

ORDINANCE NO. O-5-16

AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF MCGREGOR, TEXAS AND THE ANNEXATION OF APPROXIMATELY 368.46 ACRES OF LAND LOCATED WITHIN THE CITY OF MCGREGOR'S EXTRATERRITORIAL JURISDICTION ALONG AND ADJACENT TO THE WESTERN, SOUTHERN, EASTERN AND NORTHERN CITY LIMITS OF THE CITY OF MCGREGOR AS THEY EXISTED PRIOR TO THE DATE OF THIS ORDINANCE; PROVIDING THAT THE PROPERTY SUBJECT TO THIS ANNEXATION SHALL HAVE THE ZONING DESIGNATION R-10; ASSIGNING THE ANNEXED TERRITORY TO CITY COUNCIL PRECINCTS; PROVIDING THAT THE ANNEXED TERRITORY BEAR ITS PRO RATA PART OF TAXES AND ENTITLING ALL INHABITANTS TO ALL RIGHTS AND PRIVILEGES OF CITIZENS AND BINDING INHABITANTS TO THE ACTS AND LAWS OF THE CITY OF MCGREGOR; ADOPTING A SERVICE PLAN; PROVIDING A SAVINGS CLAUSE AND FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN FOR THE PUBLIC AS REQUIRED BY LAW

WHEREAS, public hearings, where all interested persons were provided with an opportunity to be heard, on the proposed annexation of the property described on Exhibit A were held at 6:30 p.m. on the 4th day of April, 2016 in the City Council Chambers in the City of McGregor in the City of McGregor, Texas, and at 6:30 p.m. on the 11th day of April, 2016 in the City Council Chambers of the City of McGregor in the City of McGregor, Texas, which dates are on or after the fortieth (40th) but before the twentieth (20th) day before the institution of annexation proceedings and the introduction of this annexation ordinance; and

WHEREAS, notice of such public hearings was published in a newspaper having general circulation in the City of McGregor, Texas on or after the twentieth (20th) day but before the tenth (10th) day before the date of each of the above mentioned hearings; and

WHEREAS, the above-described territory lies within the extraterritorial jurisdiction of the City of McGregor, Texas; and

WHEREAS, at the dates and times set forth above, public hearings were had regarding issues relating to this annexation; and

WHEREAS, the property to be annexed into the City of McGregor, Texas contains a total of approximately 368.46 acres of land;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCGREGOR, TEXAS as follows:

Section 1. That all recitals and preambles hereinabove stated are found to be true and correct and are incorporated herein and made a part of this Ordinance.

Section 2. That the land described on **Exhibit A** lying adjacent to and adjoining the city limits of the City of McGregor, Texas and lying within the extraterritorial jurisdiction of the City of McGregor, Texas is hereby added and annexed to the City of McGregor, Texas and said territory described on **Exhibit A** shall hereafter be included within the boundary limits of the City of McGregor, Texas and the present boundary limits of the City of McGregor, Texas are altered and amended so as to include the area described on **Exhibit A** within the corporate limits of the City of McGregor, Texas.

Section 3. That the City Council of the City of McGregor, Texas hereby annexes the property described on **Exhibit A** into the city limits of the City of McGregor, Texas with an R-10 zoning designation as defined in the Zoning Ordinance of the City of McGregor, Texas.

Section 4. That the City Council of the City of McGregor, Texas determines that the property described on **Exhibit A** shall be located within voting wards as indicated on **Exhibit A**.

Section 5. That the voting wards of the City of McGregor are amended to include the above-described territory as indicated on **Exhibit A** and any residents on land described in **Exhibit A** who are qualified voters will vote in city elections at H.G. Isbell Junior High School Gymnasium, 305 South Van Buren, McGregor, Texas with early voting at McGregor City Hall Annex, 416 West 2nd Street, McGregor, Texas, subject to any future change by the City Council of the City of McGregor, Texas.

Section 6. That the property described on **Exhibit A** and the area so annexed shall be part of the City of McGregor, Texas and the property so added by this Ordinance shall bear its pro rata part of taxes levied by the City of McGregor, Texas and the inhabitants thereof shall be entitled to all of the rights and privileges of all citizens of the City of McGregor, Texas and shall be bound by the acts, ordinances, resolutions and regulations of the City of McGregor, Texas.

Section 7. That the service plan attached hereto as **Exhibit B** is hereby adopted.

Section 8. That should any section or part of this Ordinance be held unconstitutional, illegal or invalid, or the application thereof ineffective for or inapplicable to the annexation of any particular tract or tracts of land, such unconstitutionality, illegality, invalidity, or ineffectiveness of any such section or part shall in no wise affect, impair or invalidate the remaining portion or portions of this Ordinance but as to such remaining portion or portions, the same shall be and remain in full force and effect. Should this Ordinance for any reason be ineffective as to any part of the area hereby annexed into the city limits of the City of McGregor, Texas, such ineffectiveness of this Ordinance as to any such part or parts of any such area shall not affect the effectiveness of this Ordinance as to the remainder of the area. If there is included within the general description of territory set out on **Exhibit A** any land or area that are presently

part of or included within the City of McGregor, Texas or which are presently part of or included within the extraterritorial jurisdiction of any other city, or which are not within the City of McGregor's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed.

Section 9. That it is hereby found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

PASSED on this the 9th day of May, 2016.

CITY OF McGREGOR, TEXAS

By: _____

Jim Heintz, Mayor

ATTEST:

Angelina Loar
City Secretary



EXHIBIT A

Property (including any improvements): BEING all of that tract of land in McLennan County, Texas, out of the Minnett Barrett Survey, and being part of that called 92.27 acres of land described in a deed to Lester Eugene Robertson et al as recorded in Volume 1305, Page 306, of the Deed Records of McLennan County, Texas, and being further described as follows:

Beginning at a ½ inch steel rod found in the Southwest line of Johnson Drive at the East corner of said 92.27 acres and the North corner of that called 54.31 acres of land described in a deed to City of McGregor as recorded in Volume 647, Page 200 of the Official Public Records of McLennan County, Texas;

Thence South 60 degrees 32 minutes 00 seconds West (Bearing Basis), 1556.91 feet along the Southeast line of said 92.27 acres to a nail found in fence corner at the South corner of said 92.27 acres and the most Northerly West corner of said 54.31 acres;

Thence North 29 degrees 40 minutes 52 seconds West, 2304.88 to a ½ inch steel rod set in the Southeast line of St. Louis & Southwestern Railroad at the West corner of said 92.27 acres;

Thence North 58 degrees 24 minutes 25 seconds East, 1834.46 feet to a ½ inch steel rod set at the West corner of that called 1.83 acres of land described in a deed to City of McGregor as recorded in Volume 961, Page 607 of the Deed Records of McLennan County, Texas;

Thence South 57 degrees 13 minutes 52 seconds East, 389.32 feet to a 3/8 inch steel rod found in the Westerly line of said Johnson Drive at the South corner of said 1.83 acres;

Thence along said line of Johnson Drive as follows:

South 07 degrees 08 minutes 30 seconds West, 140.05 feet to a ½ inch steel rod set for corner; Southeasterly, 1208.96 feet along a curve to the left having a radius of 1875.53 and a central angle of 36 degrees 55 minutes 57 seconds (Chord bears South 11 degrees 19 minutes 28 seconds East, 1188.13 feet) to a nail found in fence corner; South 29 degrees 47 minutes 27 seconds East, 786.95 feet to the Point of Beginning, containing 90.381 acres of land.



