

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, City Hall Annex, 302 S. Madison (North Entrance), McGregor, Texas, to receive testimony concerning a replat and more specifically described as follows:

BEING a 4.092 acre tract of land situated in E.G. Phipps Survey, Abstract 714, McLennan County, Texas, and being a portion of a called 109.8 acre tract (Property Sixteen) of land described in deed to Farming By Faith Properties LLC, as recorded in Document No. 2021002774, Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), said 4.092 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC." (herein referred to as 5/8-inch YCIR) from which a found 1/2-inch iron rod, bears North 61 degrees 04 minutes 25 seconds East, a distance of 1,362.07 feet, said beginning point being locatable by NAD83 Grid Coordinate N: 10,500,186.76, E: 3,214,148.69;

THENCE South 57 degrees 42 minutes 23 seconds West, a distance of 627.85 feet to a set 5/8-inch YCIR for corner, from which a found 1/2-inch iron rod with cap stamped "WALKER PARTNERS" bears South 48 degrees 46 minutes 10 seconds West, a distance of 157.84 feet;

THENCE North 32 degrees 17 minutes 37 seconds West, a distance of 80.00 feet to a set 5/8-inch YCIR for corner; **THENCE** North 57 degrees 42 minutes 23 seconds East, a distance of 227.85 feet to a set 5/8-inch YCIR for corner;

THENCE North 32 degrees 17 minutes 37 seconds West, a distance of 320.00 feet to a set 5/8-inch YCIR for corner from which a found 1/2-inch iron rod with cap stamped "WALKER PARTNERS" bears North 49 degrees 46 minutes 06 seconds West, a distance of 1,230.80 feet;

THENCE North 57 degrees 42 minutes 23 seconds East, a distance of 400.00 feet to a set 5/8-inch YCIR for corner, **THENCE** South 32 degrees 17 minutes 37 seconds East, a distance of 400.00 feet to the POINT OF BEGINNING, and containing 4.092 acres (or 178,228 square feet) of land, more or less

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.