

By: Rogers

H.B. No. 1471

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the transfer of certain state property from the Texas
3 Department of Criminal Justice to Stephens County.

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

5 SECTION 1. (a) As soon as practicable, the Texas Department
6 of Criminal Justice shall transfer to Stephens County the real
7 property interests of the State of Texas and the department in the
8 tracts of land described by Subsection (f) of this section.

9 (b) Stephens County may use the property transferred under
10 this Act only for a purpose that benefits the public. If Stephens
11 County uses the property for any purpose other than a purpose
12 described by this subsection, ownership of the property
13 automatically reverts to the State of Texas.

14 (c) The Texas Department of Criminal Justice shall transfer
15 the property by an appropriate instrument of transfer. The
16 instrument of transfer must:

17 (1) provide that:

18 (A) Stephens County may use the property only for
19 a purpose that benefits the public; and

20 (B) ownership of the property will automatically
21 revert to the State of Texas if Stephens County uses the property
22 for any purpose other than a purpose described by Paragraph (A) of
23 this subdivision; and

24 (2) describe the property to be transferred by metes

1 and bounds.

2 (d) The Texas Department of Criminal Justice shall retain
3 custody of the instrument of transfer after the instrument of
4 transfer is filed in the real property records of Stephens County.

5 (e) Sections 31.158 and 31.159, Natural Resources Code, do
6 not apply to the transfer of real property authorized by this Act.

7 (f) The tracts of land referred to in this section are
8 described as follows:

9 (1) 149.04 acres of land out of T. E. & L. 1177, A-1948
10 and A. B. & M. Survey 2, A-1586, Stephens County, Texas, and being
11 part of a tract of land described in deed recorded in Volume 1071
12 Page 186 Official Public Records, Stephens County, Texas.

13 BEGINNING at the northeast corner of T. E. & L. 1177 and at an
14 interior corner of A. B. & M. Survey 2;

15 THENCE N 89°47'36" E with the north line of the tract described in
16 Volume 1071 Page 186 and the south line of the tract described in
17 Volume 1747 Page 3 a distance of 1907.46' to a 1/2" iron pin found in
18 the east line of Survey 2 A. B. & M. for the northeast corner of the
19 tract described in Volume 1071 and the southeast corner of the tract
20 described in Volume 1747 Page 3 for the northeast corner of this
21 tract;

22 THENCE S 00°56'23" W with the east line of Survey 2 A. B. & M. a
23 distance of 747.17' to a 1/2" iron pin found for a corner in the
24 north line of County Road 173;

25 THENCE S 00°10'58" W continuing with the east line of Survey 2 A. B.
26 & M. and County Road 173 a distance of 1114.50' to a 1/2" iron pin
27 set for the northeast corner of a tract of land described in Volume

1 1072 Page 285 and being the eastern most southeast corner of the
2 tract described in Volume 1071 Page 186;

3 THENCE N 89°49'02" W a distance of 1897.55' to a 1/2" iron pin set in
4 the east line of T. E. & L. 1177 for the northwest corner of the
5 tract described in Volume 1072 Page 285 and being an interior corner
6 of this tract;

7 THENCE S 00°10'58" W with the east line of T. E. & L. 1177 a distance
8 of 56.03' to a 1/2 iron pin set in the north line of an existing
9 road;

10 THENCE N 88°55'23" W with an existing fence line on the north line of
11 the road a distance of 1571.09' to a fence corner found for the
12 southwest corner of this tract;

13 THENCE N 00°03'36" E a distance of 1869.57' to a 1/2" iron pin set in
14 the north lien of T. E. & L. 1177 and the south line of Survey 2 A. B.
15 & M. for the northwest corner of this tract;

16 THENCE N 89°47'52" E with the north line of T. E. & L. 1177 and the
17 south line of Survey 2 A. B. & M. a distance of 1574.93' to the place
18 of beginning and containing 149.04 acres of land. (See attached
19 plat S-2153 B, bearings based on G.P.S. NAD 1983 coordinates); and

20 (2) 139.76 acres of land out of T. E. & L. 1177,
21 A-1948, Stephens County, Texas, and being part of a tract of land
22 described in deed recorded in Volume 1071 Page 186, Official Public
23 Records, Stephens County, Texas.

24 BEGINNING at a 1/2" iron pin found in County Road 173 for the
25 southeast corner of T. E. & L. 1177 and being the southern most
26 southeast corner of the tract described in Volume 1071 Page 186 for
27 the southeast corner of this tract;

1 THENCE N 89°56'48" W with the south line of T. E. & L. 1177 a distance
2 of 3536.23' to a 1/2" iron pin found for the southeast corner of
3 Tract 2 as described in Volume 1072 Page 288 Page and being the
4 southwest corner of this tract;

5 THENCE N 00°00'42" E passing the northeast corner of the Tract 2 as
6 described in Volume 1072 Page 288 at a distance of 275.00' and
7 continuing a total distance of 1668.83' to a 1/2" iron pin set for
8 the northwest corner of this tract;

9 THENCE S 89°57'24" E a distance of 1840.87' to a fence corner;

10 THENCE N 35°39'30" E a distance of 153.47' to a fence corner in the
11 south line of an existing road;

12 THENCE S 88°50'58" E with the fence on the south line the road a
13 distance of 1611.50' to a 1/2" iron pin set in the east line of T. E.
14 & L. 1177 and in County Road 173 for the northeast corner of this
15 tract;

16 THENCE S 00°10'58" W with the east line of T. E. & L. 1177 and the
17 county road a distance of 1763.07' to the place of beginning and
18 containing 139.76 acres of land. (See attached plat S-2153 B,
19 bearings based on G.P.S. NAD 1983 coordinates).

20 SECTION 2. This Act takes effect immediately if it receives
21 a vote of two-thirds of all the members elected to each house, as
22 provided by Section 39, Article III, Texas Constitution. If this
23 Act does not receive the vote necessary for immediate effect, this
24 Act takes effect September 1, 2021.