUTHERLY DIRECTION, CROSSING SAID OLD TEXAS & ST. LOUIS RAILWAY COMPANY RIGHT-OF-WAY TO A POINT FOR THE NORTHWEST CORNER OF A CALLED 90.381 ACRE TRACT DESCRIBED IN A DEED TO McGREGOR JOHNSON 90 VENTURE, L.P., A TEXAS LIMITED PARTNERSHIP RECORDED IN M.C.C.D. 2006013595 OF THE O.P.R.M.C.T.;

THENCE AN APPROXIMATE DISTANCE OF 2,303 FEET IN A SOUTHERLY DIRECTION WITH THE WEST LINE OF SAID 90.381 ACRE TRACT TO A POINT FOR THE SOUTHWEST CORNER THEREOF AND AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 1,555 FEET IN AN EASTERLY DIRECTION WITH THE SOUTH LINE OF SAID 90.381 ACRE TRACT TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF JOHNSON DRIVE FOR THE SOUTHEAST CORNER OF THE 90.381 ACRE TRACT AND AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 1,428 FEET IN A SOUTHERLY DIRECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOHNSON DRIVE TO A POINT NEAR THE APPROXIMATE SOUTH LINE OF THE MINITT BARRETT SURVEY, ABSTRACT 75, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 80 FEET IN AN EASTERLY DIRECTION, CROSSING JOHNSON STREET TO A POINT IN THE EAST LINE THEREOF FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 1,375 FEET IN A SOUTHERLY DIRECTION WITH THE EAST RIGHT-OF-WAY LINE OF JOHNSON DRIVE TO A POINT AT THE WEST END OF A CUTBACK LINE AT ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST BLUEBONNET PARKWAY FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 178 FEET IN AN EASTERLY DIRECTION WITH SAID CUTBACK LINE TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF WEST BLUEBONNET PARKWAY FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE AN APPROXIMATE DISTANCE OF 4,105 FEET IN AN EASTERLY DIRECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST BLUEBONNET PARKWAY RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING APPROXIMATELY 8,179 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED. ALL DISTANCES AND ACREAGE CITED WITHIN THIS DESCRIPTION ARE TO BE CONSIDERED APPROXIMATE.

Tax Parcel Accounts included in Proposed Boundary Amendment for Reinvestment Zone Number One, City of McGregor (TIRZ#1)

Parcels included wholly within the TIRZ#1 are:

135156, 135157, 135286, 135599, 135644, 135646, 135650, 135652, 135790, 135843, 135845, 135917, 135920, 135923, 135924, 135925, 135926, 135931, 135986, 135992, 135994, 135998, 135999, 136000, 137173, 137174, 1354005, 1354024, 1354027, 1354060, 1354062, 314074, 314076, 314081, 314083, 314085, 316604, 317069, 317069, 317077, 317078, 322810, 322810, 323074, 325990, 339022, 351152, 351154, 351664, 368549, 375090, 377037, 381313, 381986, 381987

Parcels included partially within the TIRZ#1 are:

135917, 314076 (All owned by the City of McGregor)

Consideration of this matter is at the request of the City of McGregor, Texas. All interested persons are encouraged to participate in the deliberations on this hearing.

**James S. Hering, Mayor
City of McGregor**