

By: Gervin-Hawkins

H.B. No. 5473

A BILL TO BE ENTITLED

AN ACT

relating to certain interests of the Health and Human Services  
Commission in certain real property in Bexar County.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. DEFINITIONS. (a) In this Act:

(1) "Center" means the Bexar County Board of Trustees  
for Mental Health Mental Retardation Services d/b/a The Center for  
Health Care Services.

(2) "Commission" means the Health and Human Services  
Commission.

SECTION 2. EXTENSION OF REVERSION PERIOD. (a) The  
commission may by appropriate instrument extend to one year the  
period during which the center may fail to use the property  
described by Section 3 of this Act in the manner described by  
Chapter 423 (H.B. 2039), Acts of the 81st Legislature, Regular  
Session, 2009, before the ownership of the property automatically  
reverts to the commission.

(b) Consideration for the extension authorized by  
Subsection (a) of this section shall be in the form of an agreement  
between the commission and the center that requires the center to  
report to the commission not less than once every three months  
regarding the center's use of the property.

(c) The construction, renovation, repair, or other  
maintenance of property described by Section 3 of this Act

undertaken to facilitate the property's use to provide community-based mental health or mental retardation services is considered use of the property in the manner described by Chapter 423 (H.B. 2039), Acts of the 81st Legislature, Regular Session, 2009.

SECTION 3. PROPERTY SUBJECT TO REVERSIONARY INTEREST. The real property to which Section 2 of this Act applies is situated in Bexar County, Texas, and is described more particularly as follows:

A 1.277 acre tract of land, more or less, out of the Richard Buschel Survey No. 325, County Block 5053, Bexar County, Texas and more commonly known as 8155 and 8165 Lone Shadow Trail, Converse, Texas 78109.

Lots 7 And 8, Block J, LINKWOOD ADDITION, in the City Of Leon Valley, Bexar County, Texas, according to plat thereof, recorded In Volume 5580, Page 114, Deed And Plat Records Of Bexar County, Texas and more commonly known as 7622 Linkside Drive, Leon Valley, Texas 78240.

Lot 16, Block 2, New City Block 13819, TERRACE NORTH SUBDIVISION, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 5580, Page 260, Deed And Plat Records Of Bexar County, Texas and more commonly known as 2927 Eisenhower Road, San Antonio, Texas 78209.

SECTION 4. TRANSFER OF PROPERTY. (a) The commission may transfer to the center the real property described by Section 5 of this Act:

- (1) including improvements to the property; and
- (2) excluding the mineral interests in and under the

1 property.

2 (b) Consideration for the transfer authorized by Subsection  
3 (a) of this section shall be in the form of an agreement between the  
4 commission and the center that requires the center to use the  
5 property in a manner that primarily promotes a public purpose of the  
6 state by using the property to provide community-based mental  
7 health or mental retardation services and to report to the  
8 commission not less than once every three months regarding the  
9 center's use of the property. The construction, renovation,  
10 repair, or other maintenance of property described by Section 5 of  
11 this Act undertaken to facilitate the property's use to provide  
12 community-based mental health or mental retardation services is  
13 considered use of the property in the manner described by this  
14 subsection.

15 (c) If the center fails to use the property in the manner  
16 described by an agreement under Subsection (b) of this section for  
17 more than 365 continuous days, ownership of the property  
18 automatically reverts to the commission.

19 (d) The commission shall transfer the property by a deed  
20 that:

21 (1) is without warranties regarding covenants of  
22 title; and

23 (2) includes a provision that:

24 (A) requires the center to:

25 (i) use the property in a manner that  
26 primarily promotes a public purpose of the state by using the  
27 property to provide community-based mental health and mental

1 retardation services; and

2 (ii) report to the commission not less than  
3 once every three months regarding the center's use of the property;  
4 and

5 (B) indicates that ownership of the property  
6 automatically reverts to the commission if the center fails to use  
7 the property in the manner described by Paragraph (A) of this  
8 subdivision for more than 365 continuous days.

9 (e) The state reserves:

10 (1) the state's interest in all oil, gas, and other  
11 minerals in and under the real property described by Section 5 of  
12 this Act;

13 (2) the state's right to remove from the real property  
14 described by Section 5 of this Act any oil, gas, and other minerals  
15 in and under the real property; and

16 (3) the state's right to grant a lease held by the  
17 state before a conveyance of real property described by Section 5 of  
18 this Act relating to the removal of oil, gas, and other minerals in  
19 and under the real property.

20 (f) Sections 533.084 and 533.087, Health and Safety Code,  
21 and Sections 31.1571 and 31.158, Natural Resources Code, do not  
22 apply to a transfer of real property authorized by this Act.

23 SECTION 5. PROPERTY SUBJECT TO TRANSFER. The real property  
24 to which Section 4 of this Act applies is situated in Bexar County,  
25 Texas, and is described more particularly as follows:

26 Lots 34, and 35, Block 1, WOODLAKE, UNIT 7E, Bexar County,  
27 Texas, according to plat thereof recorded in Volume 9503, pages

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1 151-152, Deed and Plat Records of Bexar County, Texas and more  
2 commonly known as 6718 Calm Lake Road, San Antonio, Texas 78244.

3 SECTION 6. EFFECTIVE DATE. This Act takes effect  
4 immediately if it receives a vote of two-thirds of all the members  
5 elected to each house, as provided by Section 39, Article III, Texas  
6 Constitution. If this Act does not receive the vote necessary for  
7 immediate effect, this Act takes effect September 1, 2025.