

**The**  
**McGregor Mirror**  
Since 1904 And The Crawford Sun

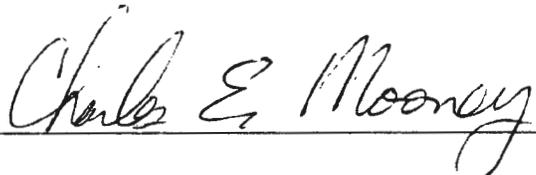
# Affidavit

State of Texas  
County of McLennan

Before me the undersigned authority on this date personally appeared Charles Mooney, who on oath stated: "I am co-publisher of The McGregor Mirror and Crawford Sun, a combination newspaper published in McGregor, Texas, and general circulated in McLennan County, and know the facts stated in this affidavit.

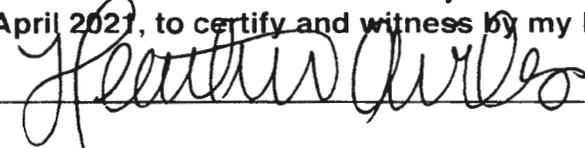
The printed matter affixed hereto is a true and correct copy of the publication of the notice which purports to be a copy of the same in such newspaper in the issue(s) of:

A Notice of Intention to Introduce a Bill in the Legislature of Texas, was published in the April 1, 2021 issue of The McGregor Mirror and Crawford Sun.

  
\_\_\_\_\_

Charles Mooney

Subscribed and sworn to me by the said Charles Mooney on the 1st day of April 2021, to certify and witness by my hand and seal of office.

  
\_\_\_\_\_

Notary in and for McLennan County, Texas



# PUBLIC NOTICE

## NOTICE OF INTENTION TO INTRODUCE A BILL IN THE LEGISLATURE OF TEXAS

Notice is hereby given of the intention to introduce in the Regular Session of the 87th Legislature of Texas a bill creating and establishing a special district in the extraterritorial jurisdiction and corporate limits of the City of Lorena, McLennan County, under the provisions of Article XVI, Section 59; Article III, Section 52; and Article III, Section 52-a of the Constitution of Texas and pursuant to the inherent power of the Legislature to create special governmental agencies and districts, with powers including those given to municipal management districts created pursuant to Chapter 375, Texas Local Government Code. The bill will provide for the district's administration, powers, name, duties, operation, and financing. The proposed boundaries of the district will include all or part of the following land situated in McLennan County, Texas:

TRACT 1 (441.17 ACRES)  
BEING A 441.17 ACRE TRACT OF LAND, SITUATED IN THE J. STEWART SURVEY, ABSTRACT NO. 815, McLENNAN COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 144.720 ACRE TRACT OF LAND DESCRIBED IN DEED TO RKS TEXAS INVESTMENTS, LP, AS RECORDED IN McLENNAN COUNTY CLERKS FILE NUMBER 2012019521 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), THE REMAINDER OF THAT CALLED 24.442 ACRE TRACT OF LAND DESCRIBED IN DEED

lines of said Interstate Highway 35, the following eight (8) courses and distances:

- 1) S 31° 26' 52" E, a distance of 15.31 feet, to a TXDOT Type II Monument found for corner hereof, for the easternmost corner hereof;
- 2) S 19° 07' 52" W, a distance of 57.76 feet, to a point for corner hereof;
- 3) S 19° 21' 11" W, passing at an approximate distance of 46.7 feet, the common line of said 144.720 and 24.442 acre tracts, and continuing for a total distance of 512.57 feet, to a TXDOT Type II Monument found for corner hereof;
- 4) S 19° 22' 29" W, a distance of 160.08 feet, to a point for corner hereof;
- 5) S 25° 32' 45" W, a distance of 945.94 feet, to a point for corner hereof;
- 6) S 20° 12' 44" W, a distance of 386.76 feet, to a point for corner hereof;
- 7) S 20° 48' 22" W, a distance of 69.78 feet, to a point for corner hereof;
- 8) S 45° 40' 04" W, a distance of 254.36 feet, to a point for corner hereof, being the northeast corner of that called 3.859 acre tract of land described as "Parcel 1" in deed to the State of Texas, as recorded in McLennan County Clerks File Number 2014015395 of said O.P.R.M.C.T., also lying in the north ROW line of Farm to Market Road 2837 (FM 2837, variable width ROW);

