

1-1 By: Watson S.B. No. 1349
 1-2 (In the Senate - Filed February 28, 2019; March 7, 2019,
 1-3 read first time and referred to Committee on Business & Commerce;
 1-4 April 9, 2019, reported adversely, with favorable Committee
 1-5 Substitute by the following vote: Yeas 9, Nays 0; April 9, 2019,
 1-6 sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
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	X			

1-18 COMMITTEE SUBSTITUTE FOR S.B. No. 1349 By: Nichols

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to authorizing the sale of certain real property by the
 1-22 Texas Facilities Commission on behalf of the state.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. (a) Subject to Subsections (b), (c), and (d) of
 1-25 this section, the Texas Facilities Commission on behalf of the
 1-26 state may convey the real property described by Section 2 of this
 1-27 Act.

1-28 (b) The real property described by Section 2 of this Act may
 1-29 not be conveyed by the Texas Facilities Commission on behalf of the
 1-30 state for an amount less than the fair market value of the real
 1-31 property. The fair market value of the real property must be
 1-32 established by an independent appraisal obtained by the asset
 1-33 management division of the General Land Office.

1-34 (c) The General Land Office shall negotiate and close a
 1-35 transaction under this section on behalf of the Texas Facilities
 1-36 Commission under Section 31.158, Natural Resources Code.

1-37 (d) The sale of the real property authorized by this section
 1-38 must comply with 26 C.F.R. Sections 1.141-12(a), (b), (c), and (e).
 1-39 This subsection prevails to the extent of any conflict between this
 1-40 subsection and any provision of this Act or any other law.

1-41 SECTION 2. The real property is situated in Travis County,
 1-42 Texas, and more particularly described as follows:

1-43 (i) the tracts or parcels of land described in Austin,
 1-44 Travis County, Texas, described in Exhibit I, attached hereto,
 1-45 including all improvements on or under the land and all Grantor's
 1-46 right, title and interest in and to adjacent streets, alleys and
 1-47 rights-of-way, and adjacent strips and gores of real estate, and
 1-48 all rights, titles, and interests appurtenant to the land and
 1-49 improvements;

1-50 (ii) all licenses and rights, if any, whether surface,
 1-51 subterranean, or aerial, pertinent to use of the land, improvements
 1-52 or personalty, including, without limitation, the licenses
 1-53 described in Exhibit II attached hereto and made a part hereof;
 1-54 subject to zoning laws, regulations and ordinances of municipal and
 1-55 other governmental authorities, if any, affecting the above
 1-56 described Property and all the exceptions described in Exhibit III
 1-57 attached hereto and made a part hereof, hereinafter called the
 1-58 "Permitted Exceptions."

1-59 EXHIBIT I

1-60 TRACT ONE:

2-1 Lots 1-12, Block 27, of the Original City of Austin, in Travis
2-2 County, Texas, according to the map or plat of the Original City
2-3 filed in the General Land Office of the State of Texas, together
2-4 with the adjoining alley, vacated in Vol. 4026, Page 1564, of the
2-5 Deed Records of Travis County, Texas. Said Lots 7-12, also known as
2-6 the Resubdivision of North Half of Block 27, a subdivision in Travis
2-7 County, Texas, according to map or plat of record in Volume 3, Page
2-8 47, of the Plat Records of Travis County, Texas, and being the same
2-9 property more fully described in the attached Exhibit I-A.

EXHIBIT I-A

METES AND BOUNDS DESCRIPTION

2-11 BEING ALL OF BLOCK 27 OF THE ORIGINAL CITY OF AUSTIN, AND
2-12 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

2-13 BEGINNING at an "X" found cut in concrete at the intersection
2-14 of the south r.o.w. line of West 4th Street with the east r.o.w.
2-15 line of Guadalupe Street for the northwest corner and PLACE OF
2-16 BEGINNING hereof;

2-17 THENCE with the south r.o.w. line of West 4th Street, S 70° 56'
2-18 34" E 277.20 feet to an "X" found cut in concrete for the northeast
2-19 corner hereof;

2-20 THENCE with the west r.o.w. line of Lavaca Street, S 18° 58'
2-21 53" W 276.48 feet to a punch hole set in the concrete surface of a
2-22 trap door for the southeast corner corner;

2-23 THENCE with the north r.o.w. line of West 3rd Street, N 70° 57'
2-24 34" W 277.42 feet to a concrete nail set in concrete for the
2-25 southwest corner hereof;

2-26 THENCE with the east r.o.w. line of Guadalupe Street, N 19°
2-27 01' 37" E 276.56 feet to the PLACE OF BEGINNING and containing 1.76
2-28 acres of land, more or less.

EXHIBIT II

2-29 License Agreement dated February 11, 1983, by and between the
2-30 City of Austin, Licensor and John P. Watson, Trustee, Licensee of
2-31 record in Volume 8039, Page 113, and in Volume 8027, Page 572, of
2-32 the Deed Records of Travis County, Texas, said agreement having
2-33 been modified by instrument recorded in Volume 8304, Page 865, Real
2-34 Property Records of Travis County, Texas and having been
2-35 transferred by instrument recorded in Volume 8632, Page 946, Real
2-36 Property Records of Travis County, Texas. (Tract One).

EXHIBIT III

2-37 1. Sidewalk easement granted to the City of Austin, as
2-38 described and located by instrument recorded in Volume 10027, Page
2-39 673, Real Property Records of Travis County, Texas. (Tract One)

2-40 2. All terms, conditions and provisions of that certain
2-41 License Agreement dated February 11, 1983 by and between the City of
2-42 Austin, Licensor and John P. Watson, Trustee, Licensee and recorded
2-43 in Volume 8039, Page 113 and Volume 8027, Page 572 of the the Real
2-44 Property Records of Travis County, Texas. Said agreement having
2-45 been modified by instrument recorded in Volume 8304, Page 865, Real
2-46 Property Records of Travis County, Texas. Said agreement having
2-47 been transferred by instrument recorded in Volume 8632, Page 946,
2-48 Real Property Records of Travis County, Texas. (Tract One)

2-49 3. Steps protruding into a portion of West Third Street and
2-50 Lavaca Street and fire hydrant valve caps located in the extreme
2-51 southerly corner of subject property as shown on survey dated
2-52 November 16, 1990, revised December 20, 1990, prepared by James
2-53 M. Grant, RPS. (Tract One)

2-54 4. Outside face of exterior wall of parking structure below
2-55 grade protruding into Lavaca Street a maximum of 0.35 feet
2-56 receding to no protrusion along the East face of the exterior wall
2-57 of the parking structure as shown on survey dated November 16, 1990,
2-58 revised December 20, 1990, prepared by James M. Grant, RPS. (Tract
2-59 One)

2-60 SECTION 3. This Act takes effect immediately if it receives
2-61 a vote of two-thirds of all the members elected to each house, as
2-62 provided by Section 39, Article III, Texas Constitution. If this
2-63 Act does not receive the vote necessary for immediate effect, this
2-64 Act takes effect September 1, 2019.

2-65 * * * * *