**APPROXIMATE 11.0 ACRE TRACT
FOR ANNEXATION INTO THE CITY OF MCGREGOR
MCLENNAN COUNTY, TEXAS**

DESCRIPTION OF APPROXIMATELY 11.0 ACRES OF LAND LOCATED IN THE BENJAMIN F. BREWSTER SURVEY, ABSTRACT 74 AND THE J. ELLIOTT LILLIE SURVEY, ABSTRACT 542, IN MCLENNAN COUNTY, TEXAS. SAID 11.0 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT AT THE INTERSECTION OF THE SOUTH LINE OF WINDSOR ROAD AND THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 (100' WIDE R.O.W.), IN THE NORTH LINE OF THE ORIGINAL TOWN OF MCGREGOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 169 AND VOLUME 207, PAGE 366 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF A CALLED 0.503 ACRE TRACT DESCRIBED IN A DEED TO JAMES ROBERT BATES AND WIFE, DONNA KAY BATES, RECORDED IN VOLUME 288, PAGE 794 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 60°00'00"W - 101.93' (CALCULATED) WITH THE NORTH LINE OF THE ORIGINAL TOWN OF MCGREGOR, CROSSING STATE HIGHWAY 317, TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 (PER TEXAS DEPARTMENT OF TRANSPORTATION [TXDOT] RIGHT-OF-WAY MAP), PARTWAY ALONG THE EAST LINE OF A CALLED 55.3 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, AUGUST 11, 1981, BY ORDINANCE RECORDED IN MINUTE BOOK 18, PAGE 55 OF THE MINUTES OF THE CITY COUNCIL OF MCGREGOR, TEXAS, THE FOLLOWING 2 CALLS:

- 1) **AN ARC LENGTH OF 659.25'** WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5779.58', A CENTRAL ANGLE OF 6°32'08" AND A CHORD WHICH BEARS N 15°40'04" W - 658.90' TO A POINT AT THE END OF SAID CURVE,
- 2) **N 12°24'00"W - 4119.37'** TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 60°00'00" E - 104.91' (CALCULATED) TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317, AT THE NORTHWEST CORNER OF A CALLED 62 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, NOVEMBER 17, 1954 AND RECORDED IN VOLUME 754, PAGE 445 OF SAID DEED RECORDS, BEING THE NORTHWEST CORNER OF A CALLED 1.08 ACRE TRACT DESCRIBED IN TRACT ONE, IN A DEED TO 4547 HOLDINGS, L.L.C. RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2011002017 OF SAID OFFICIAL PUBLIC RECORDS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

May 28, 2015

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 (PER TXDOT RIGHT-OF-WAY MAP), ALONG THE WEST LINE OF SAID 62 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, THE FOLLOWING 2 CALLS:

- 1) S 12°24'00" E - 4151.09' TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) AN ARC LENGTH OF 628.28', WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5679.58', A CENTRAL ANGLE OF 6°20'17" AND A CHORD WHICH BEARS S 15°34'09" E - 627.96', RETURNING TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 11.0 ACRES OF LAND.

THE BEARINGS AND DISTANCES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON INFORMATION SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE HIGHWAY 317, DATED FEBRUARY 1934, PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DEEDS OF RECORD AND CITY OF MCGREGOR ANNEXATIONS.

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.

COMPILED FROM RECORD DATA MAY 28, 2015


WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02420.01
PLAT NO. A1-0888
FIELD NOTE NO. 06
MAP CHECKED WLS

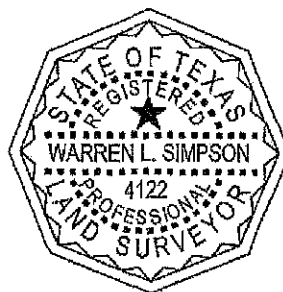


EXHIBIT A

Being a part of the Handley Survey, same being a part of a 59.1 acre tract conveyed by one certain Warranty Deed from John Hancock Mutual Life Insurance Co. to A. P. Cherry, which deed is of record in the Deed Records of McLennan County, Texas, and to which reference is herein made;

BEGINNING at a point in the South line of the City Limits of the City of McGregor, McLennan County, Texas, 424 feet East of the intersection of the said City Limits and the East line of Avenue R in the City of McGregor, Texas;

THENCE in a Westerly direction along said South line of said City Limits to a point where same intersects the East line of said Avenue R;

THENCE in a Southerly direction along the said East line of Avenue R a distance of 200 feet;

THENCE in an Easterly direction 430 feet to point 216 feet south of the place of beginning;

THENCE in a Northerly direction 216 feet to the place of beginning, containing 2.05 acres of land, more or less; and being the same tract of land conveyed by A. P. Cherry to A. L. Roe by Warranty Deed dated the 17th day of May, 1944, recorded in Vol. 654, Page 193 of the Records of Deeds of McLennan County, Texas, to which instrument and the recording thereof, reference is herein made for all purposes.



**APPROXIMATE 157.5 ACRE TRACT
FOR ANNEXATION INTO THE CITY OF MCGREGOR
McLENNAN COUNTY, TEXAS**

DESCRIPTION OF APPROXIMATELY 157.5 ACRES OF LAND LOCATED IN THE B.C. WALTERS, JR. SURVEY, ABSTRACT 892 AND THE JOHN L. JOHNSON SURVEY, ABSTRACT 484, IN McLENNAN COUNTY, TEXAS, BEING ALL OF A CALLED 4.96 ACRE TRACT DESCRIBED IN A DEED TO LUIS SUAREZ, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2015028284, ALL OF A CALLED 63.71 ACRE TRACT DESCRIBED IN A DEED TO MARIO SUAREZ, RECORDED UNDER M.C.C.D. 2006002036, ALL OF A CALLED 1.13 ACRE TRACT DESCRIBED IN A DEED TO LARRY B. GREEN, RECORDED UNDER M.C.C.D. 2009007816, ALL OF A CALLED 70.06 ACRE TRACT DESCRIBED IN A DEED TO JUSTIN AFFLERBACH AND NEAL AFFLERBACH, RECORDED UNDER M.C.C.D. 2012036923, ALL OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO DONALD BAKER SCOTT, TRUSTEE, BY DEED RECORDED IN VOLUME 1276, PAGE 392, OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), DESCRIBED IN A DEED TO I. O. SCOTT RECORDED IN VOLUME 1008, PAGE 636 OF THE D.R.M.C.T. AND A PORTION OF THE RIGHT-OF-WAY OF STATE HIGHWAY 317. SAID 157.5 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 (130' WIDE R.O.W.), BEING THE SOUTHEAST CORNER OF A CALLED 50.61 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, AUGUST 11, 1981, DESCRIBED IN THE FIRST TRACT, RECORDED IN BOOK 18, PAGE 55 OF THE MINUTES OF THE CITY COUNCIL OF MCGREGOR, TEXAS AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317, (PER TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP, DATED MARCH 1938 AND ADJOINING DEEDS), THE FOLLOWING 3 CALLS:

- 1) **S 24°44'00" E - 600.00'** WITH THE WEST LINE OF A CALLED 65 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, DESCRIBED IN TRACT NO. ONE IN AN ORDINANCE RECORDED IN VOLUME 1621, PAGE 343 OF SAID D.R.M.C.T., TO A POINT FOR ANGLE,
- 2) **S 16°12'09" E - 101.12'** WITH THE WEST LINE OF SAID 65 ACRE ANNEXATION TRACT, TO A POINT FOR ANGLE,
- 3) **S 24°44'00" E - 1488.78'** (CALCULATED DISTANCE) PARTWAY WITH THE WEST LINE OF SAID 65 ACRE ANNEXATION TRACT AND PARTWAY WITH THE WEST LINE OF A CALLED 31.4 ACRE TRACT, SAVE AND EXCEPT 4.93 ACRES ANNEXED BY THE CITY OF MCGREGOR, OCTOBER 8, 1984, DESCRIBED IN TRACT NO. TWO IN SAID ORDINANCE RECORDED IN VOLUME 1621, PAGE 343 OF THE D.R.M.C.T., TO A POINT FOR THE NORTHWEST CORNER OF SAID LUIS SUAREZ 4.96 ACRE TRACT;