THENCE N 86° 15' 06" W, leaving said Interstate Highway 35 ROW, along the north ROW line of said FM 2837, a distance of 141.86 feet, to a point for corner hereof. From which, a TXDOT Type II Monument found, being the northwest corner of

point for corner hereof;

- 3) S 03° 44' 30" W, a distance of 80.91 feet, to a point for corner hereof, being the beginning of a non-tangent curve to the left, having a central angle of 97° 27' 02", a radius of 56.00 feet, and having a chord bearing S 16° 47' 50" W a chord distance of 84.17 feet;
- 4) Along said non-tangent curve the left, an arc distance of 95.25 feet, to a point for corner hereof, being the southeast corner of said 1.0205 acre tract, also lying in the south ROW line of said FM 2837;

THENCE along the southeast lines of said 1.0205 acre tract, the following three (3) courses and distances:

- 1) S 59° 02' 20" W, a distance of 58.10 feet, to a point for corner hereof;
- 2) S 39° 28' 58" W, a distance of 111.31 feet, to a point for corner hereof;
- 3) S 59° 13' 38" W, a distance of 85.55 feet, to a TXDOT Type II Monument found for corner hereof, being the south corner of said 1.0205 acre tract;

THENCE along the southwest lines of said 1.0205 acre tract, the following three (3) courses and distances:

- 1) N 33° 27' 47" W, a distance of 40.93 feet, to a point for corner hereof, being the beginning of a non-tangent curve to the left, having a central angle of 11° 56' 58", a radius of 132.50 feet, and having a chord bearing N 39° 26' 15" W a chord distance of 27.58 feet;

Along said non-tangent curve to the left, an arc distance of 27.63 feet, to a point for corner hereof;

- 2) N 11° 43' 31" W, a distance of 28.45 feet,

and stamped "RODEN 772-8150" for corner hereof, being the southerly common corner of said 107.547 acre and 1.12 acre tracts, also lying in the north ROW line of said FM 2837;

THENCE N 79° 11' 23" W, along the common line of said 107.547 acre tract and FM 2837 ROW, a distance of 370.51 feet, to a 3/8 inch capped iron rod found and stamped "RODEN 772-8150" for corner hereof, being the southerly common corner of said 107.547 acre and 144.720 acre tracts;

THENCE N 79° 42' 25" W, along the common line of said 144.720 acre tract and FM 2837 ROW, a distance of 100.06 feet, to a 3/8 inch capped iron rod found and stamped "RODEN 772-8150" for corner hereof, being the southwest corner of said 144.720 acre tract and lying in the east ROW line of said Union Pacific Railroad;

THENCE N 78° 26' 04" W, leaving said 144.720 acre tract, over and across said railroad, a distance of 100.00 feet, to a 1/2 inch capped iron rod found and stamped "Walker Partners" for corner hereof, being the southeast corner of said 65.150 acre tract, being the beginning of a non-tangent curve to the left, having a central angle of 09° 25' 43", a radius of 2914.79 feet, and having a chord bearing S 7° 12' 10" W, a chord distance of 479.12 feet;

THENCE Along said non-tangent curve to the left, passing in an approximate distance of 120 feet, the south ROW line of said FM 2837 and the northeast corner of said 17.325 acre tract, and continuing for a total arc distance of 479.66 feet, to a 1/2 inch capped iron rod found and stamped "G. E. Walker" for corner hereof, being the southeast corner of said

turning along the southeast line of said 9.607 acre tract, for a total distance of 1,620.59 feet, to a 5/8 inch iron rod found with a damaged cap for corner hereof, being the south corner of said 9.607 acre tract, also lying in the northeast ROW line of said Houston Street;

