

## 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 special meeting on **Thursday, November 20, 2025, at 5:00 p.m.**, at the offices of Si Environmental, LLC, 6420 Reading Road, Rosenberg, TX 77471, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes.
3. Security matters, including discuss holiday patrol schedule.
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. Development matters, including report regarding development in the District, approve developer reimbursement report, future development, TIRZ matters, estimates of taxable value, road and sidewalk powers, County matters, Defined Area matters, grant programs, approval of development financing agreements, and consent to assignments of developer reimbursement rights.
8. Review Arbitrage Rebate Report for the Series 2020 Bonds.
9. District website and newsletter matters.
10. Sunrise Meadows Property Owners Association, Inc. matters.
11. Highland Meadows Property Owners Association matters.
12. Still Creek Ranch matters.
13. Engineering matters, including:
  - a. Water Supply Agreement with City of Rosenberg;
  - b. On the Prairie Tract use, plans, and improvements;
  - c. water plant chloramine conversion;
  - d. Cortez Gas Station Expansion III; and
  - e. contract awards, pay estimates, change orders, utility commitment letters, capacity reservations, and time extensions.
14. Park matters, including:
  - a. landscape architect's report;
  - b. maintenance agreements;
  - c. park and trail improvements, including additions to such facilities; and
  - d. future parks and recreational facilities planning, including proposals for design work related to the On the Prairie Tract.

15. Annexation matters update, including discuss and review feasibility report, annexation letter agreement, accept 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, and authorize appropriate action:
  - 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.
16. Real Estate matters, including District acquisition of easements and/or property, appraisals related to same, consider out of District service requests and authorize appropriate action.
17. Report from District directors regarding director items and agenda items, including discussion of other municipal utility districts' policies and procedures.
18. Report from District consultants regarding pending District business and special district matters.
19. Meeting schedule.



*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).*