

1-1 By: Miller of Fort Bend H.B. No. 1982  
 1-2 (Senate Sponsor - Kolthorst)  
 1-3 (In the Senate - Received from the House May 11, 2015;  
 1-4 May 12, 2015, read first time and referred to Committee on  
 1-5 Transportation; May 22, 2015, reported adversely, with favorable  
 1-6 Committee Substitute by the following vote: Yeas 8, Nays 0;  
 1-7 May 22, 2015, sent to printer.)

1-8 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-9				
1-10	X			
1-11	X			
1-12			X	
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			
1-18	X			

1-19 COMMITTEE SUBSTITUTE FOR H.B. No. 1982 By: Kolthorst

1-20 A BILL TO BE ENTITLED  
 1-21 AN ACT

1-22 relating to the transfer of certain state property from the Texas  
 1-23 Department of Transportation to the University of Houston.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-25 SECTION 1. (a) Not later than December 31, 2015, the Texas  
 1-26 Department of Transportation shall donate and transfer to the  
 1-27 University of Houston the real property described by Subsection (e)  
 1-28 of this section.

1-29 (b) The University of Houston may use the property  
 1-30 transferred under this Act only for a purpose that benefits the  
 1-31 public interest of the state. If the University of Houston uses the  
 1-32 property for any purpose other than a purpose described by this  
 1-33 subsection, ownership of the property automatically reverts to the  
 1-34 Texas Department of Transportation.

1-35 (c) The Texas Department of Transportation shall transfer  
 1-36 the property by an appropriate instrument of transfer. The  
 1-37 instrument of transfer must:

1-38 (1) provide that:

1-39 (A) the University of Houston may use the  
 1-40 property only for a purpose that benefits the public interest of the  
 1-41 state; and

1-42 (B) ownership of the property will automatically  
 1-43 revert to the Texas Department of Transportation if the University  
 1-44 of Houston uses the property for any purpose other than a purpose  
 1-45 described by Paragraph (A) of this subdivision; and

1-46 (2) describe the property to be transferred by metes  
 1-47 and bounds.

1-48 (d) The Texas Department of Transportation shall retain  
 1-49 custody of the instrument of transfer after the instrument of  
 1-50 transfer is filed in the real property records of Fort Bend County.

1-51 (e) The real property referred to in this section consists  
 1-52 of the following three tracts of land:

1-53 (1) Being a tract of land containing 5.000 acres  
 1-54 (217,800 square feet), located in the Alexander Hodges Survey,  
 1-55 Abstract-32, in Fort Bend County, Texas; being a portion of a called  
 1-56 1093.65 acre tract recorded in the name of the State of Texas, State  
 1-57 Department of Highways and Public Transportation in Volume 2329,  
 1-58 Page 50 of the Fort Bend County Deed Records, and being all of a call  
 1-59 5.000 acre tract recorded as Tract 5 Part 3 of the State of Texas  
 1-60 Department of Transportation Tract 5 Partition Plat, a plat of

2-1 record in Slide Numbers 1655B and 1656A of the Plat Records of Fort  
 2-2 Bend County; said 5.000 acre tract being more particularly  
 2-3 described by metes and bounds as follows (all bearings referenced  
 2-4 to said Tract 5 partition plat):

2-5 Beginning at a TxDOT disk found at the northwest corner of a  
 2-6 said 5.000 acre tract, and being on the southeasterly Right-Of-Way  
 2-7 (R.O.W.) line of U.S. Highway 59 (width varies), from which a TxDOT  
 2-8 disk found for an angle point in said southeasterly R.O.W. line  
 2-9 bears South 52 degrees 29 minutes 36 seconds West, a distance of  
 2-10 453.80 feet;

2-11 Thence, with the lines common to said 5.000 acre tract and the  
 2-12 southeasterly R.O.W. line of said U.S. Highway 59, the following  
 2-13 two (2) courses:

2-14 1. North 52 degrees 29 minutes 44 seconds East, a distance  
 2-15 of 400.00 feet to a TxDOT disk found for an angle point;

2-16 2. North 76 degrees 03 minutes 27 seconds East, a distance  
 2-17 of 339.25 feet to a TxDOT disk found at the northeast corner of said  
 2-18 5.000 acres and the northwest corner of a call 8.000 acre tract  
 2-19 recorded as Tract 5, Part 4 of said Tract 5 partition plat, for the  
 2-20 northeast corner of the herein described tract;