THENCE N 59°15'51" E - 1002.30' WITH THE SOUTH LINE OF SAID ANNEXATION TRACT, DESCRIBED IN TRACT NO. TWO, RECORDED IN VOLUME 1621, PAGE 343 OF THE D.R.M.C.T., ALONG THE NORTH LINE OF SAID 4.96 ACRE TRACT TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD R.O.W., FOR THE NORTHEAST CORNER OF SAID 4.96 ACRE TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN AND SANTA FE RAILROAD, (PER ADJOINING DEED CALLS), THE FOLLOWING 10 CALLS:

- 1) **S 25°52'04" E – 217.73'** ALONG THE EAST LINE OF SAID 4.96 ACRE TRACT TO A POINT FOR THE SOUTHEAST CORNER OF SAID 4.96 ACRE TRACT,
- 2) **S 59°26'07" W – 26.00'** ALONG THE SOUTH LINE OF SAID 4.96 ACRE TRACT TO A POINT FOR THE NORTHEAST CORNER OF SAID 63.71 ACRE TRACT,
- 3) **S 25°54'39" E – 792.73'** ALONG THE EAST LINE OF SAID 63.71 ACRE TRACT TO A POINT FOR CORNER,
- 4) **S 63°09'06" W – 26.00'** ALONG THE EAST LINE OF SAID 63.71 ACRE TRACT TO A POINT FOR CORNER, IN A CURVE TO THE RIGHT,
- 5) **AN ARC LENGTH OF 2260.68'** WITH SAID CURVE TO THE RIGHT, ALONG THE EAST LINE OF SAID 63.71 ACRE TRACT, HAVING A RADIUS OF 5629.58' AND A CHORD WHICH BEARS **S 14°24'35" E – 2245.52'** TO A POINT FOR CORNER AT THE END OF SAID CURVE,
- 6) **N 87°53'21" E – 27.30'** ALONG THE EAST LINE OF SAID 63.71 ACRE TRACT TO A POINT FOR CORNER,
- 7) **S 02°53'39" E – 805.80'** ALONG THE EAST LINE OF SAID 63.71 ACRE TRACT TO A POINT FOR CORNER,
- 8) **S 30°00'00" E – 88.11'** ALONG THE EAST LINE OF SAID 63.71 ACRE TRACT TO A POINT FOR CORNER,
- 9) **S 03°00'00" E – 68.40'** ALONG THE EAST LINE OF SAID 63.71 ACRE TRACT TO A POINT FOR THE SOUTHEAST CORNER OF SAID 63.71 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 1.13 ACRE TRACT,
- 10) **S 03°00'00" E – 280.67'** ALONG THE EAST LINE OF SAID 1.13 ACRE TRACT TO A POINT IN THE NORTH MARGIN OF MCGREGOR SOUTH LOOP, FOR THE SOUTHEAST CORNER OF SAID 1.13 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 60°00'00" W – 138.89' WITH THE SOUTH LINE OF SAID 1.13 ACRE TRACT, ALONG THE NORTH MARGIN OF MCGREGOR SOUTH LOOP, TO A POINT IN THE CURVING EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 (140' WIDE R.O.W.), FOR THE SOUTHWEST CORNER OF SAID 1.13 ACRE TRACT;

THENCE S 61°20'08" W – 144.37' (CALCULATED) CROSSING STATE HIGHWAY 317, TO A POINT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 AND THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 2671 (120' WIDE R.O.W.), FOR THE SOUTHEAST CORNER OF SAID 70.06 ACRE TRACT;

THENCE S 59°31'00" W – 2300.00' WITH THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 2671, ALONG THE SOUTH LINE OF SAID 70.06 ACRE TRACT, TO A POINT FOR THE SOUTHWEST CORNER OF SAID 70.06 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 9640 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, NOVEMBER 11, 1996, RECORDED IN VOLUME 80, PAGE 307 OF SAID O.P.R.M.C.T.

THENCE N 15°51'00" E – 3740.27' WITH THE COMMON LINE BETWEEN SAID 70.06 ACRE TRACT AND SAID 9640 ACRE ANNEXATION TRACT, TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 (100' WIDE R.O.W.) FOR THE NORTH CORNER OF SAID 70.06 ACRE TRACT;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317 (CALCULATED PER TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP AND ADJOINING DEED CALLS), ALONG THE EAST LINE OF SAID 9640 ACRE ANNEXATION TRACT, THE FOLLOWING 3 CALLS:


- 1) **N 24°44'00" W – 3200.00'** TO A POINT FOR ANGLE,
- 2) **N 33°15'51" W – 101.12'** TO A POINT FOR ANGLE,
- 3) **N 24°44'00" W – 600.00'** TO A POINT IN THE SOUTH LINE OF SAID 50.61 ACRE ANNEXATION TRACT, BEING AN EASTERLY CORNER OF SAID 9640 TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 65°16'00" E - 130.00' (CALCULATED) WITH THE SOUTH LINE OF SAID 50.61 ACRE ANNEXATION TRACT, CROSSING STATE HIGHWAY 317, RETURNING TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 157.5 ACRES OF LAND.

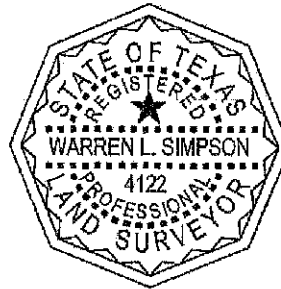
THE BEARINGS AND DISTANCES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON INFORMATION SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE HIGHWAY 317, DATED MARCH 1938, PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DEEDS OF RECORD AND CITY OF MCGREGOR ANNEXATIONS.

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.

COMPILED FROM RECORD DATA JANUARY 11, 2016


WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02420.01
PLAT NO. A1-1016
FIELD NOTE NO. 20
MAP CHECKED: WLS





**APPROXIMATE 77.7 ACRE TRACT
FOR ANNEXATION INTO THE CITY OF MCGREGOR
MCLENNAN COUNTY, TEXAS**

DESCRIPTION OF APPROXIMATELY 77.7 ACRES OF LAND LOCATED IN THE ELBRIDGE G. PHIPPS SURVEY, ABSTRACT 714, THE ABNER B. WILLIAMS SURVEY, ABSTRACT 916, THE ROBERT OLIVER SURVEY, ABSTRACT 697 AND THE ANDREW J. HANDLEY SURVEY, ABSTRACT 1001, IN MCLENNAN COUNTY, TEXAS, BEING ALL OF A CALLED 17.0 ACRE TRACT DESCRIBED IN A CONTRACT OF SALE AND PURCHASE TO GEORGE LONG, SR., RECORDED IN VOLUME 1591, PAGE 109 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.), ALL OF A CALLED 15.0 ACRE TRACT DESCRIBED IN A CONTRACT OF SALE AND PURCHASE TO HAROLD JONES, RECORDED IN VOLUME 1591, PAGE 84 OF THE D.R.M.C.T., ALL OF A CALLED 17.0 ACRE TRACT DESCRIBED IN A DEED TO DUVALIER ACEVEDO, RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2015015285 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), ALL OF A CALLED 15.04 ACRE TRACT DESCRIBED IN A DEED TO CARMEN DOMINGUEZ AND RAUL MACEDO, RECORDED UNDER M.C.C.D. 2010028900 OF THE O.P.R.M.C.T. AND ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS FIRST TRACT AND SECOND TRACT IN A DEED TO THE CITY OF MCGREGOR, TEXAS, RECORDED IN VOLUME 922, PAGE 186 OF THE D.R.M.C.T. AND BEING A PORTION OF WILLOW BRANCH ROAD AND FARM TO MARKET HIGHWAY 2416. SAID 77.7 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID GEORGE LONG, SR, 17.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 29°57'00" E – 759.55' WITH THE EAST LINES OF SAID GEORGE LONG, SR, 17.0 ACRE TRACT AND HAROLD JONES 15.0 ACRE TRACT, TO A POINT FOR THE SOUTHEAST CORNER OF THE SAID JONES TRACT AND THE NORTHEAST CORNER OF SAID DUVALIER ACEVEDO 17.0 ACRE TRACT;

