

12/15/14
gave to
Mike to file
w/ County.

0.17.14

**ORDINANCE OF THE CITY OF MCGREGOR, TEXAS FINDING THAT
PUBLIC HEARINGS HAVE BEEN HELD; GRANTING A PETITION FOR
ANNEXATION; AND ANNEXING CERTAIN PROPERTY INTO THE
CITY LIMITS OF THE CITY OF MCGREGOR, TEXAS**

WHEREAS, the City of McGregor, through its City Manager Kevin Evans, has petitioned the City Council of the City of McGregor to annex the property described on Exhibit A into the city limits of the City of McGregor; and

WHEREAS, the City of McGregor is the sole owner of the property described on Exhibit A; and

WHEREAS, the property described on Exhibit A is contiguous to the existing city limits of the City of McGregor and is vacant and without residents; and

WHEREAS, the City Council of the City of McGregor has held two public hearings wherein time was allotted for arguments for and against the annexation of the property described on Exhibit A;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of McGregor, Texas as follows:

Section 1. That the City Council finds the above recitations to be true and correct.

Section 2. That the Petition for Annexation filed by the City of McGregor by and through its City Manager Kevin Evans (attached hereto as Exhibit B) is hereby granted.

Section 3. That the property described on Exhibit A hereto is hereby annexed into the city limits of the City of McGregor, Texas for all purposes.

PASSED ON THIS THE 8th DAY OF DECEMBER, 2014.

CITY OF MCGREGOR, TEXAS



ATTEST:

Angelina Sloan
City Secretary

By: _____

Mayor

Exhibit "B"

PETITION FOR ANNEXATION

FILED
NOVEMBER 18, 2014
RECEIVED BY:
ANGELIA
SLOAN

The City of McGregor owns the tract of property described more fully on Exhibit A to this Petition ("Subject Property"). The legal description for the Subject Property is adopted herein for all purposes. The Subject Property described on Exhibit A is contiguous to the city limits of the City of McGregor.

The City of McGregor, through its City Manager, hereby petitions the City Council of the City of McGregor to annex the property described on Exhibit A into the city limits of the City of McGregor. Such property is vacant and without residents. The dimensions of the property are as shown on Exhibit A.

Dated: ~~October~~ NOV. 17, 2014

CITY OF McGREGOR, TEXAS

By: Kevin P. Evans

Kevin Evans, City Manager

THE STATE OF TEXAS §
COUNTY OF McLENNAN §

This instrument was acknowledged before me on the 17th day of October, 2014, by Kevin Evans, City Manager of the City of McGregor, on behalf of the City of McGregor.



Angelia Sloan
Notary Public, State of Texas

EXHIBIT A



34.772 ACRE TRACT

LOCATED IN THE EDWIN S NASH SURVEY, ABSTRACT 666, THE R.P. HAMMOCK SURVEY, ABSTRACT 1084, THE ISAAC L. JACQUES SURVEY, ABSTRACT 480, THE EDWARD W. TAYLOR SURVEY, ABSTRACT 855 AND THE ELBRIDGE G. PHIPPS SURVEY ABSTRACT 714, McLENNAN COUNTY, TEXAS

FIELD NOTES FOR A 34.772 ACRE TRACT OF LAND LOCATED IN THE EDWIN S. NASH SURVEY, ABSTRACT 666, THE R.P. HAMMOCK SURVEY, ABSTRACT 1084, THE ISAAC L. JACQUES SURVEY, ABSTRACT 480, THE EDWARD W. TAYLOR SURVEY, ABSTRACT 855 AND THE ELBRIDGE G. PHIPPS SURVEY, ABSTRACT 714, McLENNAN COUNTY, TEXAS, AND BEING A PART OF THAT TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 35, PAGE 422 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), ALL OF THAT TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T., A PART OF THAT TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 142 OF THE D.R.M.C.T. AND A PART OF THAT TRACT DESCRIBED IN A DEED TO ST. LOUIS SOUTHWESTERN RAILWAY COMPANY OF TEXAS RECORDED IN VOLUME 819, PAGE 462 OF THE D.R.M.C.T. SAID 34.772 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED BOUNDARY SURVEY DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF A (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 142 OF THE D.R.M.C.T. MARKING THE SOUTHEAST CORNER OF A CALLED 19.106 ACRE TRACT DESCRIBED IN A DEED TO LAND O' LAKES FARMLAND FEED, LLC RECORDED IN VOLUME 710, PAGE 362 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), SAME BEING THE SOUTHWEST CORNER OF A CALLED 31.00 ACRE TRACT DESCRIBED IN A DEED TO WTH PROPERTIES, LLC RECORDED IN McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2012022141 OF THE O.P.R.M.C.T. FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A VERTICAL TRACK RAIL FOUND IN THE NORTH LINE OF SAID (100 FOOT WIDE) TEXAS AND ST. LOUIS RAILWAY COMPANY TRACT MARKING A SOUTHEAST CORNER OF A TRACT DESCRIBED AS TRACT ONE IN A DEED TO JAMES DAVID WHITE AND SPOUSE, MARILYN J. WHITE RECORDED IN VOLUME 545, PAGE 18 OF THE O.P.R.M.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID 19.106 ACRE TRACT BEARS S 72°24'16" W - 1035.13';

