

By: Miller of Fort Bend

H.B. No. 1982

A BILL TO BE ENTITLED

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.