

By: Oliveira

H.B. No. 2969

A BILL TO BE ENTITLED

AN ACT

1  
2 relating to authorizing the sale of certain real property held by  
3 certain state agencies.

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

5 SECTION 1. AUTHORIZATION FOR SALE. (a) Except as provided  
6 by Section 2 of this Act, the General Land Office shall, not later  
7 than August 31, 2013, offer for sale on behalf of each holder of  
8 real property the tracts of real property described by Section 3 of  
9 this Act.

10 (b) Except as otherwise provided by this Act, the sale shall  
11 be conducted as provided by Section 31.158, Natural Resources Code.

12 SECTION 2. SPECIFIC TERMS. (a) The General Land Office may  
13 not offer for sale the property described by Section 3(b) of this  
14 Act held by the Texas Department of Transportation until after the  
15 date the agency completes the relocation of the agency operations  
16 to another location.

17 (b) The General Land Office is required to implement this  
18 Act with respect to the property held by the Texas Department of  
19 Criminal Justice described in Section 3(a)(2) of this Act only if  
20 the legislature prohibits the use of appropriated money to operate  
21 the Central Unit, Sugar Land, Fort Bend County. If the legislature  
22 does not prohibit the use of appropriated money specifically for  
23 the operation of the Central Unit, Sugar Land, Fort Bend County, the  
24 General Land Office may not implement this Act with respect to the

1 property described in Section 3(a)(2) of this Act.

2 (c) The General Land Office is required to implement this  
3 Act with respect to the property held by the Texas Youth Commission  
4 described in Section 3(f) of this Act only if the legislature  
5 reduces money appropriated so that the Texas Youth Commission may  
6 operate a maximum of 1,600 institutional beds. If the legislature  
7 appropriates money specifically for the operation of more than a  
8 maximum of 1,600 institutional beds, the General Land Office may  
9 not implement this Act with respect to the property described in  
10 Section 3(f) of this Act.

11 (d) The General Land Office is required to implement this  
12 Act with respect to the property held by the Department of Aging and  
13 Disability Services described in Section 3(g) of this Act only if  
14 the legislature prohibits the use of appropriated money to operate  
15 the [[[state supported living center to be named]]]. If the  
16 legislature does not prohibit the use of appropriated money  
17 specifically for the operation of the [[[state supported living  
18 center to be named]]], the General Land Office may not implement  
19 this Act with respect to the property described in Section 3(g) of  
20 this Act.

21 (e) Before the sale of a parcel of real property described  
22 by SECTION 3 of this Act may be made, a survey of the parcel must be  
23 conducted by or under the direction of the General Land Office.

24 (f) If the School Land Board purchases a property described  
25 by Section 3(b) or 3(c)(1) of this Act, the School Land Board may  
26 subsequently sell the property provided that the sale is conducted  
27 as a sealed bid sale and in accordance with Subchapter D, Chapter

1 32, Natural Resources Code.

2 SECTION 3. PROPERTY DESCRIPTIONS. [[[AWAITING COMPLETE  
3 LEGAL DESCRIPTIONS FOR ALL PROPERTIES]]] (a) Property held by the  
4 Texas Department of Criminal Justice is described as follows:

5 (1) Estelle Unit (part), Parcel B, 895.99 acres out of  
6 a 5,458.73 acre tract, GLO ID #702, located at FM 980 and FM 3478,  
7 Huntsville, Walker County, Texas, more particularly described as  
8 follows:

9 Being all that certain tract or parcel of land situated in the  
10 Stephen Manning Survey, Abstract Number 31 and being a part of a  
11 2507.09 acre tract of land called Second Tract conveyed by the W. L.  
12 Smither Estate to the State of Texas Department of Corrections and  
13 described in deed of record in Volume 392, Pages 124 - 130 of the  
14 Walker County Deed Records (W.C.D.R.) and more particularly  
15 described as follows:

16 BEGINNING at a found 1 1/4" galvanized iron pipe in the Right of Way  
17 of F.M. 980 having Texas State Plane Coordinate Value of X =  
18 3,522,562.7595 ft. (3,522,562.78'), Y = 468,762.5719 ft.  
19 (468,762.63') for the lower southwest corner of a 4928.35 acre  
20 tract described in a deed from the Trinity River Authority to the  
21 State of Texas Department of Corrections of record in Volume 223,  
22 Page 745 W.C.D.R. and the southeast corner of said 2507.09 acre  
23 tract and of this tract, from which U.S. Coast and Geodetic  
24 Triangulation Station "PRAIRIE 1943" bears S 58° 13' 35" W 11,117.22  
25 ft. THE SOURCE OF BEARINGS FOR THIS SURVEY IS THE GRID BEARING  
26 BETWEEN THE SAID STATION AND ITS AZIMUTH MARK;

27 THENCE, S 59° 56' 38" W (N 59° 57' 20" E 275.57') with a southerly

1 line of said 2507.09 acre tract and within the said Right of Way of  
2 F.M. 980 a distance of 275.58 ft. to another found 1 1/4" galvanized  
3 iron pipe for an angle corner of said tract and this tract;

4 THENCE, S 64° 54' 28" W (N 64° 54' 20" E 6629.24') continuing with  
5 another southerly line of said 2507.09 acre tract and generally  
6 with fence a distance of 5431.97 ft. to a found concrete monument  
7 for an angle corner of this tract and the northerly Right of Way of  
8 F.M. 980;

9 THENCE, S 75° 40' 07" W (N 75° 59' 50" E 101.98') leaving the  
10 southerly line of said 2507.09 acre tract, with a northerly Right of  
11 Way line of said F.M. 980 and generally with fence a distance of  
12 102.04 ft. to another found concrete monument for an angle corner of  
13 said right of way and of this tract;

14 THENCE, S 64° 52' 22" W (N 64° 41' 15" E 600.00') with another  
15 northerly Right of Way line of F.M. 980 and generally with fence a  
16 distance of 599.80 ft. to another found concrete monument at the  
17 intersection of said right of way line and the easterly Right of Way  
18 line of F.M. 3478 for a corner of this tract, from which a found 5/8"  
19 iron rod on the northerly Right of Way line of F.M. 980 and on the  
20 west line of said 2507.09 acre tract bears S 63° 46' 57" W 499.19;

21 THENCE, N 35° 21' 01" W (S 35° 22' 19" E 113.76') with an easterly  
22 Right of Way line of said F.M. 3478 and generally with fence a  
23 distance of 113.49 ft. to another found concrete monument for a  
24 corner of this tract;