THENCE N 72°24'16" E - 1430.44' WITH THE COMMON LINE OF SAID (100 FOOT WIDE) TEXAS AND ST. LOUIS RAILWAY COMPANY TRACT AND SAID 31.00 ACRE TRACT TO A POINT FOR THE SOUTHEAST CORNER OF THE 31.00 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 7.975 ACRE SAVE AND EXCEPT TRACT DESCRIBED IN A DEED FROM MILDRED GRISSOM RECORDED IN VOLUME 1844, PAGE 618 OF THE D.R.M.C.T. FOR THE NORTHEAST CORNER OF SAID (100 FOOT WIDE) TEXAS AND ST. LOUIS RAILWAY COMPANY TRACT, SAME BEING THE NORTHWEST CORNER OF A (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T. FROM WHICH A STANDARD TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 (210' WIDE RIGHT-OF-WAY) BEARS N 32°13'00" W - 1052.23';

600 AUSTIN AVENUE, SUITE 20 • WACO, TEXAS • 76701
PHONE: 354-714-1402 • FAX: 254-714-0402
T.B.P.L.S. REGISTRATION NO. 10052508

October 16, 2014

THENCE N 72°24'16" E - WITH THE NORTH LINE OF SAID (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T., AT 2748.62' PASS A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 1988" FOUND IN THE SOUTH LINE OF KBJ ADDITION, LOT 1, BLOCK 1 ACCORDING TO THE PLAT THEREOF RECORDED IN M.C.C.D. 2013016274 OF THE O.P.R.M.C.T. MARKING THE SOUTHWEST CORNER OF A CALLED 3.08 ACRE SAVE AND EXCEPT TRACT OUT OF THE REMAINDER OF A CALLED 77.66 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED TO RUBY QURESHI, ARFAN MOHAMMED AND ADEEL MOHAMMED RECORDED IN M.C.C.D. 2010026200 OF THE O.P.R.M.C.T., AT 4470.61' PASS A POINT FOR THE SOUTHEAST CORNER OF THE 77.66 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 68.37 ACRE TRACT DESCRIBED AS TRACT 2 IN A DEED TO MARGARET D. FADAL, TRUSTEE OF THE RICHARD G. FADAL FAMILY TRUST FROM WHICH A 1/2" IRON ROD IN CONCRETE FOUND IN THE EAST LINE OF THE 77.66 ACRE TRACT MARKING AN OUTSIDE ELL CORNER OF THE 68.37 ACRE TRACT BEARS N 32°06'25" W - 816.84', CONTINUING A TOTAL DISTANCE OF 6422.81' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET IN THE SOUTH LINE OF THE 68.37 ACRE TRACT MARKING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO ST. LOUIS SOUTHWESTERN RAILWAY COMPANY OF TEXAS RECORDED IN VOLUME 819, PAGE 462 OF THE D.R.M.C.T.;

THENCE N 17°35'44" W - 25.00' DEPARTING THE NORTH LINE OF SAID (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T. AND WITH THE COMMON LINE OF SAID TRACT DESCRIBED IN A DEED TO ST. LOUIS SOUTHWESTERN RAILWAY COMPANY OF TEXAS RECORDED IN VOLUME 819, PAGE 462 OF THE D.R.M.C.T. (25.00 FEET WIDE AT THIS POINT) AND THE REMAINDER OF SAID 68.37 ACRE TRACT 2 TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET MARKING THE NORTHWEST CORNER OF THE ST. LOUIS SOUTHWESTERN RAILWAY COMPANY OF TEXAS TRACT;

