

1 AN ACT

2 relating to the transfer of certain state property from the Texas
3 Department of Transportation to the University of Houston.

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

5 SECTION 1. (a) Not later than December 31, 2015, the Texas
6 Department of Transportation shall donate and transfer to the
7 University of Houston the real property described by Subsection (e)
8 of this section.

9 (b) The University of Houston may use the property
10 transferred under this Act only for a purpose that benefits the
11 public interest of the state. If the University of Houston uses the
12 property for any purpose other than a purpose described by this
13 subsection, ownership of the property automatically reverts to the
14 Texas Department of Transportation.

15 (c) The Texas Department of Transportation shall transfer
16 the property by an appropriate instrument of transfer. The
17 instrument of transfer must:

18 (1) provide that:

19 (A) the University of Houston may use the
20 property only for a purpose that benefits the public interest of the
21 state; and

22 (B) ownership of the property will automatically
23 revert to the Texas Department of Transportation if the University
24 of Houston uses the property for any purpose other than a purpose

1 described by Paragraph (A) of this subdivision; and

2 (2) describe the property to be transferred by metes
3 and bounds.

4 (d) The Texas Department of Transportation shall retain
5 custody of the instrument of transfer after the instrument of
6 transfer is filed in the real property records of Fort Bend County.

7 (e) The real property referred to in this section consists
8 of the following three tracts of land:

9 (1) Being a tract of land containing 5.000 acres
10 (217,800 square feet), located in the Alexander Hodges Survey,
11 Abstract-32, in Fort Bend County, Texas; being a portion of a called
12 1093.65 acre tract recorded in the name of the State of Texas, State
13 Department of Highways and Public Transportation in Volume 2329,
14 Page 50 of the Fort Bend County Deed Records, and being all of a call
15 5.000 acre tract recorded as Tract 5 Part 3 of the State of Texas
16 Department of Transportation Tract 5 Partition Plat, a plat of
17 record in Slide Numbers 1655B and 1656A of the Plat Records of Fort
18 Bend County; said 5.000 acre tract being more particularly
19 described by metes and bounds as follows (all bearings referenced
20 to said Tract 5 partition plat):

21 Beginning at a TxDOT disk found at the northwest corner of a
22 said 5.000 acre tract, and being on the southeasterly Right-Of-Way
23 (R.O.W.) line of U.S. Highway 59 (width varies), from which a TxDOT
24 disk found for an angle point in said southeasterly R.O.W. line
25 bears South 52 degrees 29 minutes 36 seconds West, a distance of
26 453.80 feet;

27 Thence, with the lines common to said 5.000 acre tract and the

1 southeasterly R.O.W. line of said U.S. Highway 59, the following
2 two (2) courses:

3 1. North 52 degrees 29 minutes 44 seconds East, a distance
4 of 400.00 feet to a TxDOT disk found for an angle point;

5 2. North 76 degrees 03 minutes 27 seconds East, a distance
6 of 339.25 feet to a TxDOT disk found at the northeast corner of said
7 5.000 acres and the northwest corner of a call 8.000 acre tract
8 recorded as Tract 5, Part 4 of said Tract 5 partition plat, for the
9 northeast corner of the herein described tract;

10 Thence, with the line common to said 5.000 acre and said 8.000
11 acre tracts, South 04 degrees 10 minutes 00 seconds East, a distance
12 of 436.38 feet to a TxDOT disk found at the southeast corner of said
13 5.000 acre tract and being a northeasterly corner of The Board of
14 Regents of the University of Houston System Tract 5, Part 2 (U of H)
15 recorded in Fort Bend County Clerk's File Number 98103479, for the
16 southeast corner of the herein described tract;

17 Thence, with the lines common to said U of H tract and said
18 5.000 acre tract, the following two (2) courses:

19 1. South 85 degrees 50 minutes 00 seconds West, a distance
20 of 563.90 feet to a TxDOT disk found at the southwest corner of said
21 5.000 acre and the herein described tract;