25 THENCE, N 7° 24' 35" W (S 7° 28' 45" E 5335.18') with another easterly  
26 Right of Way line of said F.M. 3478 and generally with fence a  
27 distance of 5331.22 ft. to a found concrete monument at the Point of

1 Curve to the left, for a corner of this tract;  
2 THENCE, with said curve to the left, and generally with fence,  
3 having the following data: Delta -  $5^{\circ} 14' 08''$  Lt. ( $5^{\circ} 14'$  Lt.), Radius  
4 - 2924.79 ft. (2924.79'), Length - 267.26 ft. (267.14'), Long Chord  
5 - N  $10^{\circ} 06' 46''$  W 267.17 ft. (S  $10^{\circ} 05' 45''$  E 267.05') and a Radial  
6 Bearing In - S  $82^{\circ} 30' 11''$  W, to another found concrete monument at  
7 the Point of Tangent for a corner of this tract;  
8 THENCE, N  $12^{\circ} 39' 43''$  W (S  $12^{\circ} 42' 45''$  E 2703.16') continuing with the  
9 easterly Right of Way of said F.M. 3478 and generally with fence a  
10 distance of 2699.86 ft. to another found concrete monument for the  
11 north corner of this tract and an angle corner of said right of way  
12 line, from which another found concrete monument bears N  $29^{\circ} 12' 28''$   
13 E 127.67 ft. (S  $29^{\circ} 32' 39''$  W 129.31');  
14 THENCE, N  $84^{\circ} 36' 29''$  E, leaving said right of way line, a distance  
15 of 4368.03 ft. to a set  $5/8''$  iron rod with cap "TEXAS GLO" on an  
16 easterly line of said 2507.09 acre tract and a westerly line of said  
17 4928.35 acre tract, 4.12 ft. northeast of fence, for the northeast  
18 corner of this tract, from which a set  $5/8''$  iron rod with cap "TEXAS  
19 GLO" for an angle corner of said tracts bears N  $24^{\circ} 30' 10''$  W 681.98  
20 ft.;  
21 THENCE, S  $24^{\circ} 30' 10''$  E (N  $24^{\circ} 30' 10''$  W 1028.50') with said line a  
22 distance of 346.66 ft. to a found old car axle 0.90' northeast of  
23 fence for an angle corner of said tracts and of this tract;  
24 THENCE, S  $25^{\circ} 21' 25''$  E (N  $25^{\circ} 21' 25''$  W 2803.75') with another line  
25 of said tracts a distance of 2804.12 ft. to another found old car  
26 axle 0.90' southwest of fence for an angle corner of said tracts and  
27 this tract;

1 THENCE, S 25° 57' 35" E (N 25° 57' 35" W 975.68') with another line of  
2 said tracts a distance of 975.81 ft. to a set 5/8" iron rod with cap  
3 "TEXAS GLO" 7.10' northeast of fence for an angle corner of said  
4 tracts and of this tract;

5 THENCE, S 25° 34' 15" E (N 25° 34' 15" W 2481.39') with another line  
6 of said tracts, at 2475.7 ft. pass fence, in all a distance of  
7 2481.72 ft. to the Place of Beginning and containing 895.99 acres of  
8 land.

9 This description was prepared from an actual survey performed on  
10 the ground on June 3, 2003 and is accompanied by a survey plat with  
11 the same date and is made a part hereof. The Coordinates and  
12 Bearings shown are Grid based on the Texas State Plane Coordinate  
13 System - NAD 1927, South Zone. Distances shown are Horizontal  
14 Surface Measurements in feet. Record information is shown in  
15 parenthesis. Record information was obtained from the Walker County  
16 Clerk's Office, the State of Texas Department of Criminal Justice,  
17 and the State of Texas General Land Office.

18 ; and

19 (2) Central Unit, Sugar Land, Fort Bend County, Texas,  
20 generally described as:

21 M.M. Battle League, Abstract No. 9, Alexander Hodge League,  
22 Abstract No. 32, Fort Bend County 325.74 acres Parcel A (229.58  
23 acres) is located on the north side of US Highway 90A west of the  
24 Sugar Land Municipal Airport. Parcel B (96.16 acres) is located at  
25 the northwest corner of State Highway 6 and US Highway 90A in Sugar  
26 Land.

27 (b) Property held by the Texas Department of Transportation

1 is described as follows:

2 Bull Creek Camp Hubbard Annex State Headquarters, 28.912  
3 acres, GLO ID #747, located at 4305 Bull Creek Road, Austin, Travis  
4 County, Texas, more particularly described as follows:

5 BEING A 28.912 ACRE TRACT OF LAND SITUATED IN THE GEORGE W.  
6 SPEAR SURVEY, LEAGUE NO. 7, ABSTRACT NO. 697 IN TRAVIS  
7 COUNTY, TEXAS, BEING PART OF THAT CERTAIN 75.79 ACRE TRACT OF  
8 LAND, AS DESCRIBED IN A DEED TO THE STATE OF TEXAS, STATE  
9 DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION OF RECORD IN  
10 VOLUME 1086, PAGE 452, REAL PROPERTY RECORDS TRAVIS COUNTY,  
11 TEXAS, DATED OCTOBER 28, 1988, SAID 28.912 ACRE TRACT BEING  
12 DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE  
13 ATTACHED SKETCH:

14 BEGINNING at a brass disk in concrete found for the most southerly  
15 corner of said 75.79 acre tract, being also the northwest corner of  
16 Lot 1, Ridgelea a subdivision of record in Book 4, Page 258 of the  
17 Plat Records of Travis County, Texas and being in the east line of  
18 Bull Creek Road, a 60 foot wide right-of-way, said monument having a  
19 Texas State Plane Coordinate, Central Zone coordinate of  
20 N=10,087,759.67 and E=3,111,175.08;

21 (1) THENCE N 23°52'30" W, with the west line of said 75.79  
22 acre tract and the east line of said Bull Creek Road, for a distance  
23 of 2033.82 feet to a brass disk in concrete found at the beginning  
24 of a curve to the right;

25 (2) THENCE in a northerly direction with the west line of  
26 said 75.79 acre tract and the east line of said Bull Creek Road,  
27 along said curve to the right, same having a central angle

1 50°33'42", and a radius of 199.11 feet, an arc distance of 175.71  
2 feet to a brass disk in concrete found at the end of said curve

3 (3) THENCE N 26°42'45" E, with the west line of said 75.79  
4 acre tract and the east line of said Bull Creek Road, for a distance  
5 of 261.64 feet to a 1/2 inch iron rod with cap found for an angle  
6 point;