THENCE S 32°18'05" E – 416.41' WITH THE EAST LINE OF SAID DUVALIER ACEVEDO 17.0 ACRE TRACT, TO A POINT FOR THE SOUTHEAST CORNER OF SAID ACEVEDO, 17.0 ACRE TRACT AND THE NORTHEAST CORNER OF SAID CARMEN DOMINGUEZ AND RAUL MACEDO 15.04 ACRE TRACT;

THENCE S 30°00'25" E – 372.31' WITH THE EAST LINE OF SAID 15.04 ACRE TRACT, TO A POINT IN THE NORTH MARGIN OF WILLOW BRANCH ROAD, FOR THE SOUTHEAST CORNER OF SAID 15.04 ACRE TRACT;

THENCE S 30°00'25" E – 50.00' (CALCULATED BEARING AND DISTANCE) CROSSING WILLOW BRANCH ROAD TO A POINT IN THE SOUTH MARGIN OF SAID ROAD, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 60°13'00" W – 1877.89' (CALCULATED BEARING AND DISTANCE) PARTWAY WITH THE SOUTH MARGIN OF WILLOW BRANCH ROAD, AND CROSSING FARM TO MARKET HIGHWAY 2416, TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 2416 (100' WIDE R.O.W.), FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 30°41'00" W – 1039.79' (CALCULATED PER TEXAS DEPARTMENT OF TRANSPORTATION [TXDOT] RIGHT-OF-WAY MAP) WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 2416, PARTWAY ALONG THE EAST LINE OF A CALLED 23.07 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, AUGUST 11, 1981, DESCRIBED IN THE FOURTH TRACT IN AN ORDINANCE RECORDED IN BOOK 18, PAGE 55 OF THE MINUTES OF THE CITY COUNCIL OF MCGREGOR, TEXAS, TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE AN ARC LENGTH OF 850.13' WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 2416, ALONG THE NORTH LINE OF SAID 23.07 ACRE ANNEXATION TRACT, HAVING A RADIUS OF 586.62', A CENTRAL ANGLE OF 83°02'00" AND A CHORD WHICH BEARS N 72°12'00"W – 777.67' (CALCULATED PER TXDOT R.O.W. MAP), TO A POINT FOR THE MOST NORTHERLY CORNER OF SAID 23.07 ACRE ANNEXATION TRACT;

THENCE S 29°35'00" E – 321.16' (CALCULATED DISTANCE) WITH A WEST LINE OF SAID 23.07 ACRE ANNEXATION TRACT, ALONG THE EAST LINE OF SAID CITY OF MCGREGOR FIRST AND SECOND TRACTS DESCRIBED IN VOLUME 922, PAGE 186 IN THE D.R.M.C.T., TO A POINT AT THE SOUTHEAST CORNER OF SAID FIRST TRACT AND AN ELL CORNER OF SAID 23.07 ACRE ANNEXATION TRACT;

THENCE S 60°19'00" W – 669.63' WITH THE SOUTH LINE OF SAID CITY OF MCGREGOR FIRST TRACT, ALONG A NORTH LINE OF SAID 23.07 ACRE ANNEXATION TRACT, TO A POINT IN THE EAST LINE OF THE ORIGINAL TOWN OF MCGREGOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 169 IN THE D.R.M.C.T., AT THE SOUTHWEST CORNER OF SAID FIRST TRACT, THE NORTHWEST CORNER OF SAID 23.07 ACRE ANNEXATION TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 28°48'00" W – 484.60' (CALCULATED) WITH THE EAST LINE OF THE ORIGINAL TOWN OF MCGREGOR, ALONG THE WEST LINE OF SAID CITY OF MCGREGOR FIRST AND SECOND TRACTS AND CROSSING SAID HIGHWAY, TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 2416 - EAST 7TH STREET, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, SEPTEMBER 19, 1951, RECORDED IN VOLUME 733, PAGE 377 OF THE D.R.M.C.T. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 66°17'00" E – 690.97' (CALCULATED PER TXDOT R.O.W. MAP) WITH THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 2416 - EAST 7TH STREET, ALONG THE SOUTH LINE OF SAID TRACT ANNEXED BY THE CITY OF MCGREGOR, SEPTEMBER 19, 1951, TO A POINT FOR CORNER;

THENCE WITH THE NORTH AND EAST RIGHT-OF-WAY LINES OF FARM TO MARKET HIGHWAY 2416, PARTWAY ALONG THE SOUTH LINE OF SAID TRACT ANNEXED BY THE CITY OF MCGREGOR, SEPTEMBER 19, 1951, THE FOLLOWING 2 CALLS:

- 1) **N 23°43'00" W – 10.00'** (CALCULATED PER TXDOT R.O.W. MAP) TO A POINT FOR CORNER,
- 2) **AN ARC LENGTH OF 354.17'** WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 686.62', A CENTRAL ANGLE OF 29°33'16" AND A CHORD WHICH BEARS N 79°13'24" E – 350.26' (CALCULATED PER TXDOT R.O.W. MAP) TO A POINT FOR THE NORTHWEST CORNER OF SAID GEORGE LONG, SR. 17.0 ACRE TRACT;


May 5, 2016

THENCE N 60°00'00" E - 2056.97' WITH THE NORTH LINE OF SAID 17.0 ACRE TRACT, RETURNING TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 77.7 ACRES OF LAND.

THE BEARINGS AND DISTANCES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON INFORMATION SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE HIGHWAY 2416, DATED FEBRUARY 26, 1959, PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DEEDS OF RECORD AND CITY OF MCGREGOR ANNEXATIONS.

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.

COMPILED FROM RECORD DATA MAY 5, 2016


WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02420.02
PLAT NO. A1-1078
FIELD NOTE NO. 23
MAP CHECKED: 5-5-2016 WLS



Exhibit A

Part of the E.G. PHIPPS SURVEY, Abstract Number 714, situated east of McGregor, Texas, and also being about 16 miles S60W from the courthouse in Waco, in McLennan County, Texas, and embracing a portion of the tract described in the deed to Mark S. Westerfeld, et ux recorded in volume 1818, page 358 of the McLennan County Deed Records, and being a portion of the tract described in the deed to Jos. W. Hale recorded in volume 433, page 216 of said Deed Records.

Beginning at a 5/8 inch iron rod set in concrete for the northwest corner of said Westerfeld tract, being in the south right of way line of East 2nd Street, as described in the deed to the City of McGregor recorded in volume 512, page 433 of said Deed Records, and being the northeast corner of Lot 1, Block 7 of JOSEPH W. HALE SUBDIVISION, a Subdivision in McGregor, Texas as it appears upon the City Map filed at the City of McGregor, known as Joseph W. Hale Subdivision, unrecorded.

Thence north 59 degrees-15 minutes east (deed call is north 60 degrees-30 minutes east) along said south line of East 2nd Street and said City of McGregor tract, for the north line of said Westerfeld tract, 90-7/10 feet to a 5/8 inch iron rod set in concrete for an angle point in said 2nd Street, said City of McGregor tract, and said Westerfeld tract, for the southwest corner of another tract described in the deed to the City of McGregor recorded in volume 839, page 125 of said Deed Records, from said 5/8 inch iron rod set in concrete, a 3/8 inch iron rod found, set by others, bears north 56 degrees-40 minutes-32 seconds east 3-9/10 feet, and a 5/8 inch iron rod set in the south right of way line of the Texas, St. Louis Railway Company, recorded in volume 36, page 142 of said Deed Records, bears north 30 degrees-45 minutes west 485-31/100 feet.

Thence north 52 degrees-06 minutes east along the north line of said Westerfeld tract, for the south line of said last mentioned McGregor tract, 428-0/10 feet to a 5/8 inch iron rod set in concrete, from said 5/8 inch iron rod set in concrete, another 5/8 inch iron rod set for the northeast corner of said last mentioned City of McGregor tract bears, north 52 degrees-06 minutes east 136-45/100 feet, (deed call is north 53 degrees-15 minutes east).