THENCE N 22° 18' 00" W, along the southwest line of said 9.607 acre tract, a distance of 1,077.22 feet, to a 5/8 inch iron rod found with a damaged cap for corner hereof, being the west corner of said 9.607 acre tract, also lying in the northeast ROW line of said Houston Street;

THENCE N 57° 53' 00" E, along the northwest line of said 9.607 acre tract, passing at an approximate distance of 316.6 feet, the north corner of said 9.607 acre tract, also lying in the south ROW line of said FM 2837, continuing over and across said FM 2837, for a total distance of 436.66 feet, to a 1/2 inch iron rod found for corner hereof, being the southwest corner of said 67.477 acre tract;

THENCE along the northwest line of said 67.477 acre tract, the following three (3) courses and distances:

- 1) N 58° 24' 35" E, a distance of 667.90 feet, to a 1/2 inch iron rod found with a damaged cap for corner hereof;
- 2) N 59° 04' 47" E, a distance of 1,012.75 feet, to a 3/8 inch iron rod found for corner hereof;
- 3) N 58° 24' 19" E, a distance of 1,131.68 feet, to an 8 inch wood corner post found for corner hereof, being the northwest corner of said 67.477 acre tract;

THENCE S 37° 19' 56" E, along the northeast line of said 67.477 acre tract, a distance of 431.30 feet, to a 1/2 inch iron rod found for corner hereof, being the

E, a distance of 2,484.04 feet, to a 40D nail found for an angle point hereof;

- 2) S 30° 25' 29" E, a distance of 1,267.27 feet, to a 1/2 inch iron rod found for an angle point hereof;
- 3) S 30° 45' 05" E, a distance of 188.59 feet, to a TXDOT Type II Monument found, being an interior corner of said 144.720 acre tract, and lying in the westerly ROW line of Interstate Highway 35 (Variable width ROW);

THENCE along the west lines of said Interstate Highway 35, the following three (3) courses and distances:

- 1) S 31° 26' 52" E, a distance of 15.31 feet, to a TXDOT Type II Monument found, for the easternmost corner hereof;
- 2) S 19° 07' 52" W, a distance of 57.76 feet, to a point for corner hereof;
- 3) S 19° 21' 11" W, a distance of 46.69 feet, to a point for corner hereof, being the southerly common corner of the remainder of said 144.720 acres and the remainder of that called 24.442 acre tract of land described in deed to RKS Lorena 25, LLC, as recorded in McLennan County Clerks File Number 2014015394 of said O.P.R.M.C.T.;

THENCE N 30° 45' 04" W, leaving said Interstate Highway 35 ROW, along the common line of said 144.720 acre and 24.442 acre tracts, a distance of 269.77 feet, to a point for corner hereof, being the approximate northerly common corner of said 144.720 acre and 24.442 acre tracts, also being the north corner of that called 107.547 acre tract of land described in deed to RKS Properties Lorena, LLC, as recorded in McLennan County Clerks File Number 2006041369 of said O.P.R.M.C.T.;

THENCE S 50° 12' 09" W



AS RECORDED IN McLENNAN COUNTY CLERKS FILE NUMBER 2006041359 OF SAID O.P.R.M.C.T., AND ALSO THOSE PORTIONS OF FARM TO MARKET ROAD 2837 AND THE UNION PACIFIC RAILROAD SITUATED BETWEEN SAID TRACTS. SAID 441.17 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch capped iron rod found and stamped "RODEN 772-8150", being the north corner of said 144.720 acre tract and lying in the east Right of Way (ROW) line of Union Pacific Railroad (100' wide ROW) for the northeast corner of the herein described tract;

THENCE along the north-east lines of said 144.720 acres, the following three (3) courses and distances:

- 1) S 30° 36' 06" E, a distance of 2,484.04 feet, to a 40D nail found for an angle point hereof;
- 2) S 30° 25' 29" E, a distance of 1,267.27 feet, to a 1/2 inch iron rod found for an angle point hereof;
- 3) S 30° 45' 05" E, a distance of 188.59 feet, to a TXDOT Type II Monument found for corner hereof, being an interior corner of said 144.720 acre tract, and lying in the westerly ROW line of Interstate Highway 35 (Variable width ROW);

THENCE along the west

of said 0.2646 acre tract, the following three (3) courses and distances:

- 1) N 12° 55' 40" E, a distance of 300.04 feet, to a 1/2 inch iron rod found for corner hereof, being the northerly common corner of said 107.547 acre and 1.75 acre tracts;
- 2) S 85° 15' 44" W, a distance of 272.77 feet, to a 1/2 inch iron rod found for corner hereof, being the northerly common corner of said 107.547 acre and 1.75 acre tracts, and lying in the east line of that called 1.12 acre tract of land described in deed to Lorena Church of Christ, as recorded in McLennan County Clerks File Number 2004009723 of said O.P.R.M.C.T.,

THENCE along the common lines of said 107.547 acre and said 1.12 acre tracts, the following three (3) courses and distances:

- 1) N 09° 25' 45" E, a distance of 94.99 feet, to a 3/8 inch capped iron rod found and stamped "RODEN 772-8150" for corner hereof, being the northeasterly common corner of said 107.547 acre and 1.12 acre tracts;
- 2) N 83° 25' 07" W, a distance of 219.90 feet, to a 3/8 inch capped iron rod found and stamped "RODEN 772-8150" for corner hereof, being the northwesterly common corner of said 107.547 acre and 1.12 acre tracts;
- 3) S 10° 46' 15" W, a distance of 408.55 feet, to a 3/8 inch capped iron rod found

ing two (2) courses and distances:

- 1) Along said non-tangent curve to the right, an arc distance of 136.40 feet, to a TXDOT Type II Monument found at the end of said curve for corner hereof;
- 2) N 23° 28' 30" W, a distance of 982.67 feet, to a 3/8 inch iron rod found for corner hereof, being the southerly common corner of said 65.150 acre and 31.91 acre tracts;

THENCE N 59° 06' 45" E, along the common line of said 65.150 acre and 31.91 acre tracts, a distance of 1,360.66 feet, to a 1/2 inch capped iron rod found and stamped "1519" for corner hereof;

THENCE N 50° 11' 21" W, leaving said common line, over and across said 31.91 acre tract, a distance of 649.11 feet, to a 1/2 inch capped iron rod found and stamped "1519" for corner hereof, lying in the common line of said 31.91 acre and 67.477 acre tracts;

THENCE S 49° 05' 23" W, along said common line, passing at a distance of 1,066.46 feet, a 1/2 inch iron rod found for corner hereof, being the southerly common corner of said 31.91 acre and 67.477 acre tracts, also lying in the north ROW line of said FM 2837, continuing over and across said FM 2837, passing at an approximate distance of 121 feet, the east corner of said 9.607 acre tract, also lying in the north ROW line of said FM 2837, and continuing along the southeast line of said 9.607 acre tract, for a total distance of 2,995.42 feet, to a 5/8 inch iron rod found with a damaged cap for corner hereof, being the south corner of said 9.607 acre tract, also lying in the north-east ROW line of Houston Street

along the common line of said 65.150 acre and 31.91 acre tracts, for a total distance of 2,216.97 feet, to a 3/8 inch iron rod found for corner hereof, being the northerly common corner of said 65.150 acre and 31.91 acre tracts, also lying in the east ROW line of said railroad;

THENCE N 03° 50' 13" E, along the common line of said 31.91 acres and railroad ROW, a distance of 746.04 feet, to a 1/2 inch iron rod found for corner hereof, being the northerly common corner of said 67.477 acre and 31.91 acre tracts;

