

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, July 16, 2026, at 5:00 p.m., at the offices of Si Environmental, LLC, 6420 Reading Road, Rosenberg, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes.
3. Security matters, including renewal of Interlocal Agreement for Additional Law Enforcement Services with Fort Bend County.
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, County matters, Defined Area matters, grant programs, approval of development financing agreements or amendments to same, and consent to assignments of developer reimbursement right.
8. District website and newsletter matters.
9. Attorney's report.
10. Sunrise Meadows Property Owners Association, Inc. matters.
11. Highland Meadows Property Owners Association matters.
12. Still Creek Ranch matters.
13. Operation matters, including amend Rate Order, if appropriate.
14. Unlimited Tax Bonds, Series 2026, including:
 - a. approve Preliminary Official Statement and Official Notice of Sale;
 - b. appoint Paying Agent/Registrar;
 - c. authorize advertisement for sale of the Unlimited Tax Bonds, Series 2026 and schedule bond sale; and
 - d. authorize District engineer to perform inspection of facilities.
15. Surplus Funds matters, including:
 - a. Adopt Resolution Authorizing Application to the Texas Commission on Environmental Quality for use of Surplus Funds; and
 - b. Authorize developer reimbursement report.
16. 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. On the Prairie Tract use, plans, and improvements;

- b. Ernie Mahlmann Tract;
 - c. Brent Mahlmann Tract;
 - d. Prasla Gas Station; and
 - e. Primespot Gas Station.
17. Park and recreational facilities matters, including review and approve landscape architect's report, authorize design, approve plans and specifications, advertisement for bids, review bids and award contracts, approve pay estimates and change orders, approve contracts and agreements, and authorize final acceptance of projects, and direct engineer to notify insurance company, as appropriate, for the following:
- a. On the Prairie Phase 1 Trails; and
 - b. future parks and recreational facilities planning, including proposals for design work related to the On the Prairie Tract.
18. 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.
19. Real estate matters, including consider matters arising under purchase and sale agreement(s), District acquisition of easements and/or property, appraisals, and environmental site assessments related to same, consider out of District service requests and authorize appropriate action.
20. Report from District directors regarding director items and agenda items, including discussion of other municipal utility districts' policies and procedures.
21. Report from District consultants regarding pending District business.
22. 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).

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.