Thence south 30 degrees-34 minutes east 454-9/10 feet to a 5/8 inch iron rod set in concrete.

Thence south 59 degrees-26 minutes west 515-15/100 feet to a 5/8 inch iron rod set in concrete in the west line of said Westerfeld tract, and being for the northeast corner of a tract described in the deed to Hayward Leonard, et ux recorded in volume 550, page 449 of said Deed Records, for the south right of way line of East 3rd Street, as it appears upon the City Map filed at the City of McGregor, known as Joseph W. Hale Subdivision, unrecorded, also being the northeast corner of Lot 8, Block 7 of said Hale Subdivision.

Thence north 30 degrees-34 minutes west along the west line of said Westerfeld tract, for the east line of a tract described in the deed to Clarence Ellison recorded in volume 1365, page 167 of said Deed Records, and to and along the east line of a tract described in the deed to Eula B. McKinney recorded in volume 1345, page 364 of said Deed Records, 400 feet to the place of beginning and containing 5-00/100 acres, (deed call is north 29 degrees-45 minutes west).

Basis of bearings taken from the south right of way line of said Texas, St. Louis Railway Company tract as north 73 degrees-30 minutes east.

BEGINNING at a stake in the South line of the right-of-way of the St. L. & SW Ry. Co. which is N. $73\frac{1}{2}$ E. 974.7 feet from where same crosses ^{said} the West line of Phipps Survey;
 THENCE N. $73\frac{1}{2}$ E. with said right-of-way 1098.5 feet to stake for corner;
 THENCE S. $43-3/4$ W. 524 feet to post for corner;
 THENCE S. $87\frac{1}{2}$ W. 636 feet to stake for SW corner, being 50 feet from the East line of

the J. W. Hale Subdivision;

THENCE N. $80\frac{1}{2}$ W. 119 feet to the place of beginning, as surveyed by Joe Goddard, County Surveyor of McLennan County, Texas, on April 10, 1943.



Property ID's #
135876, 135883, 135886
Are in Ward 4

Property ID's #
135893
is in Ward 1

**APPROXIMATE 23.3 ACRE TRACT
FOR ANNEXATION INTO THE CITY OF MCGREGOR
MCLENNAN COUNTY, TEXAS**

DESCRIPTION OF APPROXIMATELY 23.3 ACRES OF LAND LOCATED IN THE ELBRIDGE G. PHIPPS SURVEY, ABSTRACT 714, IN MCLENNAN COUNTY, TEXAS, BEING A PORTION OF THE ST. LOUIS SOUTHWESTERN RAILROAD RIGHT-OF-WAY, A PORTION OF THE REMAINDER OF A CALLED 10 ACRE TRACT AND A CALLED 6.769 ACRE TRACT, DESCRIBED IN A DEED TO FOSTER WHEELER CONSTRUCTORS, INC, RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2002039285 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), A PORTION OF A CALLED 11.864 ACRE TRACT, DESCRIBED IN A DEED TO JLT ACQUISITIONS, LLC, RECORDED UNDER M.C.C.D. 2015000966 OF THE O.P.R.M.C.T. AND A PORTION OF TRACT ONE, DESCRIBED 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. SAID 23.3 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE ORIGINAL TOWN OF MCGREGOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 168 AND VOLUME 207, PAGE 366 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.) AND THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS SOUTHWESTERN RAILROAD (100' WIDE R.O.W.), BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED OCTOBER 27, 1976, RECORDED IN VOLUME 1237, PAGE 618 OF THE D.R.M.C.T., THE SOUTHWEST CORNER OF A CALLED 4.500 ACRE TRACT OF LAND DESCRIBED IN A DEED TO FARIS OUTDOOR ADVERTISING, INC., RECORDED UNDER M.C.C.D. 2015004610 OF THE O.P.R.M.C.T. AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 74°09'00" E - 462.30' WITH THE SOUTH LINE OF SAID ANNEXATION TRACT, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS SOUTHWESTERN RAILROAD, TO A POINT FOR THE SOUTHEAST CORNER OF SAID 4.500 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT AND AN ELL CORNER OF SAID ANNEXATION TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 21°42'00" W - 190.17' WITH A LINE OF SAID ANNEXATION TRACT, ALONG THE COMMON LINE BETWEEN SAID 10 ACRE TRACT AND SAID 4.500 ACRE TRACT, TO A POINT FOR AN ELL CORNER OF SAID ANNEXATION TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 63°29'44" E - 456.20' CROSSING SAID 10 ACRE TRACT, WITH THE SOUTH LINE OF SAID ANNEXATION TRACT, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 68°11'00" E - 888.60' WITH THE SOUTH LINE OF SAID ANNEXATION TRACT, CROSSING SAID 10 ACRE AND 6.769 ACRE TRACTS, TO A POINT IN THE EAST LINE OF THE SAID 6.769 ACRE TRACT, AT AN ELL CORNER OF THE SAID ANNEXATION TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 30°39'00" E - 379.10' WITH A LINE OF SAID ANNEXATION TRACT, ALONG THE EAST LINE OF SAID 6.769 ACRE TRACT, TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID ST. LOUIS

SOUTHWESTERN RAILROAD, FOR THE SOUTHEAST CORNER OF SAID 6.769 ACRE TRACT, BEING AN ELL CORNER OF SAID ANNEXATION TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 74°07'00" E - 1297.00' WITH THE SOUTH LINE OF SAID ANNEXATION TRACT, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ST. LOUIS SOUTHWESTERN RAILROAD, PARTWAY WITH THE SOUTH LINE OF SAID 11.864 ACRE TRACT, TO A POINT FOR AN ELL CORNER OF SAID ANNEXATION TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 29°02'00" W - 199.59' WITH A LINE OF SAID ANNEXATION TRACT, CROSSING SAID 11.864 ACRE TRACT, TO A POINT FOR THE SOUTHWEST CORNER OF A CALLED 2.43 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED SEPTEMBER 4, 1990, RECORDED IN VOLUME 1700, PAGE 233 OF THE D.R.M.C.T., BEING AN ELL CORNER OF SAID ANNEXATION TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 59°47'00" E - 514.90' WITH THE SOUTH LINE OF SAID 2.43 ACRE ANNEXATION TRACT, TO A POINT IN A LINE OF SAID ANNEXATION TRACT RECORDED IN VOLUME 1237, PAGE 618 IN THE D.R.M.C.T., FOR THE SOUTHEAST CORNER OF SAID 2.43 ACRE ANNEXATION TRACT;

THENCE S 29°45'30" E - 331.94' WITH A LINE OF SAID ANNEXATION TRACT RECORDED IN VOLUME 1237, PAGE 618 OF THE D.R.M.C.T., TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID ST. LOUIS SOUTHWESTERN RAILROAD, FOR AN ELL CORNER OF THE SAID ANNEXATION TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 74°09'00" E - 1036.60' WITH THE SOUTH LINE OF SAID ANNEXATION TRACT RECORDED IN VOLUME 1237, PAGE 618 OF THE D.R.M.C.T., ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ST. LOUIS SOUTHWESTERN RAILROAD, TO A POINT FOR THE SOUTHEAST CORNER OF SAID ANNEXATION TRACT RECORDED IN VOLUME 1237, PAGE 618 OF THE D.R.M.C.T., THE NORTHWEST CORNER OF A CALLED 34.772 TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED DECEMBER 8, 2014, RECORDED UNDER M.C.C.D. 2014038001 OF THE O.P.R.M.C.T., BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED JANUARY 31, 1977, RECORDED IN VOLUME 1256, PAGE 197 OF THE D.R.M.C.T. AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 31°28'43" E - 103.01' CROSSING SAID RAILROAD RIGHT-OF-WAY, WITH THE WEST LINE OF SAID 34.772 ACRE ANNEXATION TRACT TO A POINT FOR THE SOUTHWEST CORNER OF SAID 34.772 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 74°09'00" W - 4737.50' (CALCULATED DISTANCE) WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ST. LOUIS SOUTHWESTERN RAILROAD TO A POINT IN THE EAST LINE OF SAID ORIGINAL TOWN OF MCGREGOR, FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED SEPTEMBER 19, 1951, RECORDED IN VOLUME 733, PAGE 377 OF THE D.R.M.C.T. AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

October 5, 2015

THENCE N 29°56'00" W - 103.10' (CALCULATED) CROSSING SAID RAILROAD RIGHT-OF-WAY, WITH THE EAST LINE OF THE ORIGINAL TOWN OF MCGREGOR, RETURNING TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 23.3 ACRES OF LAND.

