

By: Miller of Fort Bend

H.B. No. 2547

A BILL TO BE ENTITLED

AN ACT

relating to the transfer of certain state property from the Texas Department of Criminal Justice to Fort Bend County.

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

SECTION 1. (a) Not later than December 31, 2015, the Texas Department of Criminal Justice shall donate and transfer to Fort Bend County the real property described by Subsection (e) of this section.

(b) Fort Bend County may use the property transferred under this Act only for a purpose that benefits the public interest of the state. If Fort Bend County uses the property for any purpose other than a purpose described by this subsection, ownership of the property automatically reverts to the Texas Department of Criminal Justice.

(c) The Texas Department of Criminal Justice shall transfer the property by an appropriate instrument of transfer. The instrument of transfer must:

(1) provide that:

(A) Fort Bend County may use the property only for a purpose that benefits the public interest of the state; and

(B) ownership of the property will automatically revert to the Texas Department of Criminal Justice if Fort Bend County uses the property for any purpose other than a purpose described by Paragraph (A) of this subdivision; and

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

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

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

(1) Being 10.58 acres (460,792 square feet) of land, out of the Remainder of a called 5656.65 acres, conveyed to the State of Texas, by deed recorded under Volume 152, Page 423 Deed Records of Fort Bend County, Texas (D.R. F.B.C.T.), said 10.58 acre tract lying in the Jane Wilkins Survey, Abstract 96 and being more particularly described by metes and bounds as follows;

COMMENCING at a found 5/8 inch iron rod with cap in the east right-of-way of Harlem Road, Public R.O.W. varies, being 70' east at a right angle of station point 109+40.00, also being the west line of said Remainder;

THENCE South 03°33'12" East, a distance of 426.05 feet to a set 5/8 inch iron rod with cap, marking the west corner of a Proposed Owens Road and the POINT OF BEGINNING;

THENCE South 48°12'05" East, a distance of 35.57 feet to a set 5/8 inch iron rod with cap, marking an angle point of the herein described tract;

THENCE North 87°09'03" East, a distance of 243.73 feet to a set 5/8 inch iron rod with cap, marking a point of curvature of the herein described tract;

THENCE along a curve to the left, having a radius of 810.00 feet, an

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1 internal angle of  $37^{\circ}07'53''$ , a chord bearing of North  $68^{\circ}35'06''$   
2 East, a distance of 515.79 feet, an arc length of 524.93 feet to a  
3 point of tangency of the herein described tract;  
4 THENCE North  $50^{\circ}01'10''$  East, a distance of 149.90 feet to a set  $5/8$   
5 inch iron rod with cap, marking a point of curvature of the herein  
6 described tract;  
7 THENCE along a curve to the right, having a radius of 900.00 feet,  
8 an internal angle of  $36^{\circ}18'06''$ , a chord bearing of North  $68^{\circ}10'13''$   
9 East, a distance of 560.74 feet, an arc length of 570.23 feet to a  
10 point of tangency of the herein described tract;  
11 THENCE North  $86^{\circ}19'16''$  East, a distance of 956.53 feet to a set  $5/8$   
12 inch iron rod with cap, marking a point of curvature of the herein  
13 described tract;  
14 THENCE along a curve to the right, having a radius of 1650.00 feet,  
15 an internal angle of  $31^{\circ}15'05''$ , a chord bearing of South  $78^{\circ}05'07''$   
16 East, a distance of 888.85 feet, an arc length of 899.98 feet to a  
17 point of tangency of the herein described tract;  
18 THENCE South  $61^{\circ}03'29''$  East, a distance of 1158.75 feet to a set  $5/8$   
19 inch iron rod with cap in the west line of called Tract IV, 143.287  
20 acres, Grand Parkway 1358, LP by deed recorded under County Clerk's  
21 File Number (C.F.) 2014037769 Official Public Records of Fort Bend  
22 County, Texas (O.P.R. F.B.C.T.), marking the northeast corner of  
23 the herein described tract;  
24 THENCE South  $03^{\circ}00'25''$  East, along said west line, a distance of  
25 117.85 feet to a found  $5/8$  inch iron rod with cap, marking the  
26 southeast corner of the herein described tract;  
27 THENCE North  $61^{\circ}03'29''$  West, a distance of 1221.11 feet to a set  $5/8$

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1 inch iron rod with cap, marking a point of curvature of the herein  
2 described tract;  
3 THENCE along a curve to the left, having a radius of 1550.00 feet,  
4 an internal angle of  $31^{\circ}09'47''$ , a chord bearing of North  $78^{\circ}08'01''$   
5 West, a distance of 832.69 feet, an arc length of 843.04 feet to a  
6 point of tangency of the herein described tract;  
7 THENCE South  $86^{\circ}19'16''$  West, a distance of 956.53 feet to a set  $5/8$   
8 inch iron rod with cap, marking a point of curvature of the herein  
9 described tract;  
10 THENCE along a curve to the left, having a radius of 800.00 feet, an  
11 internal angle of  $36^{\circ}18'06''$ , a chord bearing of South  $68^{\circ}10'13''$   
12 West, a distance of 498.3 feet, an arc length of 506.87 feet to a  
13 point of tangency of the herein described tract;  
14 THENCE South  $50^{\circ}01'10''$  West, a distance of 173.14 feet to a set  $5/8$   
15 inch iron rod with cap, marking a point of curvature of the herein  
16 described tract;  
17 THENCE along a curve to the right, having a radius of 900.00 feet,  
18 an internal angle of  $37^{\circ}07'53''$ , a chord bearing of South  $68^{\circ}35'06''$   
19 West, a distance of 573.11 feet, an arc length of 583.26 feet to a  
20 point of tangency of the herein described tract;  
21 THENCE South  $87^{\circ}09'03''$  West, a distance of 229.86 feet to a set  $5/8$   
22 inch iron rod with cap, marking an angle point of the herein  
23 described tract;  
24 THENCE South  $41^{\circ}47'55''$  West, a distance of 35.14 feet to a set  $5/8$   
25 inch iron rod with cap in said west line of said Harlem Road,  
26 marking the southwest corner of the herein described tract;  
27 THENCE North  $03^{\circ}33'12''$  West, along said west R.O.W., a distance of

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162.01 feet to the POINT OF BEGINNING and containing a computed  
10.58 acres (460,792 square feet) of land.

