

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

August 25, 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 25th day of August, 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, thus constituting a quorum.

Also attending the meeting were: Suzanne Villarreal of McCall Gibson Swedlund Barfoot Ellis PLLC; Yaneth Cooper of Municipal Accounts & Consulting, LP; Kristy Schoonover of Tax Tech, Inc.; David Wood of Cedar Creek Municipal Advisors, LLC; Ralph Saldana of Pape-Dawson Engineers, Inc.; Munir Aljijakli of Kimley-Horn and Associates, Inc. ("Kimley-Horn"); Brandon West and Terri Ruesch of Touchstone District Services; 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 June 23, 2026, meeting. Following review and discussion, Director Patrick moved to approve the minutes, as submitted. Director Zepeda seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

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

Director Hundl arrived to the meeting.

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. 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.

AUDIT FOR FISCAL YEAR END MAY 31, 2026

Ms. Villarreal presented and reviewed the draft audit for the fiscal year ended May 31, 2026. Following review and discussion, Director Ring moved to approve the audit for the fiscal year ended May 31, 2026, subject to final review. Director Patrick seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE

The Board deferred consideration of this matter until the next meeting.

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. He presented and recommended approval of Pay Estimate No. 1 in the amount of \$27,000.00, payable to PMG Project Management Group, LLC ("PMG").

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. 2 in the amount of \$720,342.00, payable to R Construction Civil, LLC ("RCC"). Mr. Saldana also reviewed and recommended approval of Change Order No. 2 from RCC to decrease the contract in the amount of \$145,858.00. The Board determined that the Change Order is beneficial to the District.

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 Hundl moved to approve: (1) Pay Estimate No. 1 from PMG; and (2) Pay Estimate No. 2 and Change Order No. 2 from RCC. Director Zepeda seconded the motion, which passed unanimously.

UPDATE ON 46-ACRE ANNEXATION

There was no discussion on this matter.

REPORT ON DEVELOPMENT

Mr. Aljijakli reported on development in the District.

WEBSITE MATTERS

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

ATTORNEY'S REPORT

There was no discussion on this matter.

REPORTS FROM DIRECTORS AND CONSULTANTS

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

Director Hundl reported on the previous AWBD parks meeting.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for September 22, 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

	<u>Minutes</u>
	<u>Page</u>
Bookkeeper's Report.....	1
Tax Report.....	2
Maintenance Report.....	2