

By: Phelan

H.B. No. 2442

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the exchange of certain state property in Orange County  
3 by the Public Safety Commission.

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

5 SECTION 1. (a) The Public Safety Commission shall exchange  
6 the real property described by Section 2 of this Act for other real  
7 property if the other real property:

8 (1) is located not more than 10 miles from the property  
9 line of the real property described by Section 2 of this Act;

10 (2) has at least an equivalent fair market value; and

11 (3) has on the property a facility that the Public  
12 Safety Commission determines is comparable to the facility located  
13 on the property described by Section 2 of this Act.

14 (b) The General Land Office shall negotiate and close a  
15 transaction under this section on behalf of the Public Safety  
16 Commission.

17 (c) Section 31.158, Natural Resources Code, does not apply  
18 to a transaction under this section.

19 SECTION 2. This Act applies to the real property described  
20 as follows:

21 1.938 ACRES

22 All that certain tract or parcel of land lying and being  
23 situated in Orange County, Texas, a part of the JOHN HARMON SURVEY,  
24 ABSTRACT NO. 12, and being a part of the H. J. L. Stark 101.50 acre

1 tract of land, and being more particularly described as follows:

2 BEGINNING at a point in the east line of the said Stark 101.50  
3 acre tract and west line of that certain 105.983 acre tract known as  
4 the "Dairy Farm Tract," a part of the Estate of E. W. Brown, Jr.,  
5 said POINT OF BEGINNING being in the southeasterly right-of-way  
6 line of Texas State Highway 87;

7 THENCE South 1 deg. 33 min. 00 sec. West along and with the  
8 said east line of the Stark 101.50 acre tract and west line of the  
9 Brown 105.983 acre tract a distance of 578.00 feet;

10 THENCE North 43 deg. 06 min. 40 sec. West along and with a  
11 line which is perpendicular to the above said southeasterly  
12 right-of-way line of Highway 87 a distance of 413.44 feet to the  
13 said southeasterly right-of-way line of Highway 87;

14 THENCE North 46 deg. 53 min. 20 sec. East along and with the  
15 said southeasterly right-of-way line of Highway 87 a distance of  
16 335.27 feet to the P.C. of a curve to the right in the said  
17 southeasterly right-of-way line, said curve having a radius of  
18 1,086.27 feet;

19 THENCE in a northeasterly direction along and with the said  
20 curve to the right in the southeasterly right-of-way line of  
21 Highway 87 a distance of 71.06 feet to the POINT OF BEGINNING, said  
22 portion of curve having a central angle of 3°-44'-53" and subtending  
23 a chord of 71.05 feet, the bearing of which chord is North 48 deg. 45  
24 min. 46 sec. East, and

25 Said tract herein described containing 1.938 acres of land,  
26 more or less, and being subject to a 35 foot wide drainage easement  
27 along the easterly portion of the herein described tract, said 35

1 foot wide drainage easement being a part of that certain easement  
2 described in Volume 502, Page 116 of the Deed Records of Orange  
3 County, Texas, said portion of easement containing 0.438 acre of  
4 land, more or less, for a net area of 1.500 acres of land, more or  
5 less, in the said tract herein described.

6 SECTION 3. This Act takes effect immediately if it receives  
7 a vote of two-thirds of all the members elected to each house, as  
8 provided by Section 39, Article III, Texas Constitution. If this  
9 Act does not receive the vote necessary for immediate effect, this  
10 Act takes effect September 1, 2019.