

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, the undersigned officer of the Board of Directors of Fort Bend County Municipal Utility District No. 116, hereby certify as follows:

1. The Board of Directors of Fort Bend County Municipal Utility District No. 116 convened in regular session on the 4th day of November, 2025, outside the boundaries of the District, and the roll was called of the members of the Board:

Chad Millis	President
Dallas Duffy	Vice President
Angela W. Riley	Secretary
Jesse Matthews	Assistant Vice President
Dr. John Knight	Assistant Secretary

and all of said persons were present except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

AMENDED RATE ORDER

was introduced for the consideration of the Board. It was then duly moved and seconded that the order be adopted, and, after due discussion, the motion, carrying with it the adoption of the order, prevailed and carried unanimously.

2. A true, full, and correct copy of the aforesaid order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; the action approving the order has been duly recorded in the Board's minutes of the meeting; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that the order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; the meeting was open to the public as required by law; and public notice of the time, place, and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on November 4, 2025.

(SEAL)





Secretary, Board of Directors

AMENDED RATE ORDER
Adopted: November 4, 2025

WHEREAS, Fort Bend County Municipal Utility District No. 116 (the "District") is constructing and will own a water, sanitary sewer and storm sewer and drainage system designed to serve present and future inhabitants within the District; and

WHEREAS, the District has the authority under Section 54.203 of the Texas Water Code to collect garbage; and

WHEREAS, the Board of Directors deems it necessary to amend its rate order;
Now, Therefore,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116 THAT:

Section 1: Definitions. The following words or phrases shall have the meanings indicated below:

- A. "Single Family Residential User" - means a user of the District's water and sewer system that consists of one residence designed for use and occupancy by a single family unit.
- B. "Non-Single Family Residential User" - means any user of the District's water and sewer system other than a Single Family Residential User including, but not limited to, commercial establishments, apartments, churches, schools, and multi-family dwelling units.
- C. "Non-Taxable User" means a user that is exempt from ad valorem taxation by the District under the Property Tax Code, including, but not limited to, schools, churches, Homeowner Associations and Public Space Users.
- D. "Homeowner Association" means any homeowner or community resident associations located within the District, which are organized for the purpose of improving the quality of life of District residents.
- E. "Public Space User" means any user of the District's water system for public or Homeowner Association esplanades, open space recreational areas or green spaces (collectively, "Public Spaces").
- F. "Storm Sewer User" - means a user of the District's storm drainage system, as defined in Section 1, items A through E, including, without limitation, Construction Site Operators.

- G. "Construction Site Operator" - means any party performing soil distributing activities within the District. This includes developers, builders, contractors, subcontractors, and all trades.
- H. "Notice of Violation" - means a notice issued by the District to a Storm Sewer User that identifies any violations of this Rate Order by the Storm Sewer User.

Section 2: Tap and Inspection Fees

A. Single Family Residential User Water Tap. Prior to connection to the District's water system, a tap fee in the amount shown in Exhibit "A" shall be paid to the District to cover the cost of making said connection and the cost of providing the water meter. Connections to the District's water system shall not be allowed prior to an approved sewer inspection, and all such connections shall be inspected by the District's operator or its subcontractor.

B. Non-Single Family Residential User Connection. Connections to the District's system shall not be allowed prior to receipt by the District's operator of (a) the District's engineer's letter of no objection and (b) payment of the tap fee. All water system connections shall be made by the District's operator or its subcontractors and all sewer connections shall be inspected by the District's operator or its subcontractors. Prior to any connection being made to the District's water system by a Non-Single Family Residential User, such User shall:

- (1) pay a tap fee shown in Exhibit "A"; and
- (2) present a written request to the District stating the amount of capacity desired, identifying the tract for which service is desired including a scale plat thereof, and describing the improvements to be constructed thereon, accompanied by schematic drawings and construction prints of the proposed connection lines and connection points to the District's system. The District's engineer will review the plans and note any required revisions. The engineer will then return the plans, as approved, to the User with a notation that he has no objection to the connection(s) being made to the District's system by the District's operator as per the approved (and if appropriate, revised) plans.