7 (4) THENCE S 62°31'59" E, departing the east line of said  
8 Bull Creek Road and over and across said 75.79 acre tract, with the  
9 east line of the herein described tract, for a distance of 89.17  
10 feet to a 1/2 inch iron rod with cap found for an angle point;

11 (5) THENCE S 81°57'55" E, continuing with over and across  
12 said 75.79 acre tract, with the east line of the herein described  
13 tract, for a distance of 278.39 feet to a 1/2 inch iron rod with cap  
14 found for an angle point;

15 (6) THENCE N 25°54'29" E, continuing with over and across  
16 said 75.79 acre tract, with the east line of the herein described  
17 tract, for a distance of 209.60 feet to a 1/2 inch iron rod with  
18 aluminum cap stamped "TxDOT" set for an angle point;

19 (7) THENCE S 63°17'24" E, continuing with over and across  
20 said 75.79 acre tract, with the east line of the herein described  
21 tract, for a distance of 128.50 feet to a brass disk in concrete  
22 found for an angle point;

23 (8) THENCE S 14°01'54" E, continuing with over and across  
24 said 75.79 acre tract, with the east line of the herein described  
25 tract, for a distance of 894.06 feet to a brass disk in concrete  
26 found for an angle point;

27 (9) THENCE S 06°28'23" W, continuing with over and across



1 said 75.79 acre tract, with the east line of the herein described  
2 tract, for a distance of 308.12 feet to a brass disk in concrete  
3 found for an angle point;

4 (10) THENCE S 23°53'13" E, continuing with over and across  
5 said 75.79 acre tract, with the east line of the herein described  
6 tract, at a distance of 649.77 feet pass a brass disk in concrete  
7 found, for a total distance of 654.91 feet to a 1/2 inch iron rod  
8 with aluminum cap stamped "TxDOT" found for the southeast corner of  
9 the herein described tract, being also in the southeast line of said  
10 75.79 acre tract and being in the northwest line of Lot 11 of said  
11 Ridgelea subdivision;

12 (11) THENCE S 31°33'51" W, with the southeast line of said  
13 75.79 acre tract and the northwest line of said Ridgelea  
14 subdivision, for a distance of 257.58 feet to a 1/2 inch iron pipe  
15 found for an angle point;

16 (12) THENCE S 28°06'08" W, with the southeast line of said  
17 75.79 acre tract and the northwest line of said Ridgelea  
18 subdivision, for a distance of 365.51 feet to the POINT OF BEGINNING  
19 and containing 28.912 acres of land.

20 NOTE: Bearings are based on NAD 83, Datum, Texas State Plane  
21 Coordinate System, North Central Zone, with all distances and  
22 coordinates adjusted to the surface by a combined scale factor of  
23 1.0001.

24 (c) Property held by the Texas Facilities Commission is  
25 described as follows:

26 (1) Bull Creek New State Cemetery, 46.19 acres, GLO ID  
27 #2402, located at 4203 Bull Creek Road, Austin, Travis County,

1 Texas, more particularly described as follows:

2 BEING 44.07 ACRES OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE IN  
3 THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A  
4 PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO THE STATE  
5 OF TEXAS AS RECORDED IN VOLUME 776, PAGE 225, OF THE DEED RECORDS OF  
6 TRAVIS COUNTY, TEXAS. SAID 44.07 ACRES OF LAND BEING MORE  
7 PARTICULARLY DESCRIBED AS FOLLOWS:

8 BEGINNING at a set brass cap in concrete for the northwest  
9 corner of said State of Texas tract, same being the west corner of  
10 Lot 34 of Shoal Village, Section Two, a subdivision in the City of  
11 Austin, Texas, as recorded in Book 5, Page 150, of the Plat Records  
12 of Travis County, Texas, and being on the east right-of-way line of  
13 Bull Creek Road (an existing 60' R/W) and being the northwest corner  
14 of this tract;

15 (1) THENCE S 62° 05' 02" E, along the north line of said  
16 State of Texas tract of land, same being the south line of said  
17 subdivision, a distance of 919.08 feet to a set brass cap in  
18 concrete for an angle point in the north line of said State of  
19 Texas, tract of land same being an angle point in the south line of  
20 Lot 45 of Shoal Village, Section Three, a subdivision of record in  
21 the City of Austin, Texas, as recorded in Book 6, Page 71, of the  
22 Plat Records of Travis County, Texas;

23 (2) THENCE along the north line of said State of Texas,  
24 tract of land, same being the south line of the following  
25 subdivisions in the City of Austin, Texas, said Shoal Village,  
26 Section Three, Shoal Village, Sec. 5, as recorded in Plat Book 6,  
27 Page 72, of the Plat Records of Travis County, Texas, Shoal Village,

1 Sec. 6, as recorded in Plat Book 7, Page 7, of the Plat Records of  
2 Travis County, Texas, Shoal Village, Section Seven, as recorded in  
3 Plat Book 14, Page 80, of the Plat Records of Travis County, Texas,  
4 Oak Haven, Section Three, as recorded in Book 11, Page 40, of the  
5 Plat Records of Travis County, Texas, the following two (2) courses  
6 and distances:

7                   1. S 63° 02' 45" E, a distance of 306.61 feet, a  
8 1/2" iron rod found, and

9                   2. S 63° 11' 57" E, a distance of 327.57 feet to the  
10 point of intersection with the centerline of Shoal Creek for the  
11 northeast corner of this tract;

12                   (3) THENCE along the centerline of Shoal Creek with  
13 it's meanders, same being the east line of this tract, the following  
14 seven (7) courses and distances:

15                   1. S 03° 49' 32" E, a distance of 146.37 feet, a  
16 1/2" I. R. set,

17                   2. S 11° 51' 40" W, a distance of 68.56 feet, a  
18 1/2" I. R. set,

19                   3. S 17° 44' 58" E, a distance of 255.55 feet, a  
20 1/2" I. R. set,

21                   4. S 11° 22' 50" W, a distance of 433.59 feet, a  
22 1/2" I. R. set,

23                   5. S 01° 30' 40" E, a distance of 208.10 feet, a  
24 1/2" I. R. set,

25                   6. S 03° 34' 39" E, a distance of 163.82 feet, a  
26 1/2" I. R. set, and