22 2. North 37 degrees 31 minutes 00 seconds West, a distance
23 of 190.28 feet to the Point of Beginning and containing 5.000 acres
24 (217,800 square feet) of land;

25 (2) Being a tract of land containing 3.194 acres
26 (139,131 square feet), located in the Alexander Hodges Survey,
27 Abstract-32, in Fort Bend County, Texas; being a portion of a call

1 105.505 acre tract of land Parcel Number 121 dedicated as the
2 Right-Of-Way of U.S. Highway 59 (width varies) recorded in Volume
3 460, Page 73 of the Fort Bend County Deed Records; said 3.194 acre
4 tract being more particularly described by metes and bounds as
5 follows (all bearings referenced to the State of Texas Department
6 of Transportation Tract 5 Partition Plat, a plat of record in Slide
7 Numbers 1655B and 1656A of the Plat Records of Fort Bend County,
8 Texas):

9 Commencing at a TxDOT disk found at the westerly northwest
10 corner of a call 5.000 acre tract recorded as Tract 5, Part 3 of said
11 Tract 5 partition plat, and being on the southeasterly R.O.W. line
12 of said U.S. Highway 59, from which a TxDOT disk found for an angle
13 point in said southeasterly R.O.W. line bears South 52 degrees 29
14 minutes 36 seconds West, a distance of 453.80 feet;

15 Thence, with the lines common to said 5.000 acre tract and the
16 southeasterly R.O.W. line of U.S. Highway 59, North 52 degrees 29
17 minutes 44 seconds East, a distance of 400.00 feet to a TxDOT disk
18 found for the southwest corner and Point of Beginning of the herein
19 described tract;

20 Thence, through and across said 105.505 acre tract and with
21 the proposed south R.O.W. line of said U.S. Highway 59, and the
22 proposed west R.O.W. line of University Boulevard, the following
23 five (5) courses:

24 1. North 52 degrees 29 minutes 44 seconds East, a distance
25 of 409.89 feet to a 5/8-inch iron rod with a Miller Survey Group
26 (MSG) cap set for an angle point;

27 2. North 56 degrees 50 minutes 07 seconds East, a distance

1 of 97.35 feet to a 5/8-inch iron rod with a MSG cap set for an angle
2 point;

3 3. North 52 degrees 29 minutes 44 seconds East, a distance
4 of 274.54 feet to a 5/8-inch iron rod with a MSG cap set for an angle
5 point;

6 4. South 72 degrees 43 minutes 47 seconds East, a distance
7 of 83.12 feet to a 5/8-inch iron rod with a MSG cap set at the
8 northeast corner of the herein described tract and being at the
9 intersection of the proposed southeast R.O.W. line of proposed U.S.
10 Highway 59 and the projection of the west R.O.W. line of University
11 Boulevard;

12 5. South 04 degrees 10 minutes 00 seconds East, a distance
13 of 362.11 feet to a 5/8-inch iron rod with a MSG cap set at the
14 northeast corner of a call 8.000 acre tract recorded as Tract 5,
15 Part 4 of said Tract 5 partition plat, and being on the present
16 southeast R.O.W. line of said U.S. Highway 59, for the southeast
17 corner of the herein described tract;

18 Thence, with the southeast R.O.W. line of U.S. Highway 59 and
19 the north lines of said 8.000 acre and 5.000 acre tracts, the
20 following three (3) courses:

21 1. North 49 degrees 10 minutes 00 seconds West, a distance
22 of 35.51 feet to a 5/8 inch iron Rod with a MSG cap set for an angle
23 point;

24 2. South 86 degrees 05 minutes 07 seconds West, a distance
25 of 374.89 feet to a TxDOT disk found for the northwest corner of
26 said 8.000 acre tract and the northeast corner of said 5.000 acre
27 tract;

1 3. South 76 degrees 03 minutes 27 seconds West, a distance
2 of 339.25 feet to the Point of Beginning and containing 3.194 acres
3 (139,131 square feet) of land; and

