

## CHAPTER 826

S.B. No. 1072

## AN ACT

relating to the conveyance by the General Land Office of the state's interest in certain real property previously conveyed by the state to the City of Port Arthur.

*Be it enacted by the Legislature of the State of Texas:*

**SECTION 1. AUTHORIZATION FOR CONVEYANCE.** (a) The state grants and relinquishes all of its right, title, and interest in and to the use of the property described by Section 2 of this Act. The Commissioner of the General Land Office may convey, on behalf of the state, all of the interest of the state in the real property described by Section 2 of this Act to the City of Port Arthur.

(b) The conveyance authorized by this section must be for a cash consideration in an amount not less than the fair market value of the property to be conveyed, as determined by the Commissioner of the General Land Office after an appraisal performed by an appraiser employed by the General Land Office and taking into consideration improvements already made by the City of Port Arthur, and under other terms and conditions negotiated in a purchase and sale agreement between the parties. The commissioner shall reserve for the state the minerals in or on the property and their ownership and the rights for their exploration. The conveyance must be completed by transfer of a corrected patent.

(c) The City of Port Arthur may hold the property previously conveyed to it by authority of the Legislature of the State of Texas in its proprietary capacity. On payment of the consideration required by Subsection (b) of this section and the issuance of the corrected patent, the title of the City of Port Arthur to the property described in the patent becomes absolute, subject to the reservations made by Subsection (b) of this section. The property shall no longer be subject to a public trust or any other restriction on its use or disposition by the city except as provided by Subsection (b) of this section, and the city may use, develop, lease, sell, option, or convey all or any portion of the property for public or private purposes.

(d) Section 31.158, Natural Resources Code, does not apply to the conveyance authorized by this section.

**SECTION 2. PROPERTY DESCRIPTION.** The real property authorized for conveyance by Section 1 of this Act consists of Tract 2 of the real property originally authorized for conveyance by the state to the City of Port Arthur by Chapter 206, Acts of the 60th Legislature, Regular Session, 1967 (enacting S.B. No. 285); being the real property described as Tract 2 in a patent recorded in Volume 35-B, #338 of the State Files; and being more particularly described by metes and bounds as follows:

A tract of land containing 3230.7 acres in Jefferson County, Texas, being parts of State Tracts 32, 36, 37, 38, 39, 40, 41, and 42 in Sabine Lake, and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a point on the Southwesterly line of the H. L. McKee Survey, Jefferson County, Texas, a distance of 270.00 varas from the most Westerly corner of the aforementioned H. L. McKee Survey and being a point from which the U.S. Corps of Engineers

Sabine-Neches Canal Reference Line Station 116/28.60 bears North 53°36'14" West 381.04 varas; said Reference Line Station being 126.00 varas from the theoretical centerline of the Sabine-Neches Canal, said point also being the point of beginning of the tract of land herein described;

Thence, South 53°36'14" East 2420.85 varas to a point for corner (X = 3,609,214.02; Y = 764,970.77);

Thence, South 10°09'07" West, 8,236.48 varas to a point for corner (X = 3,605,181.37; Y = 742,449.86);

Thence, North 37°45'58" West, 881.91 varas to a point for corner;

Thence, North 30°16'11" West, 423.00 varas to a point for corner;

Thence, North 21°00'38" West, 756.00 varas to a point for corner;

Thence, North 31°35'15" West, 306.00 varas to a point for corner;

Thence, North 20°48'58" West, 705.60 varas to a point for corner;

Thence, North 15°17'01" West, 954.00 varas to a point for corner;

Thence, North 22°53'31" West, 187.20 varas to a point for corner;

Thence, North 4°33'44" West, 338.40 varas to a point for corner (X = 3,600,218.24; Y = 753,890.06);

Thence, North 15°34'46" East, 900.00 varas to a point for corner;

Thence, North 24°01'13" East, 504.00 varas to a point for corner;

Thence, North 2°08'30" West, 576.00 varas to a point for corner;

Thence, North 3°39'50" East, 972.00 varas to a point for corner;

Thence, North 7°21'00" West, 997.20 varas to a point for corner;

Thence, North 21°55'43" East, 491.40 varas to a point for corner;

Thence, North 42°23'56" East, 408.60 varas to a point for corner;

Thence, North 0°38'54" West, 252.00 varas to a point for corner;

Thence, North 31°16'43" East, 253.80 varas to a point for corner;

Thence, North 45°24'46" East, a distance of 480.24 varas to the place of beginning.

All bearings herein refer to the Lambert Plane Coordinate System which differ by 2°28'41" clockwise from the True Meridian. (South Central Zone).

**SECTION 3. DISPOSITION OF PROCEEDS.** The proceeds from the conveyance authorized by Section 1 of this Act shall be deposited in the state treasury to the credit of the permanent school fund.

**SECTION 4. EMERGENCY.** The importance of this legislation and the crowded condition of the calendars in both houses create an emergency and an imperative public necessity that the constitutional rule requiring bills to be read on three several days in each house be suspended, and this rule is hereby suspended, and that this Act take effect and be in force from and after its passage, and it is so enacted.

Passed the Senate on May 7, 1993: Yeas 30, Nays 0; the Senate concurred in House amendments on May 28, 1993: Yeas 31, Nays 0; passed the House, with amendments, on May 26, 1993: Yeas 116, Nays 13, one present not voting.

Approved June 19, 1993.

Effective June 19, 1993.