

111TH CONGRESS
2D SESSION

H. R. 6510

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.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 9, 2010

Ms. JACKSON LEE of Texas (for herself, Mr. MARIO DIAZ-BALART of Florida, Mr. POE of Texas, Ms. ROS-LEHTINEN, Ms. EDDIE BERNICE JOHNSON of Texas, Mr. HALL of Texas, and Mr. GONZALEZ) introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

A BILL

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,*

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

5 (a) **AUTHORITY TO CONVEY.**—The Administrator of
6 General Services shall convey, at the market value deter-
7 mined under subsection (b), to the Military Museum of
8 Texas all right, title, and interest of the United States

1 in and to the parcel of real property located at 8611
2 Wallisville Road in Houston, Texas, as described in sub-
3 section (c).

4 (b) DETERMINATION OF MARKET VALUE.—For pur-
5 poses of subsection (a), the market value of the real prop-
6 erty shall be determined by an independent appraisal
7 based on the current use of the property. The appraisal
8 shall be commissioned by the Administrator and paid for
9 by the Military Museum of Texas.

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

14 (1) Beginning at an iron rod located at the
15 intersection of the north line of Wallisville Road
16 presently being 100' wide with the southeast line of
17 U.S. Highway 90 presently being 150' in width.

18 (2) Thence north $38^{\circ}13'$ east 1068.61' along
19 the southeast line of U.S. Highway 90 to an iron
20 rod for the point of beginning.

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

1 (4) Thence south 79°26' west, 408' more or less
2 parallel to the east boundary line to a point in the
3 southeast line of U.S. Highway 90.

4 (5) Thence north 38°13' east 460' more or less
5 along the southeast line of U.S. Highway 90 to the
6 point of beginning.

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

11 (e) USE RESTRICTION.—

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

18 (2) USE RESTRICTION.—Except as provided by
19 paragraph (3), if the real property conveyed ceases
20 to be used or maintained as required by paragraph
21 (1), all or any portion of the property shall, in its
22 then existing condition and at the option of the Ad-
23 ministrator, revert to the United States.

24 (3) ABROGATION OF USE RESTRICTION.—

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

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

17 (f) COMPLIANCE.—

18 (1) REPORTS.—As a condition of the convey-
19 ance, the Military Museum of Texas shall submit to
20 the Administrator, not later than one year after the
21 date of the conveyance and annually thereafter for
22 a period of 30 years, a report on the Military Muse-
23 um's use and maintenance of the real property con-
24 veyed, and any other reports required by the Admin-
25 istrator to evidence the Military Museum's contin-

1 uous use of the property in accordance with sub-
2 section (d).

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

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

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

19 (i) RELATIONSHIP TO ENVIRONMENTAL LAW.—
20 Nothing in this section may be construed to affect or limit
21 the application of or obligation to comply with any envi-
22 ronmental law, including section 120(h) of the Com-
23 prehensive Environmental Response, Compensation, and
24 Liability Act of 1980 (42 U.S.C. 9620(h)).

○