4 (3) Being a tract of land containing 8.000 acres
5 (348,480 square feet), located in the Alexander Hodges Survey,
6 Abstract-32, in Fort Bend County, Texas; being all of a call 8.000
7 acre tract recorded in the name of the State of Texas, State
8 Department of Highways and Public Transportation in Volume 1821,
9 Page 993 of the Fort Bend County Deed Records, and platted as Tract
10 5 Part 4 of the State of Texas Department of Transportation Tract 5
11 Partition Plat, a plat of record in Slide Numbers 1655B and 1656A of
12 the Plat Records of Fort Bend County; said 8.000 acre tract being
13 more particularly described by metes and bounds as follows (all
14 bearings referenced to said Tract 5 partition plat):

15 Commencing at a TxDOT disk found at the northwest corner of a
16 call 5.000 acre tract recorded as Tract 5, Part 3 of said Tract 5
17 partition plat, and being on the southeasterly Right-Of-Way
18 (R.O.W.) line of U.S. Highway 59 (width varies), from which a TxDOT
19 disk found for an angle point in said southeasterly R.O.W. line
20 bears South 52 degrees 29 minutes 36 seconds West, a distance of
21 453.80 feet;

22 Thence, with the lines common to said 5.000 acre tract and the
23 southeasterly R.O.W. line of said U.S. Highway 59, the following
24 four (4) courses:

25 1. North 52 degrees 29 minutes 44 seconds East, a distance
26 of 400.00 feet to a TxDOT disk found for an angle point;

27 2. North 76 degrees 03 minutes 27 seconds East, a distance

1 of 339.25 feet to a TxDOT disk found at the northeast corner of said
2 5.000 acre tract and the northwest corner of said 8.000 acre tract
3 and Point of Beginning of the herein described tract;

4 3. North 86 degrees 05 minutes 07 seconds East ,a distance
5 of 374.89 feet to a 5/8-inch iron rod with a "Miller Survey Group"
6 (MSG) cap set for an angle point;

7 4. South 49 degrees 10 minutes 00 seconds East, a distance
8 of 35.51 feet to a 5/8-inch iron rod with a MSG cap set on the west
9 R.O.W. line of University Boulevard (width varies per said Tract 5
10 partition plat), for the northeast corner of said 8.000 acre and the
11 herein described tract;

12 Thence, with the west R.O.W. line of said University
13 Boulevard, and the east line of said 8.000 acre tract, South 04
14 degrees 10 minutes 00 seconds East, a distance of 846.11 feet to an
15 "X" cut in concrete set at the southeast corner of said 8.000 acre
16 tract and being an easterly northeast corner of The Board of Regents
17 of the University of Houston System Tract 5, Part 2 (U of H)
18 recorded in Fort Bend County Clerk's File Number 98103479, for the
19 southeast corner of the herein described tract;

20 Thence, with the lines common to said U of H tract and said
21 8.000 acre tract, South 85 degrees 50 minutes 00 seconds West, a
22 distance of 400.00 feet to an "X" cut in concrete set at the
23 southwest corner of said 8.000 acre and the herein described tract;

24 Thence, with the west line of said 8.000 acre tract, a
25 northeast line of said U of H tract and the east line of said 5.000
26 acre tract, North 04 degrees 10 minutes 00 seconds West, at a
27 distance of 436.49 feet pass a TxDOT disk found at the southeast

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1 corner of said 5.000 acre tract and continue in all a total distance
2 of 872.87 feet to the Point of Beginning and containing 8.000 acres
3 (348,480 square feet) of land.

4 SECTION 2. This Act takes effect September 1, 2015.

President of the Senate

Speaker of the House

I certify that H.B. No. 1982 was passed by the House on May 8, 2015, by the following vote: Yeas 140, Nays 2, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 1982 on May 29, 2015, by the following vote: Yeas 146, Nays 0, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 1982 was passed by the Senate, with amendments, on May 27, 2015, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

Governor