

1-1 By: Gervin-Hawkins (Senate Sponsor - Flores) H.B. No. 2944
 1-2 (In the Senate - Received from the House May 6, 2019;
 1-3 May 8, 2019, read first time and referred to Committee on Business
 1-4 & Commerce; May 20, 2019, reported favorably by the following vote:
 1-5 Yeas 8, Nays 0; May 20, 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 authorizing the sale or transfer of the G. J. Sutton
 1-20 Building Complex in San Antonio.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. (a) As soon as practical, subject to Subsection
 1-23 (b) of this section, the General Land Office shall offer for sale or
 1-24 transfer on behalf of the state the real property known as the
 1-25 G. J. Sutton Building Complex in San Antonio and described by
 1-26 Subsection (c) of this section. The General Land Office shall
 1-27 conduct the sale or transfer under this Act using the procedures
 1-28 under Section 31.158, Natural Resources Code.

1-29 (b) The General Land Office may not sell or transfer the
 1-30 real property described by Subsection (c) of this section unless
 1-31 the conveyance includes covenants, conditions, or restrictions
 1-32 that require:

1-33 (1) the proper disposal of the contaminated soil on
 1-34 the property in accordance with state and federal environmental
 1-35 regulations, unless the soil is disposed of before the conveyance;

1-36 (2) the use of the name "G. J. Sutton" as the name for
 1-37 the property or a building located on the property; and

1-38 (3) Lot 32 of Tract 4, as described by Subsection (c)
 1-39 of this section, to have not more than 50 public parking spaces.

1-40 (c) The real property that must be offered for sale or
 1-41 transfer under this Act is the four tracts of land described as
 1-42 follows:

1-43 TRACT 1:

1-44 Being a 2.916-acre (127,006 square feet) parcel of land located in
 1-45 City of San Antonio, Bexar County, Texas, said 2.916-acre parcel
 1-46 being all in New City Block 581, City of San Antonio, Bexar County,
 1-47 Texas, as conveyed to the State of Texas in deed recorded under Vol.
 1-48 7711, Page. 343, Official Public Records of Real Property of Bexar
 1-49 County, Texas (O.P.R.B.C.T), save and except that called
 1-50 0.8942-acre tract conveyed to Texas Public Finance Authority by
 1-51 deed recorded under Volume 5493, Page 1046, O.P.R.B.C.T. and that
 1-52 called 0.2969-acre tract conveyed to Texas Public Finance Authority
 1-53 by deed recorded under Volume 4203, Page 4, O.P.R.B.C.T, said
 1-54 2.916-acre parcel of land being more particularly described by
 1-55 metes and bounds as follows (all bearings based on the North
 1-56 American Datum of 1983, 2011 Adjustment, Epoch 2010.00, Texas
 1-57 Coordinate System, South Central Zone):

1-58 COMMENCING at an existing building corner found at the southeast
 1-59 corner of said New City Block 581 at the intersection of the
 1-60 westerly right-of-way line of N. Cherry Street (right-of-way width
 1-61 varies) with the northerly right-of-way line of N. Center Street

