

AN ACT

relating to authorizing the sale or transfer of the G. J. Sutton Building Complex in San Antonio.

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

SECTION 1. (a) As soon as practical, subject to Subsection (b) of this section, the General Land Office shall offer for sale or transfer on behalf of the state the real property known as the G. J. Sutton Building Complex in San Antonio and described by Subsection (d) of this section. The General Land Office shall conduct the sale or transfer under this Act using the procedures under Section 31.158, Natural Resources Code.

(b) The General Land Office may not sell or transfer the real property described by Subsection (d) of this section unless the conveyance includes covenants, conditions, or restrictions that require:

(1) the proper disposal of the contaminated soil on the property in accordance with state and federal environmental regulations, unless the soil is disposed of before the conveyance;

(2) the use of the name "G. J. Sutton" as the name for the property or a building located on the property; and

(3) Lot 32 of Tract 4, as described by Subsection (d) of this section, to have not more than 50 public parking spaces.

(c) The sale of the real property authorized by this section must comply with 26 C.F.R. Sections 1.141-12(a), (b), (c), and (e).

1 This subsection prevails to the extent of any conflict between this
2 subsection and any provision of this Act or any other law.

3 (d) The real property that must be offered for sale or
4 transfer under this Act is the four tracts of land described as
5 follows:

6 TRACT 1:

7 Being a 2.916-acre (127,006 square feet) parcel of land located in
8 City of San Antonio, Bexar County, Texas, said 2.916-acre parcel
9 being all in New City Block 581, City of San Antonio, Bexar County,
10 Texas, as conveyed to the State of Texas in deed recorded under Vol.
11 7711, Page. 343, Official Public Records of Real Property of Bexar
12 County, Texas (O.P.R.B.C.T), save and except that called
13 0.8942-acre tract conveyed to Texas Public Finance Authority by
14 deed recorded under Volume 5493, Page 1046, O.P.R.B.C.T. and that
15 called 0.2969-acre tract conveyed to Texas Public Finance Authority
16 by deed recorded under Volume 4203, Page 4, O.P.R.B.C.T, said
17 2.916-acre parcel of land being more particularly described by
18 metes and bounds as follows (all bearings based on the North
19 American Datum of 1983, 2011 Adjustment, Epoch 2010.00, Texas
20 Coordinate System, South Central Zone):

21 COMMENCING at an existing building corner found at the southeast
22 corner of said New City Block 581 at the intersection of the
23 westerly right-of-way line of N. Cherry Street (right-of-way width
24 varies) with the northerly right-of-way line of N. Center Street
25 (55.6' wide), same being the southeast corner of said called
26 0.8942-acre tract;

27 THENCE, S 89° 34' 57" W, along said existing northerly right-of-way

1 line of N. Center Street, a distance of 93.50 feet to a 'x' in
2 concrete set for the POINT OF BEGINNING of the herein described
3 tract, said point also being the southwest corner of the called
4 0.8942-acre tract and the southeast corner herein described tract;
5 THENCE, S 89° 34' 57" W, continuing with said northerly right-of-way
6 of N. Center Street, a distance of 27.08 feet to a 'X' in concrete
7 set for the southeast corner of said 0.2969-acre tract;
8 THENCE, N 00° 31' 19" W, with the easterly line of said 0.2969-acre
9 tract, a distance of 177.68 feet to a 1/2-inch iron rod found for
10 the northeast corner of said 0.2969-acre tract;
11 THENCE, S 89° 28' 42" W, with the northerly line of said 0.2969-acre
12 tract, a distance of 72.69 feet to an 'x' in concrete set for the
13 northwest corner of said 0.2969-acre tract;
14 THENCE, S 00° 25' 08" E, with the westerly line of said 0.2969-acre
15 tract, a distance of 177.55 feet to a fence post found for the
16 southwest corner of said 0.2969-acre tract in the northerly
17 right-of-way line of N. Center Street;
18 THENCE, S 89° 34' 57" W, with said northerly right-of-way line of N.
19 Center Street, a distance of 236.71 feet to a 5/8-inch iron rod with
20 cap stamped "Vickrey Prop. Cor." set for the southwest corner of the
21 herein described tract in the easterly line of the Union Pacific
22 Railroad right-of-way (89.8 feet wide);
23 THENCE, N 00° 09' 41" W, with said easterly line of the Union Pacific
24 Railroad right-of-way, a distance of 416.65 feet to a 5/8-inch iron
25 rod with cap stamped "Vickrey Prop. Cor." Set in the southerly
26 right-of-way line of E. Crockett Street (57.8-foot width), for the
27 northwest corner of the herein described tract;

1 THENCE, N 89° 45' 28" E, with said southerly line of E. Crockett
2 Street, a distance of 335.80 feet to an 'X' in concrete set for the
3 northwest corner of the called 0.8942-acre tract and the northeast
4 corner of the herein described tract;

5 THENCE, S 00° 17' 57" E, with the westerly line of said called
6 0.8942-acre tract, a distance of 415.62 feet to the POINT OF
7 BEGINNING and containing 2.916-acres (127,006 square feet) of land.