THENCE N 72°24'16" E - 280.54' WITH THE COMMON LINE OF SAID TRACT DESCRIBED IN A DEED TO ST. LOUIS SOUTHWESTERN RAILWAY COMPANY OF TEXAS RECORDED IN VOLUME 819, PAGE 462 OF THE D.R.M.C.T. AND THE REMAINDER OF SAID 68.37 ACRE TRACT 2 TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET IN THE EAST LINE OF THE 68.37 ACRE TRACT 2, SAME BEING THE WEST LINE OF THE REMAINDER OF A CALLED 210.25 ACRE TRACT DESCRIBED IN A DEED TO JOHN ROBERT McCLAREN AND SPOUSE, NANCY GAIL McCLAREN RECORDED IN M.C.C.D. 2008013118 OF THE O.P.R.M.C.T. FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT FROM WHICH A 1/2" IRON ROD FOUND MARKING AN ANGLE POINT IN THE COMMON LINE OF THE 68.37 ACRE TRACT 2 AND THE 210.25 ACRE TRACT BEARS N 20°53'48" W - 887.04';

THENCE N 72°21'30" E - 5781.89' WITH THE COMMON LINE OF SAID TRACT DESCRIBED IN A DEED TO ST. LOUIS SOUTHWESTERN RAILWAY COMPANY OF TEXAS RECORDED IN VOLUME 819, PAGE 462 OF THE D.R.M.C.T. AND THE REMAINDER OF SAID 210.25 ACRE TRACT TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET IN THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2188 (COTTON BELT PARKWAY - 100' WIDE RIGHT-OF-WAY) MARKING THE SOUTHEAST CORNER OF THE REMAINDER OF THE 210.25 ACRE TRACT FROM WHICH A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2188 MARKING AN OUTSIDE ELL CORNER OF THE 210.25 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 12.790 ACRE TRACT DESCRIBED IN A DEED TO JLEG PROPERTIES, LTD. RECORDED IN M.C.C.D. 2006036124 OF THE O.P.R.M.C.T. BEARS N 23°31'50" W - 816.24';

THENCE N 72°21'30" E - 50.27' WITH THE NORTH LINE OF SAID TRACT DESCRIBED IN A DEED TO ST. LOUIS SOUTHWESTERN RAILWAY COMPANY OF TEXAS RECORDED IN VOLUME 819, PAGE 462 OF THE D.R.M.C.T. (37.50' WIDE AT THIS POINT), TO A POINT IN THE CENTERLINE OF SAID F.M. HIGHWAY 2188 RIGHT-OF-WAY, IN AN EXTRATERRITORIAL JURISDICTION LINE DESCRIBED IN THE INTERLOCAL COOPERATION AND RULE 11 AGREEMENT RECORDED IN VOLUME 669, PAGE 264 OF THE O.P.R.M.C.T. FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 23°31'50" E - 113.10' WITH THE CENTERLINE OF SAID F.M. HIGHWAY 2188 RIGHT-OF-WAY AND SAID EXTRATERRITORIAL JURISDICTION LINE TO A POINT IN THE SOUTH LINE OF SAID TEXAS AND ST. LOUIS RAILWAY COMPANY TRACT RECORDED IN VOLUME 35, PAGE 422 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 72°21'30" W - 50.27' DEPARTING SAID CENTERLINE AND WITH THE SOUTH LINE OF SAID TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 35, PAGE 422 OF THE D.R.M.C.T. TO A 3/8" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2188 MARKING THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 65.88 ACRE TRACT DESCRIBED AS FIRST TRACT IN SAID DEED TO HERBERT L. SNIDER AND WIFE, JUANITA SNIDER FROM WHICH A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2188 MARKING THE NORTHEAST CORNER OF A CALLED 0.346 ACRE TRACT DESCRIBED IN A DEED TO CENTRAL BOSQUE WATER SUPPLY CORPORATION RECORDED IN M.C.C.D. 2010002080 OF THE O.P.R.M.C.T. BEARS S 23°28'00" E - 208.92';

THENCE S 72°21'30" W - 2670.38' WITH THE SOUTH LINE OF SAID TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 35, PAGE 422 OF THE D.R.M.C.T. BEING COMMON WITH THE NORTH LINE OF THE REMAINDER OF SAID 65.88 ACRE FIRST TRACT AND PARTWAY WITH THE NORTH LINE OF A CALLED 60.00 ACRE TRACT DESCRIBED IN A DEED TO MARCUS D. SHANKS AND RICHARD L. BRAZIEL RECORDED IN M.C.C.D. 2013031531 OF THE O.P.R.M.C.T. TO A POINT FOR THE SOUTHWEST CORNER OF THE TEXAS AND ST. LOUIS RAILWAY COMPANY TRACT (87.50 FEET WIDE AT THIS POINT) IN THE SOUTHEASTERLY LINE OF THE ABOVE MENTIONED (100 FOOT WIDE TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T. FROM WHICH A RAILROAD SPIKE FOUND FOR REFERENCE BEARS N 58°41' E - 2.22' AND A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 3879" FOUND FOR REFERENCE BEARS S 04°26' E - 0.83';