THE BEARINGS AND DISTANCES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON INFORMATION SHOWN IN DEEDS OF RECORD AND CITY OF MCGREGOR ANNEXATIONS.

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.

COMPILED FROM RECORD DATA OCTOBER 5, 2015


WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02420.01
PLAT NO. A1-0973
FIELD NOTE NO. 15
MAP CHECKED WLS





**APPROXIMATE 3.2 ACRE TRACT
FOR ANNEXATION INTO THE CITY OF MCGREGOR
McLENNAN COUNTY, TEXAS**

DESCRIPTION OF APPROXIMATELY 3.2 ACRES OF LAND LOCATED IN THE ELBRIDGE G. PHIPPS SURVEY, ABSTRACT 714 AND THE EDWARD W. TAYLOR SURVEY, ABSTRACT 855, IN McLENNAN COUNTY, TEXAS. SAID 3.2 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE POINT AT A CUTBACK CORNER IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 84, AT IT'S INTERSECTION WITH THE WEST LINE OF WINDSOR ROAD, FOR THE SOUTHEAST CORNER OF A CALLED 15.0 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED MARCH 24, 1997, RECORDED IN VOLUME 131, PAGE 202 OF DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), SAME BEING A CALLED 15.00 ACRE TRACT DESCRIBED IN A DEED TO AUTOMOTIVE PROPERTIES, L.P. RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2009002303 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID RIGHT-OF-WAY CUTBACK OF U.S. HIGHWAY 84, ALONG THE WEST LINE OF WINDSOR ROAD AND THE EAST LINE OF SAID 15.0 ACRE ANNEXATION TRACT, THE FOLLOWING 2 CALLS:

- 1) **N 20°38'55" E – 138.17'** TO A POINT FOR ANGLE,
- 2) **N 18°30'46" W – 249.08'** TO A POINT AT THE END OF SAID CUTBACK;

THENCE N 30°52'49" W – 375.10' WITH THE WEST LINE OF WINDSOR ROAD, ALONG THE EAST LINE OF SAID 15.0 ACRE ANNEXATION TRACT TO A POINT FOR THE NORTHEAST CORNER OF SAID 15.0 ACRE TRACT, BEING SOUTHEAST CORNER OF A CALLED 43.7 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED MARCH 24, 1997, RECORDED IN VOLUME 131, PAGE 207 OF SAID O.P.R.M.C.T.;

THENCE N 30°57'00" W – 1171.85' (CALCULATED DISTANCE) WITH THE WEST LINE OF WINDSOR ROAD, TO A POINT FOR THE NORTHEAST CORNER OF SAID 43.7 ACRE ANNEXATION TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 10.842 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED APRIL 27, 2000, RECORDED UNDER M.C.C.D. 2001037305 OF SAID O.P.R.M.C.T., BEING THE SOUTHWEST CORNER OF A CALLED 2.3 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED NOVEMBER 8, 2008, RECORDED UNDER M.C.C.D. 2008038815 OF SAID O.P.R.M.C.T. AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF SAID 2.3 ANNEXATION TRACT, THE FOLLOWING 3 CALLS:

- 1) N 59°03'00" E - 30.00' TO A POINT FOR CORNER IN THE CENTER OF WINDSOR ROAD,
- 2) N 30°57'00" W - 44.68' WITH THE CENTER OF WINDSOR ROAD TO A POINT FOR CORNER,
- 3) N 59°42'53" E - 30.00' (CALCULATED DISTANCE) TO A POINT IN THE EAST LINE OF WINDSOR ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 30°57'00" E - 945.28' (CALCULATED) WITH THE EAST LINE OF WINDSOR ROAD TO A POINT FOR CORNER IN THE NORTH LINE OF A CALLED 99.389 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED OCTOBER 13, 1997, RECORDED IN VOLUME 208, PAGE 604 OF SAID O.P.R.M.C.T.;

THENCE WITH THE NORTH AND WEST LINES OF SAID 99.389 ACRE ANNEXATION TRACT, THE FOLLOWING 4 CALLS:

- 1) S 68°47'12" W - 30.02' (CALCULATED DISTANCE) TO A POINT IN THE CENTER OF WINDSOR ROAD, FOR THE NORTHWEST CORNER OF SAID 99.389 ACRE TRACT,
- 2) S 30°00'00" E - 680.74' WITH THE CENTER OF WINDSOR ROAD, TO A POINT FOR CORNER,
- 3) N 68°47'12" E - 30.36' (CALCULATED DISTANCE) TO A POINT FOR CORNER,
- 4) S 54°44'00" E - 392.00' WITH A CUTBACK IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 84, ALONG THE EAST LINE OF WINDSOR ROAD TO A POINT FOR THE SOUTHWEST CORNER OF SAID 99.389 ACRE ANNEXATION TRACT, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 68°11'00" W - 390.41' (CALCULATED) CROSSING THE INTERSECTION OF U.S. HIGHWAY 84 AND WINDSOR DRIVE, RETURNING TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 3.2 ACRES OF LAND.

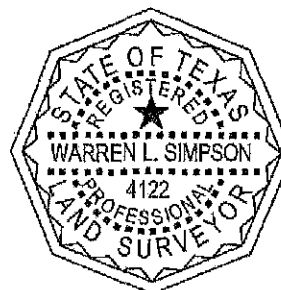
THE BEARINGS AND DISTANCES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON INFORMATION SHOWN ON THE RIGHT-OF-WAY MAP FOR U.S. HIGHWAY 84, DATED SEPTEMBER 20, 1971, PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DEEDS OF RECORD AND CITY OF MCGREGOR ANNEXATIONS.

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.

COMPILED FROM RECORD DATA MAY 28, 2015

Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02420.01
PLAT NO. A1-0892
FIELD NOTE NO. 09
MAP CHECKED WLS



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BEGINNING at a point in the east line of said 178.79 acre tract, same being in west margin of a county road, same being N 30 degrees 57' W 1186.30 ft. from a southeasterly corner of said 178.79 acre tract. BEGINNING point also being N 30 degrees 57' W 1186.30 feet from the most northerly corner of that certain 6.4 acre tract conveyed to McLennan County, by deed as recorded in Vol. 922, Page 570 of the Deed Records McLennan County, Texas. THENCE S 50 degrees 18' W 100 ft. to a stake for corner. THENCE N 30 degrees 57' W 100 ft. to a stake for corner. THENCE N 50 degrees 18' E 100 ft. to a point for corner, same lying in east line of said 178.79 acre tract and west margin of a county road. THENCE S 30 degrees 57' E 100 ft. along the east line of said 178.79 acre tract and west margin of county road to PLACE OF BEGINNING, and containing 0.23 acres of land.



