

1-1 By: Gates (Senate Sponsor - Kolkhorst) H.B. No. 5325  
 1-2 (In the Senate - Received from the House May 3, 2023;  
 1-3 May 5, 2023, read first time and referred to Committee on Local  
 1-4 Government; May 10, 2023, reported favorably by the following  
 1-5 vote: Yeas 9, Nays 0; May 10, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the boundaries of the Fort Bend County Municipal  
 1-20 Utility District No. 144.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. DEFINITION. In this Act, "district" means the  
 1-23 Fort Bend County Municipal Utility District No. 144.

1-24 SECTION 2. EXCLUSION OF TERRITORY. The boundaries of the  
 1-25 district are adjusted to exclude the following parcel of land:

1-26 35.460 acres of land situated in the Wm. Lusk Survey,  
 1-27 Abstract 276, Fort Bend County, Texas, being that certain called  
 1-28 35.46-acre tract of land as described in deed and recorded in the  
 1-29 Official Public Records of Real Property of Fort Bend County, Texas  
 1-30 under County Clerk's File Number 2003148301, said 35.460 acres of  
 1-31 land being more particularly described by metes and bounds as  
 1-32 follows, bearing orientation is based on the Texas Coordinate  
 1-33 System of 1983, South Central Zone:

1-34 COMMENCING at a P.K. nail found at the northeasterly corner  
 1-35 of the Wm. Lusk Survey, Abstract 276, being the southeasterly  
 1-36 corner of the Jane H. Long Survey, Abstract 55 and being in the  
 1-37 northwesterly line of the Wiley Martin Survey, Abstract 56;

1-38 Thence, N 67°42'50" W, with the common line of the Wm. Lusk  
 1-39 and Jane H. Long Surveys, a distance of 2765.00 feet to a 5/8-inch  
 1-40 iron rod with cap set for the POINT OF BEGINNING of the herein  
 1-41 described tract;

1-42 Thence, S 22°17'36" W, with the northwesterly line of that  
 1-43 certain called 3.42-acre tract of land as described in deed and  
 1-44 recorded In the Official Public Records of Real Property of Fort  
 1-45 Bend County, Texas under County Clerk's File Number 9722217, a  
 1-46 distance of 261.42 feet to a point in the northerly right-of-way  
 1-47 line of F.M. 762 (based on a width of 100.00 feet), from which a  
 1-48 found 3/4 inch iron pipe bears N 29°32' E, a distance of 0.4 feet;

1-49 Thence, N 83°10'49" W, with the northerly right-of-way line  
 1-50 of F.M. 762, a distance of 858.67 feet to a 3/4-inch iron pipe found  
 1-51 for a point of curvature to the right;

1-52 Thence in a northwesterly direction along the northeasterly  
 1-53 right-of-way line of F.M. 762 with said curve to the right, having a  
 1-54 central angle of 19°38'05", a radius of 5670.00 feet, an arc length  
 1-55 of 1943.07 feet and having a chord bearing of N 73°21'47" W, a  
 1-56 distance of 1933.57 feet to a 3/4 inch iron pipe found In the  
 1-57 southeasterly line of the Robert E. Hardy Survey, Abstract 187;

1-58 Thence, N 22°22'55" E, with the southeasterly line of the  
 1-59 Robert E. Hardy Survey, a distance of 680.74 feet to a 3/4 Inch iron  
 1-60 pipe found in the southwesterly line of the Jane H. Long Survey;

1-61 Thence, S 67°42'50" E, with the southwesterly line of the Jane

2-1 H. Long Survey, a distance of 2750.66 feet to the POINT OF BEGINNING  
2-2 and containing 35.460 acres of land.

2-3 SECTION 3. RIGHTS OF BONDHOLDERS. The exclusion of  
2-4 property under this Act does not diminish or impair the rights of  
2-5 the holders of any outstanding and unpaid bonds, warrants, or other  
2-6 certificates of indebtedness of the district.

2-7 SECTION 4. APPORTIONMENT OF DISTRICT INDEBTEDNESS. (a)  
2-8 The excluded property is not released from the payment of its pro  
2-9 rata share of the district's indebtedness.

2-10 (b) The district shall continue to levy taxes each year on  
2-11 the property excluded from the district at the same rate levied on  
2-12 other property of the district until the taxes collected from the  
2-13 excluded property equal the property's pro rata share of the  
2-14 indebtedness of the district on the effective date of this Act. The  
2-15 taxes collected shall be applied exclusively to the payment of the  
2-16 excluded property's pro rata share of the indebtedness.

2-17 (c) The owner of any part of the excluded property at any  
2-18 time may pay in full the owner's share of the pro rata share of the  
2-19 indebtedness of the district. The district may apply all or a  
2-20 portion of funds previously paid or advanced to the district by an  
2-21 owner of any part of the excluded property toward the payment of the  
2-22 owner's pro rata share of the indebtedness of the district.

2-23 SECTION 5. NOTICE. (a) The legal notice of the intention  
2-24 to introduce this Act, setting forth the general substance of this  
2-25 Act, has been published as provided by law, and the notice and a  
2-26 copy of this Act have been furnished to all persons, agencies,  
2-27 officials, or entities to which they are required to be furnished  
2-28 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
2-29 Government Code.

2-30 (b) The governor, one of the required recipients, has  
2-31 submitted the notice and Act to the Texas Commission on  
2-32 Environmental Quality.

2-33 (c) The Texas Commission on Environmental Quality has filed  
2-34 its recommendations relating to this Act with the governor, the  
2-35 lieutenant governor, and the speaker of the house of  
2-36 representatives within the required time.

2-37 (d) All requirements of the constitution and laws of this  
2-38 state and the rules and procedures of the legislature with respect  
2-39 to the notice, introduction, and passage of this Act are fulfilled  
2-40 and accomplished.

2-41 SECTION 6. EFFECTIVE DATE. This Act takes effect  
2-42 immediately if it receives a vote of two-thirds of all the members  
2-43 elected to each house, as provided by Section 39, Article III, Texas  
2-44 Constitution. If this Act does not receive the vote necessary for  
2-45 immediate effect, this Act takes effect September 1, 2023.

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