8 TRACT 2:

9 Being a 0.8918-acre (38,847 square feet) parcel of land located in
10 the City of San Antonio, Bexar County, Texas, said 0.8918-acre
11 parcel being portions of Lots 6 and 15 and all of Lots 7 and 16 of
12 New City Block 581, and also being all of that called 0.8942-acre
13 tract conveyed to Texas Public Finance Authority by deed recorded
14 under Volume 5493, Page 1046, Official Public Records of Real
15 Property of Bexar County, Texas (O.P.R.B.C.T.); said 0.8918-acre
16 parcel of land being more particularly described by metes and
17 bounds as follows (all bearings based on the North American Datum of
18 1983, 2011 Adjustment, Epoch 2010.00, Texas Coordinate System,
19 South Central Zone):

20 BEGINNING at an existing building corner found at the southeast
21 corner of said New City Block 581 at the intersection of the
22 westerly right-of-way line of N. Cherry Street (right-of-way width
23 varies) with the northerly right-of-way line of Center Street
24 (55.6' wide), same being the southeast corner of the called
25 0.8942-acre tract and the herein described tract;

26 THENCE, S 89° 34' 57" W, along said existing northerly right-of-way
27 line of N. Center Street, a distance of 93.50 feet to an 'X' in

1 concrete set for the southwest corner of the called 0.8942-acre
2 tract and the herein described tract;

3 THENCE, N 00° 17' 57" W, a distance of 415.62 feet to an 'X' in
4 concrete set in the southerly right-of-way line of E. Crockett
5 Street for the northwest corner of the called 0.8942-acre tract and
6 the herein described tract, being in the southerly right-of-way
7 line of E. Crockett Street (57.8' wide);

8 THENCE, N 89° 45' 28" E, along said southerly right-of-way line of E.
9 Crockett Street, a distance of 93.50 feet to an 'X' in concrete set
10 at the intersection of said southerly right-of-way line of E.
11 Crockett Street with said westerly right-of-way line of N. Cherry
12 Street, for the northeast corner of the called 0.8942-acre tract
13 and the herein described tract;

14 THENCE, S 00° 17' 57" E, with said westerly right-of-way line of N.
15 Cherry Street, a distance of 415.33 feet to the POINT OF BEGINNING
16 and containing 0.8918-acre (38,847 square feet) of land.

17 TRACT 3:

18 Being a 0.2970-acre (12,939 square feet) parcel of land located in
19 the City of San Antonio, Bexar County, Texas, said 0.2970-acre
20 parcel being all of Lot 14 and a portion of Lots 13 and 15 of New
21 City Block 581, and also being all of that called 0.2969-acre tract
22 conveyed to Texas Public Finance Authority by deed recorded under
23 Volume 4203, Page 4, Official Public Records of Real Property of
24 Bexar County, Texas (O.P.R.B.C.T.), said 0.2970-acre parcel of land
25 being more particularly described by metes and bounds as follows
26 (all bearings based on the North American Datum of 1983, 2011
27 Adjustment, Epoch 2010.00, Texas Coordinate System, South Central

1 Zone):

2 COMMENCING at an existing building corner found at the southeast
3 corner of said New City Block 581 at the intersection of the
4 westerly right-of-way line of N. Cherry Street (right-of-way
5 varies) with the northerly right-of-way line of N. Center Street
6 (55.6' wide), same being the southeast corner of a called
7 0.8942-acre tract conveyed to Texas Public Finance Authority by
8 deed recorded under Volume 5493, Page 1046, O.P.R.B.C.T.;

9 THENCE, S 89° 34' 57" W, along said existing northerly right-of-way
10 line of N. Center Street, a distance of 120.58 feet to an 'X' in
11 concrete set for the POINT OF BEGINNING and southeast corner of the
12 called 0.2969-acre tract and the herein described tract;

13 THENCE, S 89° 34' 57" W, continuing along said existing northerly
14 right-of-way line of N. Center Street, a distance of 73.01 feet to a
15 fence corner found for the southwest corner of the called
16 0.2969-acre tract and the herein described tract;

17 THENCE, N 00° 25' 08" W, a distance of 177.55 feet to an 'X' in
18 concrete set for the northwest corner of the called 0.2969-acre
19 tract and the herein described tract;

20 THENCE, N 89° 28' 42" E, a distance of 72.69 feet to a 1/2-inch iron
21 rod found for the northeast corner of the called 0.2969-acre tract
22 and the herein described tract;

23 THENCE, S 00° 31' 19" E, a distance of 177.68 feet to the POINT OF
24 BEGINNING and containing 0.2970-acre (12,939 square feet) of land.

25 TRACT 4:

26 Lots 32, 33 and 34, Block B-13, New City Block 574, Merchants
27 Subdivision, an Addition to the City of San Antonio, Bexar County,

1 Texas, according to a plat thereof recorded in Volume 9510, Page
2 135, Deed and Plat Records, Bexar County, Texas.

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

President of the Senate

Speaker of the House

I certify that H.B. No. 2944 was passed by the House on May 3, 2019, by the following vote: Yeas 140, Nays 0, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 2944 on May 24, 2019, by the following vote: Yeas 124, Nays 17, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 2944 was passed by the Senate, with amendments, on May 21, 2019, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

Governor