

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

July 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 July, 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
Andy Zepeda	Secretary
Justin Ring	Assistant Secretary
Omar Cabello	Assistant Vice President

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.; Rod Rudine of Texas Groundwork Management, Inc.; and Adisa Harrington and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Rudine discussed services provided by TGM.

MINUTES

The Board considered approving the minutes from the June 23, 2026, meeting. Following review and discussion, Director Patrick moved to approve the minutes, as submitted. Director Cabello seconded the motion, which passed unanimously.

ARBITRAGE REBATE REPORT FOR THE SERIES 2021 ROAD BONDS

Ms. Harrington reviewed the Arbitrage Rebate Report for the Series 2021 Road Bonds (the "Report"), as prepared by OmniCap. She stated that, according to the Report, OmniCap has determined that no arbitrage rebate or yield reduction payments are due to the Internal Revenue Service.

RENEWAL OF DISTRICT INSURANCE

The Board reviewed a proposal from Brown & Brown Insurance for renewal of the District's insurance for the 2026-2027 term. Following review and discussion, Director

Zepeda moved to accept the proposal from Brown & Brown. Director Cabello 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. Director Patrick moved to approve the bookkeeper's report and payment of the bills. Director Cabello 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 Zepeda moved to approve the tax report and checks presented for payment. Director Cabello seconded the motion, which passed unanimously.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

Mr. Saldana reviewed the maintenance report prepared by Storm Water Solutions, LLC, a copy of which is attached.

ENGINEERING MATTERS

Mr. Saldana reported on the Sanitary Lift Station and Force Main for the Katy Boardwalk Reserve project.

Mr. Saldana reported on the Water, Sewer, Drainage, and Paving - Phase 1 (Onsite Infrastructure) for the Katy Boardwalk Reserve project. He presented and recommended approval of Pay Estimate No. 1 in the amount of \$214,155.00, payable to R Construction Civil, LLC ("RCC"). Mr. Saldana also reviewed and recommended approval of Change Order No. 1 from RCC to increase the contract in the amount of \$77,798.75. The Board determined that the Change Order is beneficial to the District.

Mr. Saldana then discussed a request received from Kimley-Horn for the District to consider potentially annexing approximately 15-acres of land.

Following review and discussion, and based on the engineer's recommendation and the Board's finding that the Change Order is beneficial to the District, Director Patrick moved to approve: (1) Pay Estimate No. 1 from RCC; and (2) Change Order No. 1 from RCC. Director Zepeda 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.

REPORT ON DEVELOPMENT

There was no discussion on this matter.

WEBSITE MATTERS

There was no discussion on this matter.

ATTORNEY'S REPORT

There was no discussion on this matter.

REPORTS FROM DIRECTORS AND CONSULTANTS

Director Patrick updated the Board on the previous Districts Council meeting.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for August 25, 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

LIST OF ATTACHMENTS TO MINUTES

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