27                   7. S 12° 53' 44" E, a distance of 44.69 feet, to a

1 P. K. nail set in concrete for the southeast corner of this tract;

2 (4) THENCE N 62° 12' 25" W, departing from said Shoal  
3 Creek, passing the northeast corner of Lot 24 of Ridgelea, a  
4 subdivision in the City of Austin, Texas, as recorded in Book 4,  
5 Page 258, of the Plat Records of Travis County, Texas, at 59.90  
6 feet, a total distance of 414.19 feet to a found 1/2" iron rod under  
7 concrete for the most northerly corner of Lot 21 of said Ridgelea  
8 subdivision, said point also being a re-entrant corner of this  
9 tract;

10 (5) THENCE S 31° 29' 35" W, along the most southerly  
11 east line of said State of Texas tract of land, same being the west  
12 line of said Ridgelea subdivision, a distance of 715.50 feet to a  
13 1/2" iron rod set for a southwest corner of this tract, from this  
14 point the northwest corner of Lot 11, same being the southwest  
15 corner of Lot 12, of said Ridgelea subdivision bears N 31° 29' 35" E,  
16 a distance of 10.64 feet;

17 (6) THENCE through said State of Texas tract of land  
18 the following four (4) courses and distances:

19 1. N 23° 52' 33" W, passing a brass cap in concrete  
20 set at 5.00 feet, a total distance of 654.65 feet to a brass cap in  
21 concrete set for a corner,

22 2. N 06° 26' 42" E, a distance of 308.11 feet, a  
23 brass cap in concrete set for a corner,

24 3. N 14° 01' 31" W, a distance of 894.05 feet, a  
25 brass cap in concrete set for a corner, and

26 4. N 63° 17' 00" W, a distance of 478.50 feet to a  
27 brass cap set in concrete at the point of intersection with the east

1 right-of-way line of Bull Creek Road, same being the west line of  
2 said State of Texas tract of land, and being the most northerly  
3 southwest corner of this tract;

4 (7) THENCE N 26° 43' 00" E, along said right-of-way  
5 line, a distance of 496.30 feet to the Point of Beginning, and  
6 containing 44.07 acres of land, more or less; and

7 BEING A 2.120 ACRE (92,350 SQUARE FEET) TRACT OF LAND OUT OF  
8 THE GEORGE W. SPEAR LEAGUE IN TRAVIS COUNTY, TEXAS. SAID 2.120 ACRE  
9 TRACT OF LAND ALSO BEING OUT OF A 31.12 ACRE TRACT HAVING BEEN  
10 CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT OF RECORD IN VOLUME  
11 776, PAGE 225, DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.120 ACRE  
12 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
13 FOLLOWS:

14 BEGINNING, at a brass disk in concrete found on the  
15 southeasterly right of way line of Bull Creek Road. Said disk also  
16 being at the northernmost corner of said 31.12 acre tract and the  
17 westernmost corner of a 44.07 acre tract also out of the tract  
18 described in volume 776, page 225 for the northernmost corner of the  
19 herein described tract;

20 Thence, S63° 17' 00"E, 350.00 feet with the northeasterly line  
21 of said 31.12 acre tract and a southwesterly line of said 44.07 acre  
22 tract to a 1/2" iron rod set for the easternmost corner of the  
23 herein described tract;

24 Thence, S26° 42' 58"W, 205.49 feet with the southeast line of  
25 this 2.120 acre tract to a 1/2" iron rod set for the herein  
26 described tract, nearby a concrete driveway;

27 Thence, N82° 57' 38"W, 276.95 feet following a concrete

1 driveway to a 1/2" iron rod set for an angle point of the herein  
2 described tract;

3 Thence, N62° 30' 47"W, 89.24 feet continuing along a concrete  
4 driveway to a 1/2" iron rod set on the southeasterly right of way  
5 line of Bull Creek Road and the westernmost corner of the herein  
6 described tract;

7 THENCE, N26° 43' 00"E, 297.55 feet with the southeasterly line  
8 of Bull Creek Road and the northwesterly line of this 2.120 acre  
9 tract to the POINT OF BEGINNING and containing 2.120 acre (92,350  
10 square feet) of land.

11 (2) Parking Lot 19, 0.7887 acres, GLO ID #1905,  
12 located at 203 Martin Luther King Boulevard, Austin, Travis County,  
13 Texas, more particularly described as follows:

14 METES AND BOUNDS DESCRIPTION OF A SURVEY OF 34,354 SQUARE FEET OF  
15 LAND OR 0.7887 OF ONE ACRE OF LAND, BEING THE NORTHEAST ONE-QUARTER  
16 (1/4), THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4),  
17 THE EAST FIVE (5) FEET OF THE NORTHWEST ONE-QUARTER (1/4) AND THE  
18 EAST FIVE (5) FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST  
19 ONE-QUARTER (1/4) OF OUTLOT 42, DIVISION "E" OF THE GOVERNMENT  
20 TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS,  
21 ACCORDING TO THE PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE  
22 STATE OF TEXAS, SAID TRACT OF LAND BEING DESCRIBED IN A DEED FROM  
23 TEXAS KAPPA SIGMA EDUCATIONAL FOUNDATION, INC. TO THE STATE OF  
24 TEXAS IN VOLUME 4794, PAGE 2010, DEED RECORDS OF TRAVIS COUNTY,  
25 TEXAS, AS SURVEYED FOR THE GENERAL LAND OFFICE OF THE STATE OF TEXAS  
26 BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS  
27 AVENUE, AUSTIN, TEXAS, SAID 34,354 SQUARE FEET OF LAND OR 0.7887 OF

1 ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND  
2 BOUNDS AS FOLLOWS:

3 Commencing for reference at City of Austin 1/4" brass pin in  
4 concrete found at the intersection of the monumented base line of  
5 West 18th Street with the monumented base line of Colorado Street,  
6 and from which 1/4" brass pin in concrete found a City of Austin  
7 1/4" brass pin in concrete found at the intersection of the  
8 monumented base line of West 18th Street with the monumented base  
9 line of Congress Avenue bears, S 70°44'00" E 440.19 feet;

