

## 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, February 19, 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.
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 Small MS4 General Permit and Storm Water Management Plan, including status of compliance, necessary training, public comment, and approval of year 7 and year 1 annual report and public education materials.
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, 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. 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; and
  - b. Cortez Gas Station Expansion III.
14. Park matters, including:
  - a. landscape architect's report;
  - b. maintenance agreements;
  - c. park and trail improvements, including side walk powers and additions to such facilities;
  - d. future parks and recreational facilities planning, including proposals for design work related to the On the Prairie Tract; and

- e. letter agreement regarding access to District trails for community event.
15. 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;
  - e. KB HOME Lone Star Inc; and
  - f. Arenosa Development, LLC.
16. Real estate matters, including District acquisition of easements and/or property, appraisals related to same, consider execution of Purchase and Sale Agreement with LVMS Richmond, LLC, of approximately 12.4 acres, 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.
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).*

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.