(2) Being 10.20 acres (444,118 square feet) of land,  
out of the Remainder of a called 5656.65 acres, conveyed to the  
State of Texas, by deed recorded under Volume 152, Page 423 Deed  
Records of Fort Bend County, Texas (D.R. F.B.C.T.) and all of a  
called 5.076 acres, conveyed to said State of Texas, by deed  
recorded under County Clerk's File Number (C.F.) 20100011358  
Official Public Records of Fort Bend County, Texas (O.P.R. F.B.T.),  
said 10.20 acre tract lying in the Jane Wilkins Survey, Abstract 96  
and the Jesse H. Cartwright Survey, Abstract 16 and being more  
particularly described by metes and bounds as follows;

BEGINNING at a found 3/4 inch iron rod with cap in the west  
right-of-way (R.O.W.) of F.M. 1464, Public R.O.W. varies, marking  
the northeast corner of the Remainder of a called 151.20 acres,  
conveyed to LRI Investments Group, LTD. by deed recorded under C.F.  
2008008821 O.P.R. F.B.C.T. and the southeast corner of said 5.076  
acres, also being the southeast corner of a Proposed Owens Road and  
the herein described tract;

THENCE North 68°11'14" West, along the north line of said remainder  
of a called 151.20 acres, a distance of 2220.51 feet to a found 3/4  
inch iron rod with cap, marking an angle point of the herein  
described tract, from which a found 1/2 inch iron rod with cap bears  
North 24°29'19" East, a distance of 10.05 feet;

THENCE North 61°02'45" West, along the north line of said remainder  
of a called 151.20 acres, a distance of 1012.92 feet to a found 3/4  
inch iron rod with cap, marking an angle point of the herein

1 described tract;

2 THENCE North  $61^{\circ}20'20''$  West, along the north line of said remainder  
3 of a called 151.20 acres, a distance of 1411.48 feet to a found  $3/4$   
4 inch iron rod with cap in the east line of Grand Parkway (Highway  
5 99), marking the southwest corner of the herein described tract,  
6 from which a found  $5/8$  inch iron rod with cap, bears North  $73^{\circ}21'42''$   
7 East, a distance of 13.99 feet;

8 THENCE North  $23^{\circ}17'56''$  West, along said Grand Parkway, passing at a  
9 distance of 76.28 feet to a spike nail, marking the common corner of  
10 said Remainder of a called 151.20 acres and said 5.076 acres and  
11 continuing for a total distance of 154.76 feet to a set  $5/8$  inch  
12 iron rod with cap, marking the northwest corner of the herein  
13 described tract;

14 THENCE South  $61^{\circ}20'20''$  East, a distance of 1533.58 feet to a set  $5/8$   
15 inch iron rod with cap, marking an angle point of the herein  
16 described tract;

17 THENCE South  $61^{\circ}02'45''$  East, a distance of 699.91 feet to a point of  
18 curvature of the herein described tract;

19 THENCE along a curve to the left, having a radius 4925.00 feet, an  
20 internal angle of  $07^{\circ}08'29''$ , a chord bearing of South  $64^{\circ}37'00''$   
21 East, a distance of 613.46 feet, arc distance of 613.86 feet to a  
22 set  $5/8$  inch iron rod with cap, marking an point of tangency of the  
23 herein described tract;

24 THENCE South  $68^{\circ}11'14''$  East, a distance of 1820.09 feet to a set  $5/8$   
25 inch iron rod with cap, marking an angle point of the herein  
26 described tract;

27 THENCE North  $55^{\circ}40'26''$  East, a distance of 55.72 feet to a set  $5/8$

1 inch iron rod with cap in said west R.O.W. of F.M. 1464, marking the  
2 northeast corner of the herein described tract;  
3 THENCE South 00°27'54" East, along said west R.O.W., a distance of  
4 8.79 feet to a found 5/8 inch iron rod, marking an angle point of the  
5 herein described;  
6 THENCE South 45°32'06" West, along said west R.O.W., a distance of  
7 61.65 feet to a found alum disk, marking an angle point of the  
8 herein described;  
9 THENCE North 68°01'33" West, along said west R.O.W., a distance of  
10 9.18 feet to a found alum disk, marking an internal corner of the  
11 herein described;  
12 THENCE South 21°59'27" West, along said west R.O.W., a distance of  
13 59.96 feet to a found alum disk, marking an internal corner of the  
14 herein described;  
15 THENCE South 68°01'33" East, along said west R.O.W., a distance of  
16 80.02 feet to a point for corner, marking an external corner of the  
17 herein described tract;  
18 THENCE South 00°27'54" East, along said west R.O.W., a distance of  
19 18.26 feet to the POINT OF BEGINNING and containing a computed 10.20  
20 acres (444,118 square feet) of land.

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