10 Thence with the monumented base line of West 18th Street, N  
11 70°43'55" W 40.00 feet to a calculated point;

12 Thence with a line forty (40) feet west of and parallel with  
13 the reconstructed base line of Colorado Street and with the east  
14 line of Outlot 42, Division "E" of the Government Tract Adjoining  
15 the Original City of Austin, Travis County, Texas, according to the  
16 plat on file in the General Land Office of the State of Texas, being  
17 also with the west line of Colorado Street and with the most  
18 southerly east line of that 1.242 acre tract of land, described as  
19 being a portion of the west one-half (1/2) and the south one-half  
20 (1/2) of the southeast one-quarter (1/4) of said Outlot 42,  
21 Division "E", in a Correction Deed from James H. Coker to Cambridge  
22 Tower Corporation in Volume 6769, Page 11, Deed Records of Travis  
23 County, Texas, N 18°58'55" E at 29.99 feet passing a 3/4" iron pipe  
24 found 0.02 of one foot west of line, at 30.00 feet passing a  
25 calculated point at the southeast corner of said Outlot 42,  
26 Division "E" and the intersection of the west line of Colorado  
27 Street with the north line of West 18th Street, said calculated

1 point being also the southeast corner of the said Cambridge Tower  
2 Corporation 1.242 acre tract, in all 110.03 feet to a 1/2" iron pipe  
3 found at the most southerly northeast corner of the said Cambridge  
4 Tower Corporation 1.242 acre tract and the southeast corner of that  
5 tract of land, described as being the northeast one-quarter (1/4),  
6 the north one-half (1/2) of the southeast one-quarter (1/4), the  
7 east five (5) feet of the northwest one-quarter (1/4) and the east  
8 five (5) feet of the north one-half (1/2) of the southwest  
9 one-quarter (1/4) of said Outlot 42, Division "E" in a deed from  
10 Kappa Sigma Educational Foundation, Inc. to The State of Texas in  
11 Volume 4794, Page 2010, Deed Records of Travis County, Texas, for  
12 the POINT OF BEGINNING and southeast corner of the herein described  
13 tract;

14 (1) THENCE with the north line of the south one-half (1/2)  
15 of the southeast one-quarter (1/4) of said Outlot 42, Division "E",  
16 the south line of the north one-half (1/2) of the southeast  
17 one-quarter (1/4) of said Outlot 42, Division "E" and the south line  
18 of the east five (5) feet of the north one-half (1/2) of the  
19 southwest one-quarter (1/4) of said Outlot 42, Division "E, and  
20 being also with the south line of the said The State of Texas tract  
21 and the most southerly north line of the said Cambridge Tower  
22 Corporation 1.242 acre tract, N 70°43'50" W at 138.10 feet passing a  
23 1/2" steel pin previously set and found this date at the  
24 intersection of the west line of the east one-half (1/2) of said  
25 Outlot 42, Division "E" and the east line of the west one-half (1/2)  
26 of said Outlot 42, Division "E" with the north line of the south  
27 one-half (1/2) of the south one-half (1/2) of said Outlot 42,



1 Division "E" and the south line of the north one-half (1/2) of the  
2 south one-half (1/2) of said Outlot 42, Division "E", in all 143.10  
3 feet to a calculated point for the southwest corner of the said The  
4 State of Texas tract and an interior corner of the said Cambridge  
5 Tower Corporation 1.242 acre tract, for the southwest corner of the  
6 herein described tract;

7 (2) THENCE with the west line of the said The State of Texas  
8 tract and the most northerly east line of the said Cambridge Tower  
9 Corporation 1.242 acre tract, being also with the west line of the  
10 east five (5) feet of the north one-half (1/2) of the southwest  
11 one-quarter (1/4) of said Outlot 42, Division "E" and with the west  
12 line of the east five (5) feet of the northwest one-quarter (1/4) of  
13 said Outlot 42, Division "E", N 18°59'15" E 240.10 feet to a 1/2"  
14 steel pin found in the north line of said Outlot 42, Division "E"  
15 and the south line of West Martin Luther King, Jr. Boulevard (West  
16 19th Street) at the northwest corner of the said The State of Texas  
17 tract and the most northerly northeast corner of the said Cambridge  
18 Tower Corporation 1.242 acre tract, said 1/2" steel pin found being  
19 also the northwest corner of the east five (5) feet of the northwest  
20 one-quarter (1/4) of said Outlot 42, Division "E", for the  
21 northwest corner of the herein described tract;

22 (3) THENCE with the south line of West Martin Luther King,  
23 Jr. Boulevard and the north line of said Outlot 42, Division "E",  
24 being also with the north line of the said The State of Texas tract,  
25 S 70°43'35" E a 5.00 feet passing a 1/2" steel pin previously set and  
26 found this date for the northeast corner of the northwest  
27 one-quarter (1/4) of said Outlot 42, Division "E" and the northwest

1 corner of the northeast one-quarter (1/4) of said Outlot 42,  
2 Division "E", in all 143.07 feet to a PK nail previously set and  
3 found this date in the north face of a brick step at the  
4 intersection of the south line of West Martin Luther King, Jr.  
5 Boulevard with the west line of Colorado Street for the northeast  
6 corner of said Outlot 42, Division "E" and the northeast corner of  
7 the said The State of Texas tract, for the northeast corner of the  
8 herein described tract;

9 (4) THENCE with the west line of Colorado Street and the  
10 east line of said Outlot 42, Division "E", being also with the east  
11 line of the said The State of Texas tract, S 18°58'55" W 240.09 feet  
12 to the POINT OF BEGINNING of the herein described tract, containing  
13 34,354 square feet of land or 0.7887 of one acre of land.

14 (3) Service Station, GLO ID #1913, located at 1500 San  
15 Jacinto Street, Austin, Travis County, Texas, more particularly  
16 described as follows:

17 LOTS 6 & 7 BLK. 54, DIV E ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TX.

18 (4) Parking Garage B/G/Lot 22, more particularly  
19 described as follows:

20 76,032 square feet of land, being Outlot 55, Division "E", of the  
21 Government Outlots adjoining the Original City of Austin, Texas,  
22 according to the map or plat of record in the General Land Office.

23 BEGINNING at an iron pin set at the most Southerly corner of the  
24 tract herein described, said iron pin set bears N 71° 08' W, 40.00'  
25 and N 19° 01' E, 50.00' from a monument found at the intersection of  
26 the centerlines of East 15th Street and Trinity Street;

27 THENCE; N 71° 08' W, 275.82' along the Northerly R.O.W. line of East

1 15th Street, 50' North of and parallel to the monumented centerline  
2 of East 15th Street to a concrete nail at the intersection of the  
3 Northerly R.O.W. line of East 15th Street and the Easterly R.O.W.  
4 line of San Jacinto Street;

5 THENCE; N 19° 01' E, 275.54' along the Easterly R.O.W. line of San  
6 Jacinto Street to an "X" in concrete at the intersection of the  
7 Easterly R.O.W. line of San Jacinto Street and the Southerly R.O.W.  
8 line of East 16th Street;

9 THENCE; S 71° 11' E, 275.80' along the Southerly R.O.W. line of East  
10 16th Street to an iron pin set at the intersection of the Southerly  
11 R.O.W. line of East 16th Street and the Westerly R.O.W. line of  
12 Trinity Street;

13 THENCE; S 19° 01' W, 275.82' along the Westerly R.O.W. line of  
14 Trinity Street to the PLACE OF BEGINNING, containing 76,032 square  
15 feet of land as surveyed November, 1973, by Otis B. Autry,  
16 Registered Public Surveyor.

