

House Bill 2895
Senate Amendments
Section-by-Section Analysis

HOUSE VERSION

SECTION 1. AUTHORIZATION FOR SALE. (a) Not later than January 1, 2014, the Texas Board of Criminal Justice shall sell to Brazoria County the real property specified in Section 2 of this Act at fair market value without the requirement of a sealed bid if:

- (1) the board receives an offer from the county to purchase the property at fair market value; and
- (2) the county acquires the property for a public purpose.

(b) The sale shall exclude all mineral interests in and under the property, and the deed shall contain a provision prohibiting any exploration, drilling, or other similar intrusion on the property related to mineral interests.

(Describes property to be sold by the Texas Department of Criminal Justice.)

SECTION 2. PROPERTY DESCRIPTION. The Texas Department of Criminal Justice property to be sold as provided by Section 1 of this Act consists of the following tracts of land:

- (1) ALL THAT CERTAIN 109.346 ACRE tract of land being out of a called 7424.4 acre tract conveyed to Texas Board of Corrections in Volume 145, Page 242 of the Brazoria County Deed Records, situated in the Jared Groce 5 League Grant, Abstract 66, Brazoria County, Texas, and being more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal

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SECTION 1. AUTHORIZATION FOR SALE. (a) Not later than January 1, 2014, the Texas Board of Criminal Justice shall sell to Brazoria County the real property specified in Section 2 of this Act at fair market value without the requirement of a sealed bid if:

- (1) the board receives an offer from the county to purchase the property at fair market value; and
- (2) the county acquires the property for a public purpose.

(b) The sale shall include public or private easements or rights-of-way benefiting or burdening the property, as necessary.

(c) The sale shall exclude all mineral interests in and under the property, and the deed shall contain a provision prohibiting any exploration, drilling, or other similar intrusion on the property related to mineral interests.

(Describes property to be sold differently.)

SECTION 2. PROPERTY DESCRIPTION. The Texas Department of Criminal Justice property to be sold as provided by Section 1 of this Act consists of the following land:

- ALL THAT CERTAIN 183.174 ACRE tract of land being out of a called 7424.4 acre tract conveyed to Texas Board of Corrections in Volume 145, Page 242 of the Brazoria County Deed Records, situated in the Jared Groce 5 League Grant, Abstract 66, Brazoria County, Texas, and being more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal

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surface level lengths (SF=0.999870607) as follows:

COMMENCING at found concrete monument for the northeast corner of the said Texas Board of Correction called 7424.4 acre tract, same being the northwest corner of the residue of a called 300 acre tract conveyed to Theodore H. Harrison and Phillip G. Harrison as recorded in Volume 1096, Page 605 of the Brazoria County Deed Records, located in the southern boundary line of a called 94.573 acre tract conveyed James Henson and Michael Echevarria, as recorded in Clerk's File No. 06-036246 of the Brazoria County Official Records, at position X=3132507.66 and Y=481860.50;

THENCE South 87°21'12" West, coincident with the south line of said James Henson and Michael Echevarria called 94.573 acre tract, the south line of a called 5.86 acre tract conveyed to Brazoria County, as recorded in Clerk's File No. 00-015468 of the Brazoria County Official Records, also coincident with the north line of said Texas Board of Correction called 7424.4 acre tract, a distance of 839.72 feet to a set 5/8" iron rod with cap for the POINT OF BEGINNING and the northeast corner of the herein described tract at position X=3131668.92 and Y=481821.73;

THENCE South 1°48'24" East, a distance of 4965.23 feet to a set 5/8" iron rod with cap for corner, at position X=3131825.43 and Y=476859.61;

THENCE South 88°11'38" West, a distance of 960.68 feet to a set 5/8" iron rod with cap for corner, said point being the southeast corner of a called 22.726 acre tract conveyed to Brazoria County, as recorded in Volume 1645, Page 879 of the Deed Records of Brazoria County, at position X=3130865.35 and Y=476829.33

THENCE North 1°48'22" West, coincident with the east boundary line of said called 22.726 acre tract, a distance of

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surface level lengths (SF=0.999870607) as follows:

BEGINNING at found concrete monument for the northeast corner of the said Texas Board of Correction called 7424.4 acre tract, same being the northwest corner of the residue of a called 300 acre tract conveyed to Theodore H. Harrison and Phillip G. Harrison as recorded in Volume 1096, Page 605 of the Brazoria County Deed Records, located in the southern boundary line of a called 94.573 acre tract conveyed James Henson and Michael Echevarria, as recorded in Clerk's File No. 06-036246 of the Brazoria County Official Records, for the northeast corner of the herein described tract, at position X=3132507.66 and Y=481860.50;

THENCE South 3°24'29" East, coincident with western boundary line of said residue of a called 300 acre tract, a distance of 428.14 feet to a set 5/8" iron rod with cap for an angle point, located in the western right-of-way line of State Highway 288, conveyed to the State of Texas as recorded in Volume 1239, Page 933 of the Brazoria County Deed Records, at position X=3132533.10 and Y=481433.17;

THENCE South 5°08'56" West, coincident with the western right-of-way line of said State Highway 288, a distance of 1952.17 feet to a point of curvature, at position X=3132357.93 and Y=479489.13, from which a concrete monument found disturbed bears South 72°36'37" West, a distance of 0.54 feet;