THENCE S 67°33'30" W - 48.91' WITH THE COMMON LINE OF SAID (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T. AND THE NORTH LINE OF SAID 60.00 ACRE TRACT TO A RAILROAD SPIKE FOUND MARKING THE SOUTHEAST CORNER OF THE (100 FOOT WIDE) TEXAS AND ST. LOUIS RAILWAY COMPANY TRACT FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 3879" FOUND FOR REFERENCE BEARS N 58°41' E - 2.21';

THENCE S 72°21'30" W - WITH THE COMMON LINE OF SAID (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T. AND SAID 60.00 ACRE TRACT, AT 964.57' PASS A POINT FOR THE NORTHWEST CORNER OF THE 60.00 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 12.924 ACRE TRACT DESCRIBED IN A DEED TO DOYLE LEE BRYAN AND WIFE, JOAN R. BRYAN RECORDED IN VOLUME 129, PAGE 119 OF THE O.P.R.M.C.T. FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS S 32°18' E - 3.07' AND A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE 60.00 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE 12.924 ACRE TRACT BEARS S 32°18'14" E - 1269.53'; CONTINUING A TOTAL DISTANCE OF 3075.89' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET IN THE NORTH LINE OF THE REMAINDER OF A CALLED 91.11 ACRE TRACT DESCRIBED AS TRACT THREE IN A DEED TO MARK S. WESTERFIELD, DAVID A. WESTERFIELD AND RICHARD L. WESTERFIELD RECORDED IN VOLUME 1763, PAGE 618 OF THE D.R.M.C.T. FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

October 16, 2014

THENCE S 72°24'18" W - WITH THE SOUTH LINE OF SAID (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T. BEING COMMON PARTWAY WITH THE NORTH LINE OF SAID 91.11 ACRE TRACT THREE AND COMMON WITH THE NORTH LINE OF THE REMAINDER OF A CALLED 91.11 ACRE TRACT DESCRIBED AS TRACT ONE IN SAID DEED TO MARK S. WESTERFIELD, DAVID A. WESTERFIELD AND RICHARD L. WESTERFIELD, AT 2346.34' PASS A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE 91.11 ACRE TRACT ONE, SAME BEING THE NORTHEAST CORNER OF A CALLED 91.11 ACRE TRACT DESCRIBED AS TRACT TWO IN SAID DEED TO MARK S. WESTERFIELD, DAVID A. WESTERFIELD AND RICHARD L. WESTERFIELD FROM WHICH A 1/2" IRON ROD FOUND MARKING THE COMMON SOUTH CORNER OF TRACTS ONE AND TWO BEARS S 32°19'17" E - 2415.17', CONTINUING A TOTAL DISTANCE OF 6677.06' TO A POINT FOR THE SOUTHWEST CORNER OF THE (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 294 OF THE D.R.M.C.T., SAME BEING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 142 OF THE D.R.M.C.T., SAME BEING THE NORTHWEST CORNER OF A CALLED 53.20 ACRE TRACT DESCRIBED IN A DEED TO BOYD A. PEWITT, III RECORDED IN VOLUME 1853, PAGE 671 OF THE D.R.M.C.T. AND THE NORTHEAST CORNER OF THE ABOVE MENTIONED TRACT DESCRIBED AS TRACT ONE IN A DEED TO JAMES DAVID WHITE AND SPOUSE, MARILYN J. WHITE RECORDED IN VOLUME 545, PAGE 18 OF THE O.P.R.M.C.T.;

THENCE S 72°24'18" W - 1432.08' WITH THE COMMON LINE OF SAID (100 FOOT WIDE) TRACT DESCRIBED IN A DEED TO TEXAS AND ST. LOUIS RAILWAY COMPANY RECORDED IN VOLUME 36, PAGE 142 OF THE D.R.M.C.T. AND SAID JAMES DAVID WHITE AND SPOUSE, MARILYN J. WHITE TRACT ONE TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 31°28'43" W - 103.01' DEPARTING SAID COMMON LINE AND ACROSS SAID (100 FOOT WIDE) TEXAS AND ST. LOUIS RAILWAY COMPANY TRACT RETURNING TO THE POINT OF BEGINNING AND CONTAINING 34.772 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED BOUNDARY SURVEY DRAWING MADE BY DANA B. SPIGENER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4809.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: AUGUST, 2014
RELEASED: OCTOBER 16, 2014

Dana B. Spigener
DANA B. SPIGENER, R.P.L.S. 4809

PROJ NO. 1-02560
PLAT NO. NA
FIELD NOTE NO. 02
MAP CHECKED 10/15/14 DBS