17 ; and

18 (5) Austin Bolm Road Warehouse, more particularly  
19 described as follows:

20 Lot 25-A, Capitol Business Park, 1-A, a Subdivision of Travis  
21 County according to the plat recorded Volume 81 page 110 Plat  
22 records. The property was purchased by the State of Texas on June  
23 19, 1989 from STRAFICO INC recorded Volume 10963 page 1000, Travis  
24 County Deed Records

25 (d) Property held by the Health and Human Services  
26 Commission is described as follows:

27 (1) Abilene State Supported Living Center (part),

1 Parcel A, 33.039 acres, GLO ID #752, located at 2501 Maple Street,  
2 Abilene, Taylor County, Texas, more particularly described as  
3 follows:

4 BEING 33.039 ACRES OF LAND SITUATED IN THE EAST HALF OF SECTION 51,  
5 CITY OF ABILENE, TAYLOR COUNTY, TEXAS AND THAT CERTAIN 637.337 ACRE  
6 TRACT DESCRIBED IN INSTRUMENT TO THE TEXAS DEPARTMENT OF MENTAL  
7 HEALTH AND MENTAL RETARDATION AS RECORDED IN VOLUME 14, PAGE 127 OF  
8 THE COUNTY RECORDS OF TAYLOR COUNTY, TEXAS AND FURTHER DESCRIBED AS  
9 FOLLOWS:

10 BEGINNING AT A STANDARD TYPE II TEXAS DEPARTMENT OF TRANSPORTATION  
11 (TXDOT) MARKER FOUND ON THE APPARENT NORTHERLY RIGHT-OF-WAY LINE OF  
12 SOUTH 27TH STREET (A CALLED 100-FOOT WIDE RIGHT-OF-WAY) AND ON THE  
13 WESTERLY RIGHT-OF-WAY LINE OF OLDHAM ROAD [FARM TO MARKET ROAD No.  
14 1750] (A CALLED 100-FOOT WIDE RIGHT-OF-WAY) AND BEING 5,096.4 FEET  
15 EAST AND 2,631.0 FEET SOUTH OF A CONCRETE MONUMENT WITH BRASS CAP  
16 STAMPED ABILENE STATE HOSPITAL No. 1 FOUND BEING A CALLED 70-FOOT  
17 OFFSET FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF SECTION 51;

18 THENCE SOUTH 89°56'02" WEST ALONG SAID NORTHERLY LINE OF SOUTH 27TH  
19 STREET, 326.03 FEET TO A CONCRETE MARKER WITH BRASS DISK FOUND FOR  
20 THE BEGINNING OF A CURVE TO THE LEFT;

21 THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND THE ARC OF  
22 SAID CURVE TO THE LEFT PASSING A 1-1/2-INCH IRON PIPE FOUND AT  
23 379.04 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 390.10 FEET,  
24 HAVING A CENTRAL ANGLE OF 16°16'29", A RADIUS OF 1,373.35 AND WHOSE  
25 LONG CHORD BEARS SOUTH 81°47'47" WEST, 388.79 FEET TO A 5/8-INCH  
26 IRON ROD WITH PLASTIC CAP STAMPED "SURVCON INC" SET;

27 THENCE NORTH 00°00'00" EAST PARALLEL TO SAID WESTERLY LINE OF OLDHAM

1 ROAD, 2,063.60 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED  
2 "SURVCON INC" SET;  
3 THENCE NORTH 88°56'07" EAST, 710.96 FEET TO A 5/8-INCH IRON ROD WITH  
4 PLASTIC CAP STAMPED "SURVCON INC" SET ON SAID WESTERLY LINE OF  
5 OLDHAM ROAD;  
6 THENCE SOUTH 00°00'00" WEST ALONG SAID WESTERLY LINE OF OLDHAM ROAD,  
7 PASSING A STANDARD TYPE II TXDOT MARKER AT 867.79 FEET AND  
8 CONTINUING FOR A TOTAL DISTANCE OF 2,020.96 FEET TO THE POINT OF  
9 BEGINNING AND CONTAINING A COMPUTED AREA OF 33.039 ACRES OF LAND.

10 (2) Rio Grande State Center (part), Parcel B, 14.18  
11 acres, GLO ID #736, located at 1401 South Rangerville Road,  
12 Harlingen, Cameron County, Texas, more particularly described as  
13 follows:

14 Lying and situated in the City of Harlingen, Cameron County, Texas,  
15 said land being described by metes and bounds as follows:

16 Beginning at the Southwest corner of Block 93 of the Harlingen Land  
17 and Water Company Subdivision, Cameron County, Texas, as the map of  
18 said subdivision is recorded in Vol. 1, Page 12, of the Map Records  
19 of Cameron County, Texas;

20 Thence, North 00 deg. 12 min. West a distance of 10 feet to a point  
21 of beginning for the tract herewith described, and being the  
22 Southwest corner of the tract herewith described; said point being  
23 on the West boundary line of said Block 93, such boundary line being  
24 also the East boundary line of the right-of-way of Canal No. 3 of  
25 the Cameron County Water Control and Improvement District No. 1,  
26 Cameron County, Texas, said point also being on the North  
27 right-of-way line of Rio Hondo Road, a public road of Cameron

1 County, Texas;  
2 Thence, North 89 deg. 48 min. East a distance of 859.0 feet to a  
3 point, this boundary line being parallel to and 10 feet North of the  
4 South boundary line of said Block 93, and also being the North  
5 right-of-way line of said Rio Hondo Road;  
6 Thence, North 00 deg. 12 min. West a distance of 719 feet to a point;  
7 Thence, South 89 deg. 48 min. West a distance of 859 feet to a point,  
8 said point being on the line being the West boundary line of said  
9 Block 93 and the East boundary line of said right-of-way for said  
10 Canal No. 3;  
11 Thence, South 00 deg. 12 min. East along said West boundary line of  
12 said Block 93 (being also the East boundary line of said  
13 right-of-way for Canal No. 3) a distance of 719 feet to the point of  
14 beginning of the tract herewith described and herein being  
15 conveyed, and containing 14.18 acres of land, more or less.

