

By: Zerwas

H.B. No. 2913

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the transfer of certain real property held by the
3 Department of Public Safety of the State of Texas.

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

5 SECTION 1. (a) As soon as practicable after the effective
6 date of this Act, the Department of Public Safety of the State of
7 Texas shall transfer to Child Advocates of Fort Bend the real
8 property described by Section 2 of this Act.

9 (b) Child Advocates of Fort Bend shall use the property
10 transferred under this Act only for a purpose that benefits the
11 public interest of the state. If Child Advocates of Fort Bend uses
12 the property for any purpose other than a purpose that benefits the
13 public interest of the state, ownership of the property
14 automatically reverts to the Department of Public Safety of the
15 State of Texas.

16 (c) The Department of Public Safety of the State of Texas
17 shall transfer the property by an appropriate instrument of
18 transfer. The instrument of transfer must provide that:

19 (1) Child Advocates of Fort Bend use the property only
20 for a purpose that benefits the public interest of the state; and

21 (2) ownership of the property will automatically
22 revert to the Department of Public Safety of the State of Texas if
23 Child Advocates of Fort Bend uses the property for any purpose other
24 than a purpose that benefits the public interest of the state.

1 (d) The Department of Public Safety of the State of Texas
2 shall retain custody of the instrument of transfer after the
3 instrument of transfer is filed in the real property records of Fort
4 Bend County.

5 SECTION 2. The real property referred to in Section 1 of
6 this Act is described as follows:

7 A 0.3294-acre tract of land in the James Lowery 1/3-League,
8 Abstract Number 275, Fort Bend County, Texas, located in the City of
9 Rosenberg, being a portion of that 1.7974-acre tract of land
10 conveyed to Texas Department of Public Safety, described in a
11 warranty deed recorded in Volume 758, Page 744 of the Official
12 Public Records of Fort Bend County, Texas, said 0.3294-acre tract
13 being further described by metes and bounds as follows:

14 BEGINNING at a 1/2-inch iron rod with a plastic cap marked
15 "PSC RPLS 6453" set in the occupied north right-of-way line of
16 Avenue "N" and the south line of said 1.7974-acre tract for the
17 southeast corner of this tract, said beginning point having
18 coordinates of NORTHING: 13,760,038.29 and EASTING: 2,994,593.07,
19 Texas Coordinate System, South Central Zone 4204, North American
20 Datum of 1983, whence a 5/8-inch iron rod found at the original
21 southeast corner of said 1.7974-acre tract bears South 67 degrees
22 49 minutes 56 seconds East a distance of 392.36 feet and the
23 southeast corner of said James Lowery 1/3-League bears South 67
24 degrees 49 minutes 56 seconds East a distance of 442.36 feet and
25 South 22 degrees 26 minutes 23 seconds West a distance of 798.9
26 feet, per calls in previous deeds and plats;

27 (1) THENCE North 67 degrees 49 minutes 56 seconds

1 West, along the north right-of-way line of said Avenue "N", a
2 distance of 32.11 feet to a point in a utility pole at the southwest
3 corner of said 1.7974-acre tract and the southeast corner of a
4 2.500-acre tract conveyed to Fort Bend County Child Advocates,
5 Inc., described in a special warranty deed with vendor's lien
6 recorded in County Clerk's File Number 2006021668 of the Official
7 Public Records of Fort Bend County, Texas, for the southwest corner
8 of this tract, whence a 5/8-inch iron rod with a plastic cap marked
9 "TERRA SURVEYING" bears South 05 degrees 24 minutes 22 seconds East
10 a distance of 0.19 feet and an "X" cut on concrete found at the
11 southwest corner of said 2.500-acre tract bears North 67 degrees 49
12 minutes 56 seconds West a distance of 279.56 feet;

13 (2) THENCE North 22 degrees 11 minutes 18 seconds
14 East, along the east line of said 2.500-acre tract, a distance of
15 185.85 feet to a 5/8-inch iron rod found at the northeast corner of
16 said 1.7974-acre tract and the southwest corner of Unrestricted
17 Reserve "B", Terra Flora, a subdivision of the James Lowery
18 1/3-League, according to the map, plat and/or dedication deed
19 thereof recorded in Slide 517/B and Volume 32, Page 6 of the Plat
20 Records of Fort Bend County, Texas, for the northwest corner of this
21 tract, said point having coordinates of NORTHING: 13,760,222.47 and
22 EASTING: 2,994,633.52, Texas Coordinate System, South Central Zone
23 4204, North American Datum of 1983, whence a 5/8-inch iron rod bears
24 North 22 degrees 11 minutes 18 seconds East a distance of 202.64
25 feet;