2-1 (55.6' wide), same being the southeast corner of said called
 2-2 0.8942-acre tract;
 2-3 THENCE, S 89° 34' 57" W, along said existing northerly right-of-way
 2-4 line of N. Center Street, a distance of 93.50 feet to a 'x' in
 2-5 concrete set for the POINT OF BEGINNING of the herein described
 2-6 tract, said point also being the southwest corner of the called
 2-7 0.8942-acre tract and the southeast corner herein described tract;
 2-8 THENCE, S 89° 34' 57" W, continuing with said northerly right-of-way
 2-9 of N. Center Street, a distance of 27.08 feet to a 'X' in concrete
 2-10 set for the southeast corner of said 0.2969-acre tract;
 2-11 THENCE, N 00° 31' 19" W, with the easterly line of said 0.2969-acre
 2-12 tract, a distance of 177.68 feet to a 1/2-inch iron rod found for
 2-13 the northeast corner of said 0.2969-acre tract;
 2-14 THENCE, S 89° 28' 42" W, with the northerly line of said 0.2969-acre
 2-15 tract, a distance of 72.69 feet to an 'x' in concrete set for the
 2-16 northwest corner of said 0.2969-acre tract;
 2-17 THENCE, S 00° 25' 08" E, with the westerly line of said 0.2969-acre
 2-18 tract, a distance of 177.55 feet to a fence post found for the
 2-19 southwest corner of said 0.2969-acre tract in the northerly
 2-20 right-of-way line of N. Center Street;
 2-21 THENCE, S 89° 34' 57" W, with said northerly right-of-way line of N.
 2-22 Center Street, a distance of 236.71 feet to a 5/8-inch iron rod with
 2-23 cap stamped "Vickrey Prop. Cor." set for the southwest corner of the
 2-24 herein described tract in the easterly line of the Union Pacific
 2-25 Railroad right-of-way (89.8 feet wide);
 2-26 THENCE, N 00° 09' 41" W, with said easterly line of the Union Pacific
 2-27 Railroad right-of-way, a distance of 416.65 feet to a 5/8-inch iron
 2-28 rod with cap stamped "Vickrey Prop. Cor." Set in the southerly
 2-29 right-of-way line of E. Crockett Street (57.8-foot width), for the
 2-30 northwest corner of the herein described tract;
 2-31 THENCE, N 89° 45' 28" E, with said southerly line of E. Crockett
 2-32 Street, a distance of 335.80 feet to an 'X' in concrete set for the
 2-33 northwest corner of the called 0.8942-acre tract and the northeast
 2-34 corner of the herein described tract;
 2-35 THENCE, S 00° 17' 57" E, with the westerly line of said called
 2-36 0.8942-acre tract, a distance of 415.62 feet to the POINT OF
 2-37 BEGINNING and containing 2.916-acres (127,006 square feet) of land.
 2-38 TRACT 2:
 2-39 Being a 0.8918-acre (38,847 square feet) parcel of land located in
 2-40 the City of San Antonio, Bexar County, Texas, said 0.8918-acre
 2-41 parcel being portions of Lots 6 and 15 and all of Lots 7 and 16 of
 2-42 New City Block 581, and also being all of that called 0.8942-acre
 2-43 tract conveyed to Texas Public Finance Authority by deed recorded
 2-44 under Volume 5493, Page 1046, Official Public Records of Real
 2-45 Property of Bexar County, Texas (O.P.R.B.C.T.); said 0.8918-acre
 2-46 parcel of land being more particularly described by metes and
 2-47 bounds as follows (all bearings based on the North American Datum of
 2-48 1983, 2011 Adjustment, Epoch 2010.00, Texas Coordinate System,
 2-49 South Central Zone):
 2-50 BEGINNING at an existing building corner found at the southeast
 2-51 corner of said New City Block 581 at the intersection of the
 2-52 westerly right-of-way line of N. Cherry Street (right-of-way width
 2-53 varies) with the northerly right-of-way line of Center Street
 2-54 (55.6' wide), same being the southeast corner of the called
 2-55 0.8942-acre tract and the herein described tract;
 2-56 THENCE, S 89° 34' 57" W, along said existing northerly right-of-way
 2-57 line of N. Center Street, a distance of 93.50 feet to an 'X' in
 2-58 concrete set for the southwest corner of the called 0.8942-acre
 2-59 tract and the herein described tract;
 2-60 THENCE, N 00° 17' 57" W, a distance of 415.62 feet to an 'X' in
 2-61 concrete set in the southerly right-of-way line of E. Crockett
 2-62 Street for the northwest corner of the called 0.8942-acre tract and
 2-63 the herein described tract, being in the southerly right-of-way
 2-64 line of E. Crockett Street (57.8' wide);
 2-65 THENCE, N 89° 45' 28" E, along said southerly right-of-way line of E.
 2-66 Crockett Street, a distance of 93.50 feet to an 'X' in concrete set
 2-67 at the intersection of said southerly right-of-way line of E.
 2-68 Crockett Street with said westerly right-of-way line of N. Cherry
 2-69 Street, for the northeast corner of the called 0.8942-acre tract

