

NOTICE OF MEETING

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162

The Board of Directors of Fort Bend County Municipal Utility District No. 162 will hold a regular meeting on **Thursday, December 4, 2025, at 5:00 p.m.**, at the offices of Si Environmental, LLC, 6420 Reading Road, Rosenberg, Texas 77471, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes.
3. Security matters.
4. Garbage collection services.
5. Report on maintenance, ownership, and construction of drainage, detention, recreational, and landscaping facilities, and authorize appropriate action.
6. Phase II MS4 Stormwater Plan implementation and stormwater permitting matters, including review public comment.
7. District website and newsletter matters.
8. Financial and bookkeeping and tax assessment and collections matters, including:
 - a. payment of bills, review of investments, and review capital projects funds; and
 - b. Fort Bend County tax assessment and collections matters, including installment agreements, request for estimate of value, payment of tax bills, and delinquent accounts.
9. Attorney's report, including:
 - a. Travel Reimbursement Guidelines and Director Expenses for the Association of Water Board Directors winter conference; and
 - b. Approve execution of Facilities maintenance agreement with Beazer Homes Texas, L.P.
10. Review and update Eminent Domain Report to the Texas Comptroller.
11. Operation of District facilities, including:
 - a. maintenance of and repairs to District facilities;
 - b. review equipment history;
 - c. amend Rate Order, if appropriate; and
 - d. hearing on termination of water and sewer services to delinquent customers and authorize termination of service.
12. Sunrise Meadows Property Owners Association, Inc. matters.
13. Highland Meadows Property Owners Association matters.
14. Still Creek Ranch matters.

15. Engineering matters, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve pay estimates and change orders, approve contracts and agreements, authorize final acceptance of projects, and direct engineer to notify insurance company, as appropriate, for the following:
 - a. update on bond application;
 - b. update on TIRZ bond issue no. 1;
 - c. Capital Improvement Plan;
 - d. Still Creek Ranch, Sections 6 and 7 Detention;
 - e. water, sewer, and drainage facilities to serve Still Creek Ranch, Section 5;
 - f. water, sewer, and drainage facilities to serve Still Creek Ranch, Section 6;
 - g. Still Creek Ranch Lift Station No. 2;
 - h. Arabella Phase III Lift Station;
 - i. Arabella on the Prairie Phase 3B Detention Basin;
 - j. Arabella on the Prairie Phase 4 Detention;
 - k. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 6;
 - l. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 7;
 - m. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 8;
 - n. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 9;
 - o. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 11;
 - p. deeds, easements, consents to encroachment, sidewalk matters, environmental assessments, requests for service, and utility commitment letters;
 - q. wastewater treatment plant no. 2 Phase 1;
 - r. wastewater treatment plant no. 2 Phase 2;
 - s. water plant chloramine conversion;
 - t. water plant expansion and surface water delivery;
 - u. Water Supply Agreement with City of Rosenberg;
 - v. On the Prairie Tract use, plans, and improvements;
 - w. Cortez Gas Station Expansion III;
 - x. drainage improvements, including drainage study; and
 - y. LCISD water usage.
16. Park matters, including:
 - a. landscape architect's report;
 - b. maintenance agreements;

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- c. park and trail improvements, including side walk powers and additions to such facilities; and
 - d. future parks and recreational facilities planning, including proposals for design work related to the On the Prairie Tract.
- 17. Development matters, including report regarding development in the District, approve developer reimbursement report, future development, TIRZ matters, estimates of taxable value, County matters, Defined Area matters, grant programs, approval of development financing agreements, and consent to assignments of developer reimbursement right
- 18. Tap fee revenue matters, including disbursement authorizations.
- 19. Annexation matters update, including discuss and review feasibility report, approve annexation letter agreement, approve petitions for annexation, approve utility agreement with the City of Rosenberg, adopt Order Adding Land, authorize execution of Amendment to Information Form, and accept Waiver of Special Appraisal for the Benefit of the District for the following matters:
 - a. Prasix Investments, LLC;
 - b. Beazer Homes Texas, L.P.;
 - c. Prosper Realty Holdings LLC;
 - d. Majestic Developers; and
 - e. KB HOME Lone Star Inc.
- 20. Real estate matters.
- 21. Report from District directors regarding director items and agenda items, including discussion of other municipal utility districts' policies and procedures.
- 22. Report from District consultants regarding pending District business.



Andrew B. Vaughan
Attorney for the District

Fort Bend County Municipal Utility District No. 162 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).

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