

111TH CONGRESS
2D SESSION

H. R. 6510

AN ACT

To direct the Administrator of General Services to convey a parcel of real property in Houston, Texas, to the Military Museum of Texas, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. CONVEYANCE OF REAL PROPERTY IN HOUS-**
2 **TON, TEXAS.**

3 (a) **AUTHORITY TO CONVEY.**—The Administrator of
4 General Services shall convey, at the market value deter-
5 mined under subsection (b), to the Military Museum of
6 Texas all right, title, and interest of the United States
7 in and to the parcel of real property located at 8611
8 Wallisville Road in Houston, Texas, as described in sub-
9 section (c).

10 (b) **DETERMINATION OF MARKET VALUE.**—For pur-
11 poses of subsection (a), the market value of the real prop-
12 erty shall be determined by an independent appraisal
13 based on the current use of the property. The appraisal
14 shall be commissioned by the Administrator and paid for
15 by the Military Museum of Texas.

16 (c) **PROPERTY DESCRIPTION.**—The real property to
17 be conveyed is the 3.673 acres of land in Lot 3 of Moers
18 Subdivision in the W.M. Black Survey, Abstract 114, Har-
19 ris County, Texas, more particularly described as follows:

20 (1) Beginning at an iron rod located at the
21 intersection of the north line of Wallisville Road
22 presently being 100' wide with the southeast line of
23 U.S. Highway 90 presently being 150' in width.

24 (2) Thence north 38°13' east 1068.61' along
25 the southeast line of U.S. Highway 90 to an iron
26 rod for the point of beginning.

1 (3) Thence south $01^{\circ}15'43''$ east 713.5' along
2 a fence to a galvanized iron fence corner in the
3 north line of Wallisville Road.

4 (4) Thence south $79^{\circ}26'$ west, 408' more or less
5 parallel to the east boundary line to a point in the
6 southeast line of U.S. Highway 90.

7 (5) Thence north $38^{\circ}13'$ east 460' more or less
8 along the southeast line of U.S. Highway 90 to the
9 point of beginning.

10 (d) STRUCTURES AND IMPROVEMENTS.—The convey-
11 ance shall include the improvements, structures, and fix-
12 tures located on the real property conveyed and related
13 personal property.

14 (e) USE RESTRICTION.—

15 (1) IN GENERAL.—As a condition of the con-
16 veyance, the Military Museum of Texas shall use
17 and maintain the real property conveyed, for a min-
18 imum period of 30 years, in a manner consistent
19 with the use of the property at the time of the con-
20 veyance.

21 (2) USE RESTRICTION.—Except as provided by
22 paragraph (3), if the real property conveyed ceases
23 to be used or maintained as required by paragraph
24 (1), all or any portion of the property shall, in its

1 then existing condition and at the option of the Ad-
2 ministrator, revert to the United States.

3 (3) ABROGATION OF USE RESTRICTION.—

4 (A) IN GENERAL.—The Military Museum
5 of Texas may seek abrogation of the use restric-
6 tion set forth in paragraph (2) by obtaining the
7 advance written consent of the Administrator,
8 and by payment to the United States of the fair
9 market value of the real property to be released
10 from the restriction.

11 (B) DETERMINATION OF FAIR MARKET
12 VALUE.—For purposes of subparagraph (A),
13 the fair market value of the real property shall
14 be determined by an independent appraisal
15 based on the highest and best use of the prop-
16 erty as of the effective date of the abrogation.
17 The appraisal shall be commissioned by the Ad-
18 ministrator and paid for by the Military Mu-
19 seum of Texas.

20 (f) COMPLIANCE.—

21 (1) REPORTS.—As a condition of the convey-
22 ance, the Military Museum of Texas shall submit to
23 the Administrator, not later than one year after the
24 date of the conveyance and annually thereafter for
25 a period of 30 years, a report on the Military Muse-

1 um's use and maintenance of the real property con-
2 veyed, and any other reports required by the Admin-
3 istrator to evidence the Military Museum's contin-
4 uous use of the property in accordance with sub-
5 section (d).

6 (2) INSPECTIONS.—Not later than one year
7 after the date of conveyance and every 5 years there-
8 after for a period of 30 years, the Administrator
9 shall conduct inspections of the real property con-
10 veyed to confirm information provided in the reports
11 submitted under paragraph (1).

12 (g) ADDITIONAL TERMS AND CONDITIONS.—The Ad-
13 ministrator may require the conveyance to be subject to
14 such additional terms and conditions as the Administrator
15 considers appropriate and necessary to protect the inter-
16 ests of the United States.

17 (h) COSTS OF CONVEYANCE.—The Military Museum
18 of Texas shall be responsible for all reasonable and nec-
19 essary costs associated with the conveyance, including real
20 estate transaction and environmental documentation
21 costs.

22 (i) RELATIONSHIP TO ENVIRONMENTAL LAW.—
23 Nothing in this section may be construed to affect or limit
24 the application of or obligation to comply with any envi-
25 ronmental law, including section 120(h) of the Com-

- 1 prehensive Environmental Response, Compensation, and
- 2 Liability Act of 1980 (42 U.S.C. 9620(h)).

Passed the House of Representatives December 14,
2010.

Attest:

Clerk.

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