**APPROXIMATE 6.0 ACRE TRACT
FOR ANNEXATION INTO THE CITY OF MCGREGOR
McLENNAN COUNTY, TEXAS**

DESCRIPTION OF APPROXIMATELY 6.0 ACRES OF LAND LOCATED IN THE EDWARD W. TAYLOR SURVEY, ABSTRACT 855, IN McLENNAN COUNTY, TEXAS, BEING ALL OF A CALLED 2.20 ACRE TRACT DESCRIBED IN A DEED TO GASPAR RAMIREZ, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2015017449 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), ALL OF A CALLED 1.91 ACRE TRACT DESCRIBED IN A DEED TO RUSSELL TORN AND SHANNON TORN, RECORDED UNDER M.C.C.D. 2002026780 OF THE O.P.R.M.C.T., AND ALL OF A CALLED 1.91 ACRE TRACT DESCRIBED IN A DEED TO GREG L. CLARKE AND MARGARITA L. CLARKE, RECORDED UNDER M.C.C.D. 2002026926 OF THE O.P.R.M.C.T.. SAID 6.0 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 84, (210' WIDE R.O.W.), FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BOYD A. PEWITT, III, RECORDED IN VOLUME 1844, PAGE 618 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), SAME BEING THE NORTHEAST CORNER OF A CALLED 40 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED FEBRUARY 12, 1980, RECORDED IN BOOK 18, PAGE 33 OF THE MINUTES OF THE CITY COUNCIL OF MCGREGOR, TEXAS (M.C.C.M.T.) AND BEING THE NORTHWEST CORNER OF SAID 2.20 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 68°35'42" E – 271.80' WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 84, ALONG THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED OCTOBER 9, 1979, RECORDED IN VOLUME 1336, PAGE 364 OF THE D.R.M.C.T., TO A POINT FOR THE NORTHEAST CORNER OF SAID 2.20 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID RUSSELL TORN AND SHANNON TORN 1.91 ACRE TRACT;

THENCE N 68°34'36" E – 209.00' WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 84, ALONG THE SOUTH LINE OF SAID ANNEXATION TRACT RECORDED IN VOLUME 1336, PAGE 364 OF THE D.R.M.C.T., TO A POINT FOR THE NORTHEAST CORNER OF SAID TORN TRACT, SAME BEING THE NORTHWEST CORNER OF SAID GREG L. CLARKE AND MARGARITA L. CLARKE 1.91 ACRE;

THENCE N 68°34'36" E – 208.44' WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 84, ALONG THE SOUTH LINE OF SAID ANNEXATION TRACT RECORDED IN VOLUME 1336, PAGE 364 OF THE D.R.M.C.T., TO A POINT FOR THE NORTHEAST CORNER OF SAID CLARKE TRACT, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE REMAINDER OF A CALLED 28.701 ACRE TRACT DESCRIBED IN A DEED TO KBJ ENTERPRISES, RECORDED UNDER M.C.C.D. 2010015743 OF THE O.P.R.M.C.T. AND THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN TRACT, ANNEXED BY THE CITY OF MCGREGOR, DESCRIBED IN TRACT TWO, IN SAID ORDINANCE RECORDED IN BOOK 18, PAGE 33 OF THE (M.C.C.M.T.), AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 21°46'39" E – 399.15' WITH A WEST LINE OF SAID ANNEXATION TRACT, DESCRIBED IN TRACT TWO, RECORDED IN BOOK 18, PAGE 33 OF THE (M.C.C.M.T.), ALONG THE THE EAST LINE OF SAID CLARKE TRACT, TO A POINT FOR THE SOUTHEAST CORNER OF SAID CLARKE TRACT AND THE HEREIN DESCRIBED TRACT;

September 30, 2015

THENCE S 68°42'00" W - 626.31' WITH A NORTH LINE OF SAID ANNEXATION TRACT, DESCRIBED IN TRACT TWO, RECORDED IN BOOK 18, PAGE 33 OF THE (M.C.C.M.T.), ALONG THE SOUTH LINES OF SAID CLARKE TRACT, TORN TRACT AND RAMIREZ TRACT TO A POINT IN THE EAST LINE OF SAID PEWITT TRACT AND SAID 40 ACRE ANNEXATION TRACT FOR THE SOUTHWEST CORNER OF SAID GASPAR RAMIREZ 2.20 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 30°34'38" W - 403.23' WITH THE EAST LINE OF SAID PEWITT TRACT AND SAID 40 ACRE ANNEXATION TRACT, SAME BEING THE WEST LINE OF SAID 2.20 ACRE TRACT RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING APPROXIMATELY 6.0 ACRES OF LAND.

BEARINGS AND DISTANCES ARE FROM RECORD INFORMATION.

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.

COMPILED FROM RECORD DATA SEPTEMBER 30, 2015

Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02420.01
PLAT NO. A1-0974
FIELD NOTE NO. 16
MAP CHECKED WLS





**APPROXIMATE 7.7 ACRE TRACT
FOR ANNEXATION INTO THE CITY OF MCGREGOR
McLENNAN COUNTY, TEXAS**

DESCRIPTION OF APPROXIMATELY 7.7 ACRES OF LAND LOCATED IN THE EDWARD W. TAYLOR SURVEY, ABSTRACT 855, IN McLENNAN COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 5.784 ACRE TRACT, DESCRIBED IN A DEED TO OSCAR R. VALDEZ, AND WIFE, BERTHA VALDEZ, RECORDED IN VOLUME 1777, PAGE 60 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), ALL OF A CALLED 1.0 ACRE TRACT AND ALL A CALLED 0.876 ACRE TRACT DESCRIBED IN A DEED TO ROBERT D. KUNZE AND WIFE, SHELLY K. KUNZE, RECORDED IN VOLUME 1818, PAGE 200, OF THE D.R.M.C.T. AND ALL OF LOT 1, BLOCK 1, OF THE MCGREGOR EAST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2008032524 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.) SAID 7.7 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 84 (210' WIDE RIGHT-OF-WAY), BEING THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED OCTOBER 9, 1979, RECORDED IN VOLUME 1336, PAGE 364 OF THE D.R.M.C.T., FOR THE NORTHEAST CORNER OF A CALLED 2 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED JULY 21, 1997, DESCRIBED IN VOLUME 172, PAGE 305 OF THE O.P.R.M.C.T. AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, MCGREGOR EAST ADDITION AND THE HEREIN DESCRIBED TRACT;

THENCE N 68°42'00" E - 409.20' (CALCULATED DISTANCE) WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 84, ALONG THE SOUTH LINE OF SAID CITY OF MCGREGOR ANNEXATION TRACT RECORDED IN VOLUME 1336, PAGE 364 OF THE D.R.M.C.T., SAME BEING THE NORTH LINE OF SAID LOT 1, THE REMAINDER OF SAID 5.784 ACRE TRACT AND ROBERT D. KUNZE AND WIFE SHELLY K. KUNZE 1.0 ACRE TRACT, TO A POINT FOR THE NORTHEAST CORNER OF SAID KUNZE 1.0 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, DESCRIBED IN TRACT TWO, IN AN ORDINANCE DATED AUGUST 11, 1997, RECORDED IN VOLUME 177, PAGE 531 OF THE O.P.R.M.C.T. AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE S 21°41'00" E - 264.00' WITH THE WEST LINE OF SAID ANNEXATION TRACT TWO, RECORDED IN VOLUME 177, PAGE 531 OF THE O.P.R.M.C.T., TO A POINT FOR THE SOUTHEAST CORNER OF THE SAID 1.0 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.876 ACRE TRACT;

THENCE S 22°21'00" E - 237.00' WITH THE WEST LINE OF SAID ANNEXATION TRACT TWO, RECORDED IN VOLUME 177, PAGE 531 OF THE O.P.R.M.C.T., TO A POINT FOR THE SOUTHEAST CORNER OF THE SAID 0.876 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID ANNEXATION TRACT TWO, RECORDED IN VOLUME 177, PAGE 531 OF THE O.P.R.M.C.T. AND BEING AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 68°08'12" E - 412.61' WITH THE SOUTH LINE OF THOSE CERTAIN TRACTS OF LAND ANNEXED BY THE CITY OF MCGREGOR, DESCRIBED IN TRACTS ONE AND TWO IN VOLUME 177, PAGE 531 OF THE O.P.R.M.C.T. AND THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED AUGUST 11, 1997, RECORDED IN VOLUME 177, PAGE 524 OF THE O.P.R.M.C.T., TO A POINT IN THE WEST LINE OF A CALLED 5.56 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, DESCRIBED IN TRACT 1 IN AN ORDINANCE DATED JULY 21, 1997, RECORDED IN VOLUME 172, PAGE 298 OF THE O.P.R.M.C.T., FOR THE SOUTHEAST CORNER OF SAID ANNEXATION TRACT RECORDED IN VOLUME 172, PAGE 524 OF THE O.P.R.M.C.T. AND BEING