2-21 Thence, with the line common to said 5.000 acre and said 8.000  
 2-22 acre tracts, South 04 degrees 10 minutes 00 seconds East, a distance  
 2-23 of 436.38 feet to a TxDOT disk found at the southeast corner of said  
 2-24 5.000 acre tract and being a northeasterly corner of The Board of  
 2-25 Regents of the University of Houston System Tract 5, Part 2 (U of H)  
 2-26 recorded in Fort Bend County Clerk's File Number 98103479, for the  
 2-27 southeast corner of the herein described tract;

2-28 Thence, with the lines common to said U of H tract and said  
 2-29 5.000 acre tract, the following two (2) courses:

2-30 1. South 85 degrees 50 minutes 00 seconds West, a distance  
 2-31 of 563.90 feet to a TxDOT disk found at the southwest corner of said  
 2-32 5.000 acre and the herein described tract;

2-33 2. North 37 degrees 31 minutes 00 seconds West, a distance  
 2-34 of 190.28 feet to the Point of Beginning and containing 5.000 acres  
 2-35 (217,800 square feet) of land;

2-36 (2) Being a tract of land containing 3.194 acres  
 2-37 (139,131 square feet), located in the Alexander Hodges Survey,  
 2-38 Abstract-32, in Fort Bend County, Texas; being a portion of a call  
 2-39 105.505 acre tract of land Parcel Number 121 dedicated as the  
 2-40 Right-Of-Way of U.S. Highway 59 (width varies) recorded in Volume  
 2-41 460, Page 73 of the Fort Bend County Deed Records; said 3.194 acre  
 2-42 tract being more particularly described by metes and bounds as  
 2-43 follows (all bearings referenced to the State of Texas Department  
 2-44 of Transportation Tract 5 Partition Plat, a plat of record in Slide  
 2-45 Numbers 1655B and 1656A of the Plat Records of Fort Bend County,  
 2-46 Texas):

2-47 Commencing at a TxDOT disk found at the westerly northwest  
 2-48 corner of a call 5.000 acre tract recorded as Tract 5, Part 3 of said  
 2-49 Tract 5 partition plat, and being on the southeasterly R.O.W. line  
 2-50 of said U.S. Highway 59, from which a TxDOT disk found for an angle  
 2-51 point in said southeasterly R.O.W. line bears South 52 degrees 29  
 2-52 minutes 36 seconds West, a distance of 453.80 feet;

2-53 Thence, with the lines common to said 5.000 acre tract and the  
 2-54 southeasterly R.O.W. line of U.S. Highway 59, North 52 degrees 29  
 2-55 minutes 44 seconds East, a distance of 400.00 feet to a TxDOT disk  
 2-56 found for the southwest corner and Point of Beginning of the herein  
 2-57 described tract;

2-58 Thence, through and across said 105.505 acre tract and with  
 2-59 the proposed south R.O.W. line of said U.S. Highway 59, and the  
 2-60 proposed west R.O.W. line of University Boulevard, the following  
 2-61 five (5) courses:

2-62 1. North 52 degrees 29 minutes 44 seconds East, a distance  
 2-63 of 409.89 feet to a 5/8-inch iron rod with a Miller Survey Group  
 2-64 (MSG) cap set for an angle point;

2-65 2. North 56 degrees 50 minutes 07 seconds East, a distance  
 2-66 of 97.35 feet to a 5/8-inch iron rod with a MSG cap set for an angle  
 2-67 point;

2-68 3. North 52 degrees 29 minutes 44 seconds East, a distance  
 2-69 of 274.54 feet to a 5/8-inch iron rod with a MSG cap set for an angle

3-1 point;

3-2 4. South 72 degrees 43 minutes 47 seconds East, a distance  
3-3 of 83.12 feet to a 5/8-inch iron rod with a MSG cap set at the  
3-4 northeast corner of the herein described tract and being at the  
3-5 intersection of the proposed southeast R.O.W. line of proposed U.S.  
3-6 Highway 59 and the projection of the west R.O.W. line of University  
3-7 Boulevard;

3-8 5. South 04 degrees 10 minutes 00 seconds East, a distance  
3-9 of 362.11 feet to a 5/8-inch iron rod with a MSG cap set at the  
3-10 northeast corner of a call 8.000 acre tract recorded as Tract 5,  
3-11 Part 4 of said Tract 5 partition plat, and being on the present  
3-12 southeast R.O.W. line of said U.S. Highway 59, for the southeast  
3-13 corner of the herein described tract;

3-14 Thence, with the southeast R.O.W. line of U.S. Highway 59 and  
3-15 the north lines of said 8.000 acre and 5.000 acre tracts, the  
3-16 following three (3) courses:

3-17 1. North 49 degrees 10 minutes 00 seconds West, a distance  
3-18 of 35.51 feet to a 5/8 inch iron Rod with a MSG cap set for an angle  
3-19 point;

3-20 2. South 86 degrees 05 minutes 07 seconds West, a distance  
3-21 of 374.89 feet to a TxDOT disk found for the northwest corner of  
3-22 said 8.000 acre tract and the northeast corner of said 5.000 acre  
3-23 tract;

3-24 3. South 76 degrees 03 minutes 27 seconds West, a distance  
3-25 of 339.25 feet to the Point of Beginning and containing 3.194 acres  
3-26 (139,131 square feet) of land; and

3-27 (3) Being a tract of land containing 8.000 acres  
3-28 (348,480 square feet), located in the Alexander Hodges Survey,  
3-29 Abstract-32, in Fort Bend County, Texas; being all of a call 8.000  
3-30 acre tract recorded in the name of the State of Texas, State  
3-31 Department of Highways and Public Transportation in Volume 1821,  
3-32 Page 993 of the Fort Bend County Deed Records, and platted as Tract  
3-33 5 Part 4 of the State of Texas Department of Transportation Tract 5  
3-34 Partition Plat, a plat of record in Slide Numbers 1655B and 1656A of  
3-35 the Plat Records of Fort Bend County; said 8.000 acre tract being  
3-36 more particularly described by metes and bounds as follows (all  
3-37 bearings referenced to said Tract 5 partition plat):

3-38 Commencing at a TxDOT disk found at the northwest corner of a  
3-39 call 5.000 acre tract recorded as Tract 5, Part 3 of said Tract 5  
3-40 partition plat, and being on the southeasterly Right-Of-Way  
3-41 (R.O.W.) line of U.S. Highway 59 (width varies), from which a TxDOT  
3-42 disk found for an angle point in said southeasterly R.O.W. line  
3-43 bears South 52 degrees 29 minutes 36 seconds West, a distance of  
3-44 453.80 feet;

3-45 Thence, with the lines common to said 5.000 acre tract and the  
3-46 southeasterly R.O.W. line of said U.S. Highway 59, the following  
3-47 four (4) courses:

3-48 1. North 52 degrees 29 minutes 44 seconds East, a distance  
3-49 of 400.00 feet to a TxDOT disk found for an angle point;

3-50 2. North 76 degrees 03 minutes 27 seconds East, a distance  
3-51 of 339.25 feet to a TxDOT disk found at the northeast corner of said  
3-52 5.000 acre tract and the northwest corner of said 8.000 acre tract  
3-53 and Point of Beginning of the herein described tract;

3-54 3. North 86 degrees 05 minutes 07 seconds East, a distance  
3-55 of 374.89 feet to a 5/8-inch iron rod with a "Miller Survey Group"  
3-56 (MSG) cap set for an angle point;

3-57 4. South 49 degrees 10 minutes 00 seconds East, a distance  
3-58 of 35.51 feet to a 5/8-inch iron rod with a MSG cap set on the west  
3-59 R.O.W. line of University Boulevard (width varies per said Tract 5  
3-60 partition plat), for the northeast corner of said 8.000 acre and the  
3-61 herein described tract;

3-62 Thence, with the west R.O.W. line of said University  
3-63 Boulevard, and the east line of said 8.000 acre tract, South 04  
3-64 degrees 10 minutes 00 seconds East, a distance of 846.11 feet to an  
3-65 "X" cut in concrete set at the southeast corner of said 8.000 acre  
3-66 tract and being an easterly northeast corner of The Board of Regents  
3-67 of the University of Houston System Tract 5, Part 2 (U of H)  
3-68 recorded in Fort Bend County Clerk's File Number 98103479, for the  
3-69 southeast corner of the herein described tract;

4-1           Thence, with the lines common to said U of H tract and said  
4-2 8.000 acre tract, South 85 degrees 50 minutes 00 seconds West, a  
4-3 distance of 400.00 feet to an "X" cut in concrete set at the  
4-4 southwest corner of said 8.000 acre and the herein described tract;  
4-5           Thence, with the west line of said 8.000 acre tract, a  
4-6 northeast line of said U of H tract and the east line of said 5.000  
4-7 acre tract, North 04 degrees 10 minutes 00 seconds West, at a  
4-8 distance of 436.49 feet pass a TxDOT disk found at the southeast  
4-9 corner of said 5.000 acre tract and continue in all a total distance  
4-10 of 872.87 feet to the Point of Beginning and containing 8.000 acres  
4-11 (348,480 square feet) of land.  
4-12           SECTION 2. This Act takes effect September 1, 2015.

4-13

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