

By: Gates

H.B. No. 5325

A BILL TO BE ENTITLED

AN ACT

relating to the boundaries of the Fort Bend County Municipal
Utility District No. 144.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. DEFINITION. In this Act, "district" means the
Fort Bend County Municipal Utility District No. 144.

SECTION 2. EXCLUSION OF TERRITORY. The boundaries of the
district are adjusted to exclude the following parcel of land:

35.460 acres of land situated in the Wm. Lusk Survey,
Abstract 276, Fort Bend County, Texas, being that certain called
35.46-acre tract of land as described in deed and recorded in the
Official Public Records of Real Property of Fort Bend County, Texas
under County Clerk's File Number 2003148301, said 35.460 acres of
land being more particularly described by metes and bounds as
follows, bearing orientation is based on the Texas Coordinate
System of 1983, South Central Zone:

COMMENCING at a P.K. nail found at the northeasterly corner
of the Wm. Lusk Survey, Abstract 276, being the southeasterly
corner of the Jane H. Long Survey, Abstract 55 and being in the
northwesterly line of the Wiley Martin Survey, Abstract 56;

Thence, N 67'42'50" W, with the common line of the Wm. Lusk
and Jane H. Long Surveys, a distance of 2765.00 feet to a 5/8-inch
iron rod with cap set for the POINT OF BEGINNING of the herein
described tract;

1 Thence, S 22°17'36" W, with the northwesterly line of that
2 certain called 3.42-acre tract of land as described in deed and
3 recorded In the Official Public Records of Real Property of Fort
4 Bend County, Texas under County Clerk's File Number 9722217, a
5 distance of 261.42 feet to a point in the northerly right-of-way
6 line of F.M. 762 (based on a width of 100.00 feet), from which a
7 found 3/4 inch iron pipe bears N 29°32' E, a distance of 0.4 feet;

8 Thence, N 83°10'49" W, with the northerly right-of-way line
9 of F.M. 762, a distance of 858.67 feet to a 3/4-inch iron pipe found
10 for a point of curvature to the right;

11 Thence in a northwesterly direction along the northeasterly
12 right-of-way line of F.M. 762 with said curve to the right, having a
13 central angle of 19°38'05", a radius of 5670.00 feet, an arc length
14 of 1943.07 feet and having a chord bearing of N 73°21'47" W, a
15 distance of 1933.57 feet to a 3/4 inch iron pipe found In the
16 southeasterly line of the Robert E. Hardy Survey, Abstract 187;

17 Thence, N 22°22'55" E, with the southeasterly line of the
18 Robert E. Hardy Survey, a distance of 680.74 feet to a 3/4 Inch iron
19 pipe found in the southwesterly line of the Jane H. Long Survey;

20 Thence, S 67°42'50" E, with the southwesterly line of the Jane
21 H. Long Survey, a distance of 2750.66 feet to the POINT OF BEGINNING
22 and containing 35.460 acres of land.

23 SECTION 3. RIGHTS OF BONDHOLDERS. The exclusion of
24 property under this Act does not diminish or impair the rights of
25 the holders of any outstanding and unpaid bonds, warrants, or other
26 certificates of indebtedness of the district.

27 SECTION 4. APPORTIONMENT OF DISTRICT INDEBTEDNESS. (a)

1 The excluded property is not released from the payment of its pro
2 rata share of the district's indebtedness.

3 (b) The district shall continue to levy taxes each year on
4 the property excluded from the district at the same rate levied on
5 other property of the district until the taxes collected from the
6 excluded property equal the property's pro rata share of the
7 indebtedness of the district on the effective date of this Act. The
8 taxes collected shall be applied exclusively to the payment of the
9 excluded property's pro rata share of the indebtedness.

10 (c) The owner of any part of the excluded property at any
11 time may pay in full the owner's share of the pro rata share of the
12 indebtedness of the district. The district may apply all or a
13 portion of funds previously paid or advanced to the district by an
14 owner of any part of the excluded property toward the payment of the
15 owner's pro rata share of the indebtedness of the district.

16 SECTION 5. NOTICE. (a) The legal notice of the intention
17 to introduce this Act, setting forth the general substance of this
18 Act, has been published as provided by law, and the notice and a
19 copy of this Act have been furnished to all persons, agencies,
20 officials, or entities to which they are required to be furnished
21 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
22 Government Code.

23 (b) The governor, one of the required recipients, has
24 submitted the notice and Act to the Texas Commission on
25 Environmental Quality.

26 (c) The Texas Commission on Environmental Quality has filed
27 its recommendations relating to this Act with the governor, the

1 lieutenant governor, and the speaker of the house of
2 representatives within the required time.

3 (d) All requirements of the constitution and laws of this
4 state and the rules and procedures of the legislature with respect
5 to the notice, introduction, and passage of this Act are fulfilled
6 and accomplished.

7 SECTION 6. EFFECTIVE DATE. This Act takes effect
8 immediately if it receives a vote of two-thirds of all the members
9 elected to each house, as provided by Section 39, Article III, Texas
10 Constitution. If this Act does not receive the vote necessary for
11 immediate effect, this Act takes effect September 1, 2023.