THE MOST EASTERLY NORTHEAST CORNER OF THE REMAINDER OF SAID 5.784 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 22°31'11" E - 279.48' WITH THE WEST LINE OF SAID 5.56 ACRE ANNEXATION TRACT, ALONG THE EAST LINE OF THE REMAINDER OF SAID 5.784 ACRE TRACT, TO A POINT IN A NORTH LINE OF A CALLED 68.37 ACRE TRACT, DESCRIBED IN TRACT 2 IN SAID CITY OF MCGREGOR ANNEXATION RECORDED IN VOLUME 172, PAGE 298 OF THE O.P.R.M.C.T., BEING THE SOUTHWEST CORNER OF SAID 5.56 ACRE ANNEXATION TRACT AND BEING THE SOUTHEAST CORNER OF THE REMAINDER OF SAID 5.784 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF THE REMAINDER OF SAID 5.784 ACRE TRACT AND A NORTH LINE OF SAID 68.37 ACRE ANNEXATION TRACT, THE FOLLOWING 2 CALLS:

- 1) S 74°03'51" W - 135.30' TO A POINT,
- 2) S 83°46'07" W - 630.15' TO A POINT IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, DESCRIBED IN TRACT TWO IN AN ORDINANCE DATED FEBRUARY 12, 1980, RECORDED IN BOOK 18, PAGE 33, IN THE MINUTES OF THE CITY COUNCIL OF MCGREGOR, FOR THE NORTHWEST CORNER OF SAID 68.37 ACRE ANNEXATION TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 5.784 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 30°34'15" W - 402.76' (CALCULATED DISTANCE) PARTWAY WITH THE EAST LINE OF SAID TRACT ANNEXED BY THE CITY OF MCGREGOR, DESCRIBED IN TRACT TWO, RECORDED IN BOOK 18, PAGE 33 IN THE MINUTES OF THE CITY COUNCIL OF MCGREGOR AND PARTWAY WITH THE EAST LINE OF SAID 2 ACRE ANNEXATION TRACT, ALONG THE WEST LINE OF THE REMAINDER OF SAID 5.784 ACRE TRACT, TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE N 30°19'13" W - 199.96' WITH THE EAST LINE OF SAID 2 ACRE ANNEXATION TRACT AND THE WEST LINE OF SAID LOT 1 RETURNING TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 7.7 ACRES OF LAND.

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.

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.

COMPILED FROM RECORD DATA SEPTEMBER 30, 2015

Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02420.01
PLAT NO. A1-0975
FIELD NOTE NO. 17
MAP CHECKED JBM





**APPROXIMATE 5.5 ACRE TRACT
FOR ANNEXATION INTO THE CITY OF MCGREGOR
McLENNAN COUNTY, TEXAS**

DESCRIPTION OF APPROXIMATELY 5.5 ACRES OF LAND LOCATED IN THE R.P. HAMMOCK SURVEY, ABSTRACT 1084, AND EDWIN S. NASH, ABSTRACT 666, IN McLENNAN COUNTY, TEXAS, BEING ALL OF A REMAINDER OF A CALLED 65.88 ACRE TRACT, DESCRIBED IN THE FIRST TRACT, IN A DEED TO HERBERT L. SNIDER AND WIFE, JUANITA SNIDER, RECORDED IN VOLUME 950, PAGE 654 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), AND A PORTION OF THE RIGHT OF WAY OF FARM TO MARKET HIGHWAY 2188 (COTTON BELT PARKWAY). SAID 5.5 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SAID 65.88 ACRE TRACT, IN WILDFLOWER ROAD, FOR THE SOUTHEAST CORNER OF A CALLED 5.423 ACRE TRACT OF LAND ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED FEBRUARY 9, 2015, RECORDED UNDER M.C.C.D. 2015004212 OF THE O.P.R.M.C.T. AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 10°55'12" W – 518.41' PARTWAY WITH THE EAST LINE OF LOT 10, BLOCK 1, OF WILDFLOWER ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2015004211 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.) AND SAID 5.423 ACRE ANNEXATION TRACT, TO A POINT IN THE SOUTH LINE OF A CALLED 34.772 ACRE TRACT ANNEXED BY THE CITY OF MCGREGOR, BY ORDINANCE DATED DECEMBER 8, 2014, RECORDED UNDER M.C.C.D. 2014038001 OF THE O.P.R.M.C.T., FOR THE NORTHEAST CORNER OF SAID LOT 10 AND SAID ANNEXATION TRACT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 74°09'00" E – 607.58' (CALCULATED DISTANCE) WITH THE SOUTH LINE OF SAID 34.772 ACRE ANNEXATION TRACT, PARTWAY WITH THE NORTH LINE OF SAID 65.88 ACRE TRACT TO A POINT IN THE CENTERLINE OF FARM TO MARKET HIGHWAY 2188 (100' WIDE R.O.W.), IN AN EXTRATERRITORIAL JURISDICTION LINE DESCRIBED IN AN INTERLOCAL COOPERATION AND RULE 11 AGREEMENT RECORDED IN VOLUME 569, PAGE 264 OF THE O.P.R.M.C.T., BEING THE SOUTHEAST CORNER OF SAID 34.772 ACRE ANNEXATION TRACT AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 21°47'00" E – 206.00' (CALCULATED) WITH THE CENTERLINE OF FARM TO MARKET HIGHWAY 2188, ALONG SAID EXTRATERRITORIAL JURISDICTION LINE, TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 69°08'45" W – 170.13' PARTWAY WITH THE NORTH LINE OF A CALLED 0.346 ACRE TRACT, DESCRIBED IN A DEED TO CENTRAL BOSQUE WATER SUPPLY CORPORATION, RECORDED UNDER M.C.C.D. 2010002080 OF THE O.P.R.M.C.T., TO A POINT FOR THE NORTHWEST CORNER OF SAID 0.346 ACRE TRACT;

THENCE S 29°46'05" E – 158.23' WITH THE WEST LINE OF SAID 0.346 ACRE TRACT, TO A POINT IN

October 5, 2015

THE SOUTH LINE OF SAID 65.88 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 0.346 ACRE TRACT AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 59°21'00" E - 570.46' WITH THE SOUTH LINE OF SAID 65.88 ACRE TRACT, ALONG WILDFLOWER ROAD, RETURNING TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 5.5 ACRES OF LAND.

THE BEARINGS AND DISTANCES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON INFORMATION SHOWN IN DEEDS OF RECORD AND CITY OF MCGREGOR ANNEXATIONS.

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.

COMPILED FROM RECORD DATA OCTOBER 5, 2015

Warren L. Simpson

WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02420.01
PLAT NO. A1-0976
FIELD NOTE NO. 18
MAP CHECKED WLS



EXHIBIT B

CITY OF MCGREGOR
MUNICIPAL SERVICE PLAN

FIRE

Existing Services: McGregor Volunteer Fire Department

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 1, located at 302 S. Madison. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: McLennan County Sheriff's Department

Services to be Provided: Currently, the area is under the jurisdiction of the McLennan County Sheriff's Office. However, upon annexation, the City of McGregor Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of McGregor.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of McGregor Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of McGregor Subdivision Ordinance. These services can be provided within the department's current budget.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: McLennan County Health Department

Services to be Provided: The McLennan County Health Department will implement the enforcement of the City of McGregor's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of McGregor will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

WATER SERVICE

Existing Services: Central Bosque Water Supply & City of McGregor

Services to be Provided: Water service to the area will be provided by Central Bosque Water Supply & City of McGregor as it currently is, in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICE

Existing Services: Septic

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of McGregor's established policies governing extension of municipal services to newly annexed areas.