3-1 and the herein described tract;
 3-2 THENCE, S 00° 17' 57" E, with said westerly right-of-way line of N.
 3-3 Cherry Street, a distance of 415.33 feet to the POINT OF BEGINNING
 3-4 and containing 0.8918-acre (38,847 square feet) of land.
 3-5 TRACT 3:
 3-6 Being a 0.2970-acre (12,939 square feet) parcel of land located in
 3-7 the City of San Antonio, Bexar County, Texas, said 0.2970-acre
 3-8 parcel being all of Lot 14 and a portion of Lots 13 and 15 of New
 3-9 City Block 581, and also being all of that called 0.2969-acre tract
 3-10 conveyed to Texas Public Finance Authority by deed recorded under
 3-11 Volume 4203, Page 4, Official Public Records of Real Property of
 3-12 Bexar County, Texas (O.P.R.B.C.T.), said 0.2970-acre parcel of land
 3-13 being more particularly described by metes and bounds as follows
 3-14 (all bearings based on the North American Datum of 1983, 2011
 3-15 Adjustment, Epoch 2010.00, Texas Coordinate System, South Central
 3-16 Zone):
 3-17 COMMENCING at an existing building corner found at the southeast
 3-18 corner of said New City Block 581 at the intersection of the
 3-19 westerly right-of-way line of N. Cherry Street (right-of-way
 3-20 varies) with the northerly right-of-way line of N. Center Street
 3-21 (55.6' wide), same being the southeast corner of a called
 3-22 0.8942-acre tract conveyed to Texas Public Finance Authority by
 3-23 deed recorded under Volume 5493, Page 1046, O.P.R.B.C.T.;
 3-24 THENCE, S 89° 34' 57" W, along said existing northerly right-of-way
 3-25 line of N. Center Street, a distance of 120.58 feet to an 'X' in
 3-26 concrete set for the POINT OF BEGINNING and southeast corner of the
 3-27 called 0.2969-acre tract and the herein described tract;
 3-28 THENCE, S 89° 34' 57" W, continuing along said existing northerly
 3-29 right-of-way line of N. Center Street, a distance of 73.01 feet to a
 3-30 fence corner found for the southwest corner of the called
 3-31 0.2969-acre tract and the herein described tract;
 3-32 THENCE, N 00° 25' 08" W, a distance of 177.55 feet to an 'X' in
 3-33 concrete set for the northwest corner of the called 0.2969-acre
 3-34 tract and the herein described tract;
 3-35 THENCE, N 89° 28' 42" E, a distance of 72.69 feet to a 1/2-inch iron
 3-36 rod found for the northeast corner of the called 0.2969-acre tract
 3-37 and the herein described tract;
 3-38 THENCE, S 00° 31' 19" E, a distance of 177.68 feet to the POINT OF
 3-39 BEGINNING and containing 0.2970-acre (12,939 square feet) of land.
 3-40 TRACT 4:
 3-41 Lots 32, 33 and 34, Block B-13, New City Block 574, Merchants
 3-42 Subdivision, an Addition to the City of San Antonio, Bexar County,
 3-43 Texas, according to a plat thereof recorded in Volume 9510, Page
 3-44 135, Deed and Plat Records, Bexar County, Texas.
 3-45 SECTION 2. This Act takes effect immediately if it receives
 3-46 a vote of two-thirds of all the members elected to each house, as
 3-47 provided by Section 39, Article III, Texas Constitution. If this
 3-48 Act does not receive the vote necessary for immediate effect, this
 3-49 Act takes effect September 1, 2019.

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