16 (3) San Angelo State Supported Living Center (part),  
17 Parcel B, 0.3214 acres GLO ID #767, located on US HWY 87 North,  
18 Carlsbad, Tom Green County, Texas, generally described as follows:  
19 The 0.3214 acre tract consists of 2 (50' X 140') town lots legally  
20 described as Lots 10 and 11, Block 137, unincorporated Town of  
21 Carlsbad, Tom Green County, Texas.

22 (4) Marlin Robert E. Lee Group Home, 0.247 acres, GLO  
23 ID #2139, located at 1606 Robert E. Lee Drive, Marlin, Falls County,  
24 Texas, more particularly described as follows:

25 All that certain lot or parcel of land, situated in the Northeast  
26 portion of the City of Marlin, Falls County, Texas, out of the T J  
27 Chambers and A De La Serda conflicting grants, and being part of

1 that certain Cullen Rogers 9.553 acre tract, more particularly  
2 described as Lot 11, Block 2, Plantation Acres Subdivision as shown  
3 per final plat of record in Vol. 2, Page 47, Fall County Plat  
4 Records;

5 Beginning at an iron rod for the Northeast corner of Rogers 9.553  
6 acres and Northeast corner of Lot 11, Block 2 mentioned above;

7 Thence S 29°46'29" E 95.91 ft. with center line 15 ft. utility  
8 easement to an iron rod for the Southeast corner of Lot 11;

9 Thence S 61°52'30" W 115.5 ft. to an iron rod for the Southwest  
10 corner of said Lot 11, in the East line of Robert E. Lee Drive;

11 Thence N 28°07'30" W 92.63 ft. along the East line of Robert E. Lee  
12 Drive to an iron rod for the Northwest corner of Lot 11, a point in  
13 the North line of Rogers 9.553 acres;

14 Thence N 60°13'33" E 112.79 ft. to the place of beginning containing  
15 0.247 acres of land.

16 ; and

17 (5) Wortham Twin Circle Group Home, 0.344 acres, GLO  
18 ID #2144, located at 115 Twin Circle Drive, Wortham, Freestone  
19 County, Texas, more particularly described as follows:

20 Being a 15,000 square foot or 0.344 acre tract of land identified as  
21 Lot 8, Block 2, Twin Circle Estates Addition, City of Wortham,  
22 Freestone County, Texas.

23 (e) Property held by the Parks and Wildlife Department is  
24 described as follows:

25 McKinney Falls Park/State Headquarters (part), Parcel B, 13  
26 acres GLO ID #72, located at 4200 Smith School Road, Austin, Travis  
27 County, Texas, generally described as follows:

1 A 13 acre tract, more or less, out of the Santiago Del Valle Grant,  
2 Austin, Travis County, Texas, being that part of the McKinney Falls  
3 State Park/Headquarters lying west of East Stassney Lane.

4 (f) Property held by the Texas Youth Commission is described  
5 as follows:

6 Not more than three facilities, not including a halfway house  
7 facility operated by the Texas Youth Commission or a contract  
8 facility.

9 (g) Property held by the Department of Aging and Disability  
10 Services is described as follows:

11 One State Supported Living Center.

12 SECTION 4. DISPOSITION OF PROCEEDS. The proceeds from the  
13 sales authorized by Section 1 of this Act shall be deposited in the  
14 state treasury to the credit of the general revenue fund.

15 SECTION 5. STATE CEMETERY. Section 2165.256(b),  
16 Government Code, is amended to read as follows:

17 (b) ~~[In addition to the property described as] Lot No. 5,~~  
18 ~~Division B, City of Austin, Travis County, Texas, [the following~~  
19 ~~property] is dedicated for cemetery purposes as part of the State~~  
20 ~~Cemetery. [:- BEING 44.07 ACRES OF LAND OUT OF THE GEORGE W. SPEAR~~  
21 ~~LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING OUT OF~~  
22 ~~AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO THE~~  
23 ~~STATE OF TEXAS AS RECORDED IN VOLUME 776, PAGE 225, OF THE DEED~~  
24 ~~RECORDS OF TRAVIS COUNTY, TEXAS. SAID 44.07 ACRES OF LAND BEING MORE~~  
25 ~~PARTICULARLY DESCRIBED AS FOLLOWS:-~~

26 ~~[BEGINNING at a set brass cap in concrete for the northwest~~  
27 ~~corner of said State of Texas tract, same being the west corner of~~



1 ~~Lot 34 of Shoal Village, Section Two, a subdivision in the City of~~  
2 ~~Austin, Texas, as recorded in Book 5, Page 150, of the Plat Records~~  
3 ~~of Travis County, Texas, and being on the east right-of-way line of~~  
4 ~~Bull Creek Road (an existing 60' R/W) and being the northwest corner~~  
5 ~~of this tract;~~

6           ~~[(1) THENCE S 62° 05' 02" E, along the north line of~~  
7 ~~said State of Texas tract of land, same being the south line of said~~  
8 ~~subdivision, a distance of 919.08 feet to a set brass cap in~~  
9 ~~concrete for an angle point in the north line of said State of~~  
10 ~~Texas, tract of land same being an angle point in the south line of~~  
11 ~~Lot 45 of Shoal Village, Section Three, a subdivision of record in~~  
12 ~~the City of Austin, Texas, as recorded in Book 6, Page 71, of the~~  
13 ~~Plat Records of Travis County, Texas;~~

14           ~~[(2) THENCE along the north line of said State of~~  
15 ~~Texas, tract of land, same being the south line of the following~~  
16 ~~subdivisions in the City of Austin, Texas, said Shoal Village,~~  
17 ~~Section Three, Shoal Village, Sec. 5, as recorded in Plat Book 6,~~  
18 ~~Page 72, of the Plat Records of Travis County, Texas, Shoal Village,~~  
19 ~~Sec. 6, as recorded in Plat Book 7, Page 7, of the Plat Records of~~  
20 ~~Travis County, Texas, Shoal Village, Section Seven, as recorded in~~  
21 ~~Plat Book 14, Page 80, of the Plat Records of Travis County, Texas,~~  
22 ~~Oak Haven, Section Three, as recorded in Book 11, Page 40, of the~~  
23 ~~Plat Records of Travis County, Texas, the following two (2) courses~~  
24 ~~and distances:~~

