

1-1 By: Darby, Zerwas (Senate Sponsor - Seliger) H.B. No. 2641
 1-2 (In the Senate - Received from the House April 15, 2019;
 1-3 April 17, 2019, read first time and referred to Committee on Health
 1-4 & Human Services; April 24, 2019, reported favorably by the
 1-5 following vote: Yeas 9, Nays 0; April 24, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the release of a reversionary interest in certain real
 1-20 property by the Health and Human Services Commission and conditions
 1-21 related to that release.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-23 SECTION 1. (a) Subject to Subsections (b) and (c) of this
 1-24 section and not later than February 1, 2021, the Health and Human
 1-25 Services Commission shall execute an appropriate instrument to
 1-26 release and nullify the right of reverter to which the real property
 1-27 described by Section 2 of this Act is subject under the deed filed
 1-28 in the Deed Records of Howard County, Texas, at Volume 795, Pages
 1-29 141-143.

1-30 (b) The Health and Human Services Commission shall by
 1-31 appropriate instrument release the right of reverter described by
 1-32 Subsection (a) of this section only if:

1-33 (1) the West Texas Centers for Mental Health and
 1-34 Mental Retardation transfers by appropriate instrument of
 1-35 conveyance to Cap Rock Holdings, LLC, a Texas limited liability
 1-36 company, real property described by Section 2 of this Act in
 1-37 exchange for the real property described by Section 3 of this Act
 1-38 transferred by appropriate instrument of conveyance by Cap Rock
 1-39 Holdings, LLC, a Texas limited liability company, to West Texas
 1-40 Centers for Mental Health and Mental Retardation;

1-41 (2) the fair market value of the real property
 1-42 described by Section 3 of this Act is equal to or greater than the
 1-43 fair market value of the real property described by Section 2 of
 1-44 this Act as established by an independent appraisal obtained by the
 1-45 asset management division of the General Land Office; and

1-46 (3) the real property described by Section 3 of this
 1-47 Act is conveyed to the West Texas Centers for Mental Health and
 1-48 Mental Retardation by Cap Rock Holdings, LLC, a Texas limited
 1-49 liability company, by appropriate instrument of conveyance that
 1-50 includes a provision that imposes as a condition on title to the
 1-51 real property that the title will automatically vest in the Health
 1-52 and Human Services Commission if the West Texas Centers for Mental
 1-53 Health and Mental Retardation discontinues using the property for
 1-54 the purpose of providing community-based mental health and
 1-55 intellectual disability services for more than 180 continuous days.

1-56 (c) The Health and Human Services Commission may execute the
 1-57 instrument releasing the right of reverter described by Subsection
 1-58 (a) of this section to nullify the right of reverter and clear the
 1-59 right of reverter from the title of the real property described by
 1-60 Section 2 of this Act only if the General Land Office has verified
 1-61 that the conditions described by Subsection (b) of this section

2-1 have been satisfied.

2-2 SECTION 2. The real property title to which is held by the
2-3 West Texas Centers for Mental Health and Mental Retardation is
2-4 situated in Howard County, Texas, and more particularly described
2-5 as follows:

2-6 Lots 5, 6 and 7, Block 19, Original Town Site, Big Spring, Howard
2-7 County, Texas and further described as being a +/- 0.48-acre tract
2-8 in a deed to the State recorded at Volume 642, Page 480, of the Deed
2-9 Records of Howard County, Texas.

2-10 SECTION 3. The real property title to which is held by Cap
2-11 Rock Holdings, LLC, a Texas limited liability company, is situated
2-12 in Howard County, Texas, and more particularly described as
2-13 follows:

2-14 400 Nolan, Big Spring, TX

2-15 Acres 0.257, LT 1 & N/30 of LT 2 BK 31 Original Town 80X140 0535 ACQ
2-16 062211 BLK/TRACT 31 0.257 acres

2-17 401 Johnson (7-11) Big Spring, TX

2-18 Acre 0.321, Lts 11-12 Blk 31 Original Town 100x140 0545 Blk/Tract 31
2-19 0.321 acres

2-20 Store #508

2-21 SECTION 4. This Act takes effect immediately if it receives
2-22 a vote of two-thirds of all the members elected to each house, as
2-23 provided by Section 39, Article III, Texas Constitution. If this
2-24 Act does not receive the vote necessary for immediate effect, this
2-25 Act takes effect September 1, 2019.

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