THENCE in a southerly direction, coincident with the western right-of-way line of said State Highway 288, and along a curve to left, having a radius of 11669.16 feet, a central angle of 8°33'05", for an arc length of 1741.60 feet, the chord of said curve having a bearing of South 0°52'23" West, and a chord distance of 1740.00 feet to a point for corner, at position X=3132331.42 and Y=477749.55, from which a concrete monument found disturbed bears South 72°14'12" West, a

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4951.14 feet to a set 5/8" iron rod with cap for the northeast corner of said called 22.726 acre tract, at position X=3130709.32 and Y=481777.37;

THENCE North 87°21'12" East, coincident with the south boundary line of said called 5.86 acre tract, a distance of 960.75 feet to the POINT OF BEGINNING, containing 109.346 acres of land, more or less; and

(2) ALL THAT CERTAIN 60.147 ACRE tract of land being out of a called 7424.4 acre tract conveyed to Texas Board of Corrections in Volume 145, Page 242 of the Brazoria County Deed Records, situated in the Jared Groce 5 League Grant, Abstract 66, Brazoria County, Texas, and being more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths (SF=0.999870607) as follows:

BEGINNING at found concrete monument for the northeast corner of the said Texas Board of Correction called 7424.4 acre tract, same being the northwest corner of the residue of a called 300 acre tract conveyed to Theodore H. Harrison and Phillip G. Harrison as recorded in Volume 1096, Page 605 of the Brazoria County Deed Records, located in the southern boundary line of a called 94.573 acre tract conveyed James Henson and Michael Echevarria, as recorded in Clerk's File No. 06-036246 of the Brazoria County Official Records, for the northeast corner of the herein described tract, at position X=3132507.66 and Y=481860.50;

THENCE South 3°24'29" East, coincident with western boundary line of said residue of a called 300 acre tract, a distance of 428.14 feet to a set 5/8" iron rod with cap for an angle point, located in the western right-of-way line of State

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distance of 0.86 feet;

THENCE South 3°24'09" East, coincident with the western right-of-way line of said State Highway 288, a distance of 874.01 feet to a set 5/8" iron rod with cap for corner, at position X=3132383.29 and Y=476877.20;

THENCE South 88°11'38" West, a distance of 1518.89 feet to a set 5/8" iron rod for corner, said point being the southeast corner of a called 22.726 acre tract conveyed to Brazoria County, as recorded in Volume 1645, Page 879 of the Deed Records of Brazoria County, at position X=3130865.35 and Y=476829.33

THENCE North 1°48'22" West, coincident with the east boundary line of said called 22.726 acre tract, a distance of 4951.14 feet to a set 5/8" iron rod with cap for the northeast corner of said called 22.726 acre tract, at position X=3130709.32 and Y=481777.37;

THENCE North 87°21'12" East, coincident with the south boundary line of a called 5.86 acre tract conveyed to Brazoria County, as recorded in Clerk's File No. 00-015468 of the Brazoria County Official Records and with the south boundary line of said called 94.573 acre tract a distance of 1800.49 feet to the POINT OF BEGINNING, containing 183.174 acres of land, more or less.

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Highway 288, conveyed to the State of Texas as recorded in Volume 1239, Page 933 of the Brazoria County Deed Records, at position X=3132533.10 and Y=481433.17;

THENCE South 5°08'56" West, coincident with the western right-of-way line of said State Highway 288, a distance of 1952.17 feet to a set 5/8" iron rod for a point of curvature, at position X=3132357.93 and Y=479489.13, from which a concrete monument found disturbed bears South 72°36'37" West, a distance of 0.54 feet;

THENCE in a southerly direction, coincident with the western right-of-way line of said State Highway 288, and along a curve to left, having a radius of 11669.16 feet, a central angle of 8°33'05", for an arc length of 1741.60 feet, the chord of said curve having a bearing of South 0°52'23" West, and a chord distance of 1740.00 feet to set 5/8" iron rod with cap for corner, at position X=3132331.42 and Y=477749.55, from which a concrete monument found disturbed bears South 72°14'12" West, a distance of 0.86 feet;

THENCE South 3°24'09" East, coincident with the western right-of-way line of said State Highway 288, a distance of 874.01 feet to a set 5/8" iron rod with cap for corner, at position X=3132383.29 and Y=476877.20;

THENCE South 88°11'38" West, a distance of 438.21 feet to a set 5/8" iron rod for corner, at position X=3131945.36 and Y=476863.39

THENCE North 1°48'24" West, a distance of 4966.99 feet to a set 5/8" iron rod for corner, said point being the southeast corner of a called 5.86 acre tract conveyed to Brazoria County, as recorded in Clerk's File No. 00-015468 of the Brazoria County Official Records and the southwest corner of said called 94.573 acre tract, at position X=3131788.79 and Y=481827.27;

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THENCE North 87° 21'12" East, coincident with the southern boundary line of said called 94.573 acre tract, a distance of 719.72 feet to the POINT OF BEGINNING, containing 60.147 acres of land, more or less.

SECTION 3. EFFECTIVE DATE. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2013.

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SECTION 3. Same as House version.

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