26 (3) THENCE South 67 degrees 39 minutes 44 seconds
27 East, along the common line of said Unrestricted Reserve "B" and

1 said 1.7974-acre tract, a distance of 145.05 feet to a 1/2-inch iron
2 rod with a plastic cap marked "PSC RPLS 6453" set for the northeast
3 corner of this tract, whence a 1-inch iron pipe bears South 67
4 degrees 39 minutes 44 seconds East a distance of 280.65 feet and a
5 3/4-inch iron pipe found at the northeast corner of said Terra Flora
6 Subdivision bears South 67 degrees 39 minutes 44 seconds East a
7 distance of 280.24 feet and North 22 degrees 26 minutes 23 seconds
8 East a distance of 204.58 feet;

9 (4) THENCE South 22 degrees 20 minutes 16 seconds West
10 a distance of 0.31 feet to a 1/2-inch iron rod with a plastic cap
11 marked "PSC RPLS 6453" set for a point of intersection for a corner
12 of this tract;

13 (5) THENCE southwesterly, along a curve to the left,
14 an arc distance of 76.65 feet, said curve having a radius of 55.93
15 feet, a delta angle of 78 degrees 31 minutes 25 seconds, a chord
16 bearing of South 67 degrees 01 minutes 09 seconds West, and a chord
17 distance of 70.79 feet to a 1/2-inch iron rod with a plastic cap
18 marked "PSC RPLS 6453" set for a point of reverse curvature for a
19 corner of this tract;

20 (6) THENCE southwesterly, along a curve to the right,
21 an arc distance of 4.43 feet, said curve having a radius of 3.00
22 feet, a delta angle of 84 degrees 38 minutes 18 seconds, a chord
23 bearing of South 70 degrees 04 minutes 36 seconds West, and a chord
24 distance of 4.04 feet to a 1/2-inch iron rod with a plastic cap
25 marked "PSC RPLS 6453" set for a point of tangency for a corner of
26 this tract;

27 (7) THENCE North 67 degrees 36 minutes 19 seconds

1 West, a distance of 18.60 feet to a 1/2-inch iron rod with a plastic
2 cap marked "PSC RPLS 6453" set for a point of intersection for a
3 corner of this tract;

4 (8) THENCE South 21 degrees 34 minutes 50 seconds West
5 a distance of 90.75 feet to a 1/2-inch iron rod with a plastic cap
6 marked "PSC RPLS 6453" set for a point of intersection for a corner
7 of this tract;

8 (9) THENCE North 67 degrees 44 minutes 40 seconds West
9 a distance of 5.07 feet to a 1/2-inch iron rod with a plastic cap
10 marked "PSC RPLS 6453" set for a point of intersection for a corner
11 of this tract;

12 (10) THENCE South 23 degrees 44 minutes 55 seconds
13 West a distance of 9.25 feet to a 1/2-inch iron rod with a plastic
14 cap marked "PSC RPLS 6453" set for a point of curvature for a corner
15 of this tract;

16 (11) THENCE southwesterly, along a curve to the right,
17 an arc distance of 7.75 feet, said curve having a radius of 5.00
18 feet, a delta angle of 88 degrees 47 minutes 17 seconds, a chord
19 bearing of South 68 degrees 08 minutes 33 seconds West, and a chord
20 distance of 7.00 feet, to a 1/2-inch iron rod with a plastic cap
21 marked "PSC RPLS 6453" set for a point of tangency for a corner of
22 this tract;

23 (12) THENCE North 67 degrees 27 minutes 48 seconds
24 West a distance of 18.22 feet to a 1/2-inch iron rod with a plastic
25 cap marked "PSC RPLS 6453" set for a point of curvature for a corner
26 of this tract;

27 (13) THENCE southwesterly, along a curve to the left,

1 an arc distance of 22.35 feet, said curve having a radius of 14.00
2 feet, a delta angle of 91 degrees 28 minutes 59 seconds, a chord
3 bearing of South 66 degrees 47 minutes 42 seconds West, and a chord
4 distance of 20.05 feet to a 1/2-inch iron rod with a plastic cap
5 marked "PSC RPLS 6453" set for a point of tangency for a corner of
6 this tract;

7 (14) THENCE South 21 degrees 03 minutes 13 seconds
8 West a distance of 13.28 feet to the POINT OF BEGINNING. Bearings
9 called in this description are based on the Texas Coordinate
10 System, South Central Zone 4204, North American Datum of 1983.
11 Distances called in this description are surface distances.

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