

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

April 28, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 163 (the "District") met in regular session, open to the public, on the 28th day of April, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Richard Patrick	President
Jennifer Hundl	Vice President
Justin Ring	Secretary
Omar Cabello	Assistant Vice President
Andy Zepeda	Assistant Secretary

and all of the above were present, except Director Ring, thus constituting a quorum.

Also attending the meeting were: Yaneth Cooper of Municipal Accounts & Consulting, LP; Kristy Schoonover of Tax Tech, Inc.; Ralph Saldana of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Adam Cohen of Cedar Creek Municipal Advisors, LLC; Derek Darnell of Pelican Builders, Inc.; Munir Aljijakli of Kimley-Horn and Associates, Inc. ("Kimley-Horn"); Brandon West of Touchstone District Services ("Touchstone"); and Adisa Harrington and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes from the March 24, 2026, meeting. Following review and discussion, Director Patrick moved to approve the minutes, as submitted. Director Cabello seconded the motion, which passed unanimously.

TERMINATE MUNICIPAL ADVISORY SERVICES AGREEMENT WITH ROBERT W. BAIRD & CO. INCORPORATED ("BAIRD") AND ENGAGE CEDAR CREEK MUNICIPAL ADVISORS, LLC ("CCMA") AS THE DISTRICT'S FINANCIAL ADVISOR

Mr. Cohen discussed the transition of municipal financial advisory services from Baird to CCMA. He then reviewed an Engagement Letter for CCMA. Discussion ensued, and the Board considered terminating the Municipal Advisory Services

Agreement with Baird and engaging CCMA as the District's financial advisor. Following review and discussion, Director Cabello moved to: (1) terminate the Municipal Advisory Services Agreement between the District and Baird, and authorize ABHR to send a letter notifying Baird of the termination effective April 28, 2026; and (2) engage CCMA as the District's financial advisor and approve the Engagement Letter between CCMA and the District effective April 28, 2026, subject to review and finalization by ABHR. Director Zepeda seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Cooper reviewed the bookkeeper's report, including the quarterly investment report, and bills submitted for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Cabello moved to approve the bookkeeper's report and payment of the bills. Director Patrick seconded the motion, which passed unanimously.

TAX COLLECTION MATTERS

Ms. Schoonover reviewed the monthly tax assessor/collector's report and bills submitted for payment. A copy of the tax assessor/collector's report is attached.

Director Hundl arrived to the meeting.

Following review and discussion, Director Patrick moved to approve the tax report and checks presented for payment. Director Zepeda seconded the motion, which passed unanimously.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

Mr. Saldana reviewed the maintenance report prepared by SWS, a copy of which is attached. He reported on maintenance and repair matters in the District.

ENGINEERING MATTERS

Mr. Darnell updated the Board on development in the District.

Mr. Saldana reported on the Sanitary Lift Station and Force Main for Katy Boardwalk Reserve project. He stated that bids were received for construction of the project. He recommended that the Board award the contract to PMG Project Management Group ("PMG") in the amount of \$838,000.00. The Board concurred that, in its judgment, PMG was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Following review and discussion, and based on the engineer's recommendation, Director Hundl moved to award the contract in the amount of \$838,000.00 to PMG,

subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Patrick seconded the motion, which passed unanimously.

Mr. Saldana reported on the Water, Sewer, Drainage, and Paving - Phase 1 (Onsite Infrastructure) for Katy Boardwalk Reserve project. He stated that bids were received for construction of the project. He recommended that the Board award the contract to R Construction Civil, LLC ("RCC") in the amount of \$3,046,529.25. The Board concurred that, in its judgment, RCC was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Following review and discussion, and based on the engineer's recommendation, Director Hundl moved to award the contract in the amount of \$3,046,529.25 to RCC, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Patrick seconded the motion, which passed unanimously.

UPDATE ON 46-ACRE ANNEXATION

Mr. Saldana updated the Board on the status of the proposed 46-acre annexation. Discussion ensued, including discussion regarding developer deposits related to the annexation. Following discussion, Director Patrick moved to require an annexation deposit in the amount of \$50,000.00 and authorize the District bookkeeper to invoice the developer. Director Hundl seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

Ms. Harrington presented and reviewed a Resolution Authorizing Request to Harris Central Appraisal District to Activate District for 2026 Tax Year (the "Resolution"). Following review and discussion, Director Zepeda moved to adopt the Resolution. Director Cabello seconded the motion, which passed unanimously.

WEBSITE MATTERS

Mr. West presented a communications report prepared by Touchstone, a copy of which is attached.

REPORTS FROM DIRECTORS AND CONSULTANTS

Director Patrick updated the Board on the previous Districts Council meeting, as well as the upcoming annual Meeting of the MUDs sponsored by Harris County Precinct on May 12, 2026.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for May 26, 2026, at 9:30 a.m. at the offices of ABHR.

There being no further business to come before the Board, the meeting was adjourned.




Secretary, Board of Directors

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