

By: Estes, et al.

S.B. No. 822

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the transfer of certain property from The University of
3 Texas System to the Parks and Wildlife Department.

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

5 SECTION 1. (a) Not later than December 31, 2017, the board
6 of regents of The University of Texas System shall transfer to the
7 Parks and Wildlife Department the real property described by
8 Section 2 of this Act.

9 (b) The consideration for the transfer authorized by
10 Subsection (a) of this section is the requirement that the Parks and
11 Wildlife Department use the property transferred only for a public
12 golf course, a purpose that benefits the public interest of the
13 state. If the Parks and Wildlife Department no longer uses the
14 property for a public golf course, ownership of the property
15 automatically reverts to The University of Texas System.

16 (c) The board of regents of The University of Texas System
17 shall transfer the property by an appropriate instrument of
18 transfer that:

19 (1) includes a provision that:

20 (A) requires the Parks and Wildlife Department to
21 use the property for a public golf course, a purpose that benefits
22 the public interest of the state; and

23 (B) indicates that ownership of the property
24 automatically reverts to The University of Texas System if the

1 Parks and Wildlife Department no longer uses the property for a
2 public golf course; and

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

5 (d) All contracts, leases, and other obligations governing
6 the real property described by Section 2 of this Act in effect on
7 the effective date of this Act are transferred to the Parks and
8 Wildlife Department.

9 (e) Sections 31.158 and 31.159, Natural Resources Code, do
10 not apply to the transfer of real property authorized by this Act.

11 SECTION 2. The real property to which Section 1 of this Act
12 refers is described as follows:

13 A 141.38 ACRE TRACT OF LAND SITUATED IN THE D. J. GILBERT SURVEY NO.
14 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF
15 THAT CERTAIN 353 ACRE TRACT OF LAND CONVEYED BY GEORGE W.
16 BRACKENRIDGE TO THE UNIVERSITY OF TEXAS BY DEED DATED JUNE 17, 1910
17 AND RECORDED IN BOOK 244, PAGES 77 AND 78 OF THE TRAVIS COUNTY,
18 TEXAS DEED RECORDS, SAID 141.38 ACRE TRACT OF LAND BEING MORE
19 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

20 BEGINNING at a 1/2 inch iron pipe found for the most southerly east
21 corner of the herein described tract, being the southerly southwest
22 corner of that certain 5.53 acre tract of land conveyed to The City
23 of Austin for street purposes as Tract Number Three recorded in
24 Volume 4993, Pages 489 to 495 of said deed records, being on the
25 west line of existing Exposition Boulevard and on the northeast
26 line of Lake Austin Boulevard;

27 THENCE along the northeast line of said Lake Austin Boulevard in a

1 northwesterly direction the following five (5) courses:

2 1. N 29°52'04" W, 383.94 feet to a 1/2 inch iron pipe found
3 for a non-tangent point of curvature,

4 2. a distance of 169.14 feet along the arc of a curve to the
5 left having a central angle of 2°35'01", a radius of 3,751.04 feet
6 and a chord bearing N 31°10'55" W, 169.13 feet to a 1/2 inch iron
7 pipe found for a non-tangent point,

8 3. N 32°27'00" W, 2,881.84 feet to a 1/2 inch iron pipe found
9 for a non-tangent point of curvature,

10 4. a distance of 659.98 feet along the arc of a curve to the
11 right having a central angle of 28°41'48", a radius of 1,317.72 feet
12 and a chord bearing N 18°04'40" W, 653.10 feet to a 1/2 inch iron
13 pipe found for a non-tangent point, and

14 5. N 03°45'00" W, parallel to and a perpendicular distance of
15 50.00 feet east of the monumented centerline of Lake Austin
16 Boulevard as shown on drawing number R-6 in the records of the
17 Department of Engineering of the City of Austin, Texas, 225.87 feet
18 to a 5/8 inch iron rod set for the northwesterly corner of the
19 herein described tract;

20 THENCE departing the east line of said Lake Austin Boulevard N
21 87°44'57" E, at 7.46 feet pass a 5/8 inch iron rod set at the
22 southwest corner of Lake Addition, a subdivision recorded in Book
23 137, Page 377 of the said deed records, being the southwest corner
24 of Park Street, a dedicated sixty (60) foot right-of-way of said
25 Lake Addition later vacated by City of Austin Ordinance No. 731213A
26 and retained as a sixty (60) foot Public Utility Easement as
27 recorded in Volume 4820, Page 598 and continuing along the south

1 line of said Lake Addition being the south line of said Park Street
2 a total distance of 1,384.86 feet to a 1/2 inch iron pipe found for
3 the southeast corner of said Park Street, being on the south line of
4 existing Enfield Road;

5 THENCE along the south line of Enfield Road S 60°43'03" E, 92.46 feet
6 to a 5/8 inch iron rod set at the most northerly southwest corner of
7 that certain 5.53 acre tract of land conveyed to the City of Austin
8 for street purposes as Tract Number Three recorded in Volume 4993,
9 Pages 489 to 495 of said deed records;

10 THENCE along the south line of said Enfield Road, being the most
11 northerly south line of said 5.53 acre tract S 60°29'08" E, 1,176.72
12 feet to a 5/8 inch iron rod set in the southerly prolongation of the
13 centerline of Hopi Trail, being 23.52 feet south of the monumented
14 baseline of Enfield Road from Hopi Trail westerly to Schulle Avenue
15 as shown in the records of the Department of Engineering of the City
16 of Austin;

17 THENCE continuing along the south line of said Enfield Road, being
18 the most northerly south line of said 5.53 acre tract S 59°04'00" E,
19 117.61 feet to a 5/8 inch iron rod set;

20 THENCE departing the south line of said Enfield Road and crossing
21 said University tract in a southerly direction the following seven
22 courses:

- 23 1. S 42°14'36" W, 458.84 feet to a 5/8 inch iron rod set,
- 24 2. S 19°36'11" E, 352.49 feet to a 5/8 inch iron rod set,
- 25 3. N 84°48'18" E, 222.56 feet to a 5/8 inch iron rod set,
- 26 4. S 78°55'27" E, 281.07 feet to a 5/8 inch iron rod set,
- 27 5. S 41°50'16" E, 178.37 feet to a 3/4 inch iron rod in a

1 concrete monument found marked number 3 as shown on Plan Number
2 R-205-A of Metcalfe Engineering Company of Austin, Texas,

3 6. S 31°55'23" E, 75.55 feet to a 5/8 inch iron rod set, and

4 7. S 13°47'39" E, 332.44 feet to a 5/8 inch iron rod set on
5 the east line of the herein described tract, being on the west line
6 of said 5.53 acre tract being the west line of Exposition Boulevard;
7 THENCE along the west line of said 5.53 acre tract, being the west
8 line of Exposition Boulevard and the east line of the herein
9 described tract the following two (2) courses:

10 1. S 29°50'13" W, 736.22 feet to a 5/8 inch iron rod set, and

11 2. S 29°56'14" W, 1,454.80 feet to the POINT OF BEGINNING
12 containing 141.38 acres of land more or less.

13 SECTION 3. This Act takes effect immediately if it receives
14 a vote of two-thirds of all the members elected to each house, as
15 provided by Section 39, Article III, Texas Constitution. If this
16 Act does not receive the vote necessary for immediate effect, this
17 Act takes effect September 1, 2017.