THENCE S 59° 05' 23" W, leaving said railroad ROW line, along the common line of said 67.477 acre and 31.91 acre tracts, passing at a distance of 2,441.28 feet, a 1/2 inch iron rod found, being the southerly common corner of said 31.91 and 67.477 acre tracts, also lying in the north ROW line of said FM 2837, continuing over and across said FM 2837, passing at an approximate distance of 121 feet, the east corner of said 9.607 acre tract, also lying in the north ROW line of said FM 2837, and continuing along the southeast line of said 9.607 acre tract, for a total distance of 2,995.42 feet, to a 5/8 inch iron rod found with a damaged cap for corner hereof, being the south corner of said 9.607 acre tract, also lying in the north-east ROW line of Houston Street

## Public Notice —

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(Variable width ROW);

THENCE N 22° 18' 00" W, along the southwest line of said 9.607 acre tract, a distance of 1,077.22 feet, to a 5/8 inch iron rod found with a damaged cap for corner hereof, being the west corner of said 9.607 acre tract, also lying in the northeast ROW line of said Houston Street;

THENCE N 57° 53' 00" E, along the northwest line of said 9.607 acre tract, passing at an approximate distance of 316.6 feet, the north corner of said 9.607 acre tract, also lying in the south ROW line of said FM 2837, continuing over and across said FM 2837, for a total distance of 436.66 feet, to a 1/2 inch iron rod found for corner hereof, being the southwest corner of said 67.477 acre tract;

THENCE along the northwest line of said 67.477 acre tract, the following three (3) courses and distances:

1) N 58° 24' 35" E, a distance of 667.90 feet, to a 1/2 inch iron rod found with a damaged cap for corner hereof;

2) N 59° 04' 47" E, a distance of 1,012.75 feet, to a 3/8 inch iron rod found for corner hereof;

3) N 58° 24' 19" E, a distance of 1,131.68 feet, to an 8 inch wood corner post found for corner hereof, being the northwest corner of said 67.477 acre tract;

THENCE S 37° 19' 56" E, along the northeast line of said 67.477 acre tract, a distance of 431.30 feet, to a 1/2 inch iron rod found for corner hereof, being the northeast corner of said 67.477 acre tract, also lying in the west ROW line of said Union Pacific Railroad;

THENCE leaving said 67.477 acre tract, along the west ROW line of said railroad, the following three (3) courses and distances:

1) N 03° 50' 13" E, a distance of 141.26 feet, to a point being the beginning of a non-tangent curve to the right, having a central angle of 11° 51' 41", a radius of 5779.58 feet, and having a chord bearing N 09° 41' 11" E, a chord distance of 1,194.35 feet;

2) Along said non-tangent curve to the right, an arc distance of 1,196.48 feet, to a point at the end of said curve;

3) N 15° 40' 18" E, a distance of 887.46 feet, to a point for the northwest corner hereof;

THENCE S 74° 19' 42" E, over and across said railroad ROW, a distance of 100.00 feet, to the POINT OF BEGINNING, and containing 267.33 acres, more or less.

This publication was paid for RKS Lorena 25, LLC.



WASTE CONNECTIONS INC.  
*Connect with the Future®*

Don't Mess w  
April 1  
TRASH

CITIZENS OF MCGREGOR

JOIN US SATURDAY

APRIL 10th 8AM-12PM

Dumpsters located at

301 NW 1st Next to Police Dept.

( Please bring proof of McGregor residency )  
RESIDENTIAL ONLY



CITY WIDE  
CLEANUP

CITY OF  
**MCGREGOR**  
TEXAS

GARAGE SALE  
PERMIT FEES WAIVED  
APRIL 10, 2021  
PERMIT IS STILL REQUIRED

Tires will be accepted for  
customers only  
NO COMMERCIAL



REFRIGERATORS  
CONDITIONERS  
AND DOORS REMOVED