25                   ~~[1. S 63° 02' 45" E, a distance of 306.61 feet, a~~  
26 ~~1/2" iron rod found, and~~

27                   ~~[2. S 63° 11' 57" E, a distance of 327.57 feet to~~

1 ~~the point of intersection with the centerline of Shoal Creek for the~~  
2 ~~northeast corner of this tract;~~

3 ~~[(3) THENCE along the centerline of Shoal Creek with~~  
4 ~~it's meanders, same being the east line of this tract, the following~~  
5 ~~seven (7) courses and distances:~~

6 ~~[1. S 03° 49' 32" E, a distance of 146.37 feet, a~~  
7 ~~1/2" I. R. set,~~

8 ~~[2. S 11° 51' 40" W, a distance of 68.56 feet, a~~  
9 ~~1/2" I. R. set,~~

10 ~~[3. S 17° 44' 58" E, a distance of 255.55 feet, a~~  
11 ~~1/2" I. R. set,~~

12 ~~[4. S 11° 22' 50" W, a distance of 433.59 feet, a~~  
13 ~~1/2" I. R. set,~~

14 ~~[5. S 01° 30' 40" E, a distance of 208.10 feet, a~~  
15 ~~1/2" I. R. set,~~

16 ~~[6. S 03° 34' 39" E, a distance of 163.82 feet, a~~  
17 ~~1/2" I. R. set, and~~

18 ~~[7. S 12° 53' 44" E, a distance of 44.69 feet, to a~~  
19 ~~P. K. nail set in concrete for the southeast corner of this tract;~~

20 ~~[(4) THENCE N 62° 12' 25" W, departing from said Shoal~~  
21 ~~Creek, passing the northeast corner of Lot 24 of Ridgelea, a~~  
22 ~~subdivision in the City of Austin, Texas, as recorded in Book 4,~~  
23 ~~Page 258, of the Plat Records of Travis County, Texas, at 59.90~~  
24 ~~feet, a total distance of 414.19 feet to a found 1/2" iron rod under~~  
25 ~~concrete for the most northerly corner of Lot 21 of said Ridgelea~~  
26 ~~subdivision, said point also being a re-entrant corner of this~~  
27 ~~tract;~~

1           ~~[(5) THENCE S 31° 29' 35" W, along the most southerly~~  
2 ~~east line of said State of Texas tract of land, same being the west~~  
3 ~~line of said Ridgelea subdivision, a distance of 715.50 feet to a~~  
4 ~~1/2" iron rod set for a southwest corner of this tract, from this~~  
5 ~~point the northwest corner of Lot 11, same being the southwest~~  
6 ~~corner of Lot 12, of said Ridgelea subdivision bears N 31° 29' 35" E,~~  
7 ~~a distance of 10.64 feet,~~

8           ~~[(6) THENCE through said State of Texas tract of land~~  
9 ~~the following four (4) courses and distances:~~

10           ~~[1. N 23° 52' 33" W, passing a brass cap in~~  
11 ~~concrete set at 5.00 feet, a total distance of 654.65 feet to a~~  
12 ~~brass cap in concrete set for a corner,~~

13           ~~[2. N 06° 26' 42" E, a distance of 308.11 feet, a~~  
14 ~~brass cap in concrete set for a corner,~~

15           ~~[3. N 14° 01' 31" W, a distance of 894.05 feet, a~~  
16 ~~brass cap in concrete set for a corner, and~~

17           ~~[4. N 63° 17' 00" W, a distance of 478.50 feet to a~~  
18 ~~brass cap set in concrete at the point of intersection with the east~~  
19 ~~right-of-way line of Bull Creek Road, same being the west line of~~  
20 ~~said State of Texas tract of land, and being the most northerly~~  
21 ~~southwest corner of this tract,~~

22           ~~[(7) THENCE N 26° 43' 00" E, along said right-of-way~~  
23 ~~line, a distance of 496.30 feet to the Point of Beginning, and~~  
24 ~~containing 44.07 acres of land, more or less, and~~

25           ~~[BEING A 2.120 ACRE (92,350 SQUARE FEET) TRACT OF LAND OUT OF~~  
26 ~~THE GEORGE W. SPEAR LEAGUE IN TRAVIS COUNTY, TEXAS. SAID 2.120 ACRE~~  
27 ~~TRACT OF LAND ALSO BEING OUT OF A 31.12 ACRE TRACT HAVING BEEN~~

1 ~~CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT OF RECORD IN VOLUME~~  
2 ~~776, PAGE 225, DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.120 ACRE~~  
3 ~~TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS~~  
4 ~~FOLLOWS:~~

5 ~~[BEGINNING, at a brass disk in concrete found on the~~  
6 ~~southeasterly right of way line of Bull Creek Road. Said disk also~~  
7 ~~being at the northernmost corner of said 31.12 acre tract and the~~  
8 ~~westernmost corner of a 44.07 acre tract also out of the tract~~  
9 ~~described in volume 776, page 225 for the northernmost corner of the~~  
10 ~~herein described tract,~~

11 ~~[Thence, S63° 17' 00"E, 350.00 feet with the northeasterly~~  
12 ~~line of said 31.12 acre tract and a southwesterly line of said 44.07~~  
13 ~~acre tract to a 1/2" iron rod set for the easternmost corner of the~~  
14 ~~herein described tract,~~

15 ~~[Thence, S26° 42' 58"W, 205.49 feet with the southeast line of~~  
16 ~~this 2.120 acre tract to a 1/2" iron rod set for the herein~~  
17 ~~described tract, nearby a concrete driveway,~~

18 ~~[Thence, N82° 57' 38"W, 276.95 feet following a concrete~~  
19 ~~driveway to a 1/2" iron rod set for an angle point of the herein~~  
20 ~~described tract,~~

21 ~~[Thence, N62° 30' 47"W, 89.24 feet continuing along a concrete~~  
22 ~~driveway to a 1/2" iron rod set on the southeasterly right of way~~  
23 ~~line of Bull Creek Road and the westernmost corner of the herein~~  
24 ~~described tract,~~

25 ~~[THENCE, N26° 43' 00"E, 297.55 feet with the southeasterly~~  
26 ~~line of Bull Creek Road and the northwesterly line of this 2.120~~  
27 ~~acre tract to the POINT OF BEGINNING and containing 2.120 acre~~

1 ~~(92,350 square feet) of land.]~~

2 SECTION 6. EFFECTIVE DATE. This Act takes effect September  
3 1, 2011.