CHAPTER 158

S.B. No. 887

AN ACT

relating to certain correction instruments in the conveyance of real property.

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

SECTION 1. Section 5.028, Property Code, is amended by amending Subsection (a) and adding Subsection (a-1) to read as follows:

(a) A person who has personal knowledge of facts relevant to the correction of a recorded original instrument of conveyance may prepare or execute a correction instrument to make a nonmaterial change that results from a clerical error, including:

(1) a correction of an inaccurate or incorrect element in a legal description, such as a distance, angle, direction, bearing or chord, a reference to a plat or other plat information, a lot or block number, a unit, building designation, or section number, an appurtenant easement, a township name or number, a municipality, county, or state name, a range number or meridian, a certified survey map number, or a subdivision or condominium name; or

(2) an addition, correction, or clarification of:

(A) a party's name, including the spelling of a name, a first or middle name or initial, a suffix, an alternate name by which a party is known, or a description of an entity as a corporation, company, or other type of organization;

(B) a party's marital status;

(C) the date on which the conveyance was executed;

(D) the recording data for an instrument referenced in the correction instrument; or

(E) a fact relating to the acknowledgment or authentication.

(a-1) A person who has personal knowledge of facts relevant to the correction of a recorded original instrument of conveyance may prepare or execute a correction instrument to make a nonmaterial change that results from an inadvertent error, including the addition, correction, or clarification of:

(1) a legal description prepared in connection with the preparation of the original instrument but inadvertently omitted from the original instrument; or

(2) an omitted call in a metes and bounds legal description in the original instrument that completes the description of the property.

SECTION 2. Section 5.030, Property Code, is amended by amending Subsection (b) and adding Subsection (c) to read as follows:

(b) A correction instrument replaces and is a substitute for the original instrument. Except as provided by Subsection (c), a bona fide purchaser of property that is subject to a correction instrument may rely on the instrument against any person making an adverse or inconsistent claim.

(c) A correction instrument is subject to the property interest of a creditor or a subsequent purchaser for valuable consideration without notice acquired on or after the date the original instrument was acknowledged, sworn to, or proved and filed for record as required by law and before the correction instrument has been acknowledged, sworn to, or proved and filed for record as required by law.

SECTION 3. This Act takes effect September 1, 2013.

Passed the Senate on April 17, 2013: Yeas 31, Nays 0; passed the House on May 8, 2013: Yeas 147, Nays 0, two present not voting.
CHAPTER 159

S.B. No. 984

AN ACT
relating to the meeting of a governmental body held by videoconference call.

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

SECTION 1. Subsections (c), (e), (f), and (h), Section 551.127, Government Code, are amended to read as follows:

(c) A meeting of a state governmental body or a governmental body that extends into three or more counties may be held by videoconference call only if the member [a majority of the quorum] of the governmental body presiding over the meeting is physically present at one location of the meeting that is open to the public during the open portions of the meeting.

(e) The notice of a meeting to be held by videoconference call must specify as a location of the meeting the location where a quorum of the governmental body will be physically present and specify the intent to have a quorum present at that location, except that the notice of a meeting to be held by videoconference call under Subsection (c) must specify as a location of the meeting the [each] location where the member [a majority of the quorum] of the governmental body presiding over the meeting will be physically present and specify the intent to have the member [a majority of the quorum] of the governmental body presiding over the meeting present at that location. The location where the member of the governmental body presiding over the meeting is physically present [in addition, the notice of the meeting must specify as a location of the meeting each other location where a member of the governmental body who will participate in the meeting will be physically present during the meeting. Each of the locations] shall be open to the public during the open portions of the meeting.

(f) Each portion of a meeting held by videoconference call that is required to be open to the public shall be visible and audible to the public at the [each] location specified under Subsection (e). If a problem occurs that causes a meeting to no longer be visible and audible to the public at that location, the meeting must be recessed until the problem is resolved. If the problem is not resolved in six hours or less, the meeting must be adjourned.

(h) The [each] location specified under Subsection (e), and each remote location from which a member of the governmental body participates, shall have two-way communication with each other location during the entire meeting. The face of each [each] participant in the videoconference call, while that participant is speaking, shall be clearly visible, and the voice audible, to each other participant and, during the open portion of the meeting, to the members of the public in attendance at a location of the meeting.

SECTION 2. This Act takes effect September 1, 2013.

Passed the Senate on April 23, 2013:Yeas 31, Nays 0; passed the House on May 8, 2013:Yeas 147, Nays 0, two present not voting.

Approved May 24, 2013.
Effective September 1, 2013.

CHAPTER 160

S.B. No. 1004

AN ACT
relating to the regulation of residential mortgage loan originators, residential mortgage loan companies,