C. Non-Taxable Users. Non-Taxable Users shall pay a tap fee in the amount shown in Exhibit "A." The District will provide and install all meters and taps. All connections to the District's System shall be made by a representative of the District.

D. Sewer Connection Inspection. All connections to the District's sewer system shall be made in accordance with the provisions of the Rules and Regulations

Governing Sewer House Lines and Sewer Connections. All connections to the District's sewer system shall be inspected by the District's operator or its subcontractor prior to being covered in the ground. In the event a sewer connection is made and covered without such inspection, water service at such location shall be terminated and shall not be allowed until an approved sewer connection inspection has been performed. An inspection fee shall be paid to the District at the time the tap fee is paid in the amount shown in Exhibit "A." If a sewer connection fails the inspection, an additional inspection at the same inspection fee is to be paid to the District prior to reinspection.

E. Pre-Facility Inspection. All builders or contractors for property owners within the District must contact the operator, prior to starting any work on property within the District, to do an inspection to verify District facilities. If any District facility is either damaged or cannot be located, the operator will make necessary repairs or locate and make visible at the expense of the District. A copy of the inspection will be given to the builder's or contractor's representative. After the inspection and any necessary work is completed, the builder or contractor will then be responsible for paying the costs of all damages, adjustments, relocations and repairs found during the Final Site Survey. The cost for the inspection is shown on Exhibit "A" and is payable with the tap fee.

F. Facility Inspection. Immediately upon completion of the District's operator's installation of the initial water tap and meter, and the sewer connection and inspection, the operator will conduct an initial facility inspection. At such inspection, the operator shall make note of the condition and location of all District facilities on the property. After construction has been completed on the property, but before service is transferred to a User, the District's operator will conduct a Final Site Survey to reinspect the water tap, meter and all other District facilities on the property for a fee in the amount shown in Exhibit "A." (The fee shall be collected at the time the tap fee is paid.) In connection with the above inspection or any other time, the property owner, builder or contractor will be held responsible for any damages or adjustments to District facilities or other conditions that might reasonably be expected to cause damage to District facilities, and the cost of correcting such conditions, repairing, adjusting or relocating the facilities (the "Backcharges"). Such charges are payable immediately, and shall be paid before service shall be initiated to a User. If any reinspections of the facilities are required to ensure that the District's facilities are repaired, relocated or adjusted, a fee in the amount shown in Exhibit "A" shall be charged for each such reinspection before service will be transferred to a subsequent User. Payment of the Backcharges, or any inspection or reinspection fees, shall be made on or before the 30th day after the date of the invoice for said charges. The District may withhold the provision of service to the property or to other property owned by any User, property owner, builder or contractor who has failed to timely pay for the Backcharges or any inspection or reinspection fee, including specifically the provision of additional taps; provided, however, the District shall follow the notification procedures set forth in Section 9 prior to withholding the provision of service.

G. Grease Trap Inspection. For each grease trap installed, there shall be charged a monthly flat rate inspection fee in the amount shown in Exhibit "A." If the operator is required to reinspect the grease trap, such reinspection shall be charged at the same rate.

H. Builder Responsibilities

- (1) Street Cleaning. The builder and developer will be responsible for ensuring that the street in front of their lots stays free from the accumulation of trash, sediment, dirt, and all other debris. Street cleaning will be done by street scraping or by using a vacuum sweeper. Washing sediments into the sewer inlets is prohibited by the District and the EPA.
- (2) Concrete Wash-Out Site. Each builder will provide a single, dedicated concrete wash-out site on one of the builder's reserved lots, for use during construction. The site selected will be reviewed with the District and developer, and an identification sign must be erected on the site by the builder prior to use.

The builder will clean and maintain the site as necessary and is responsible for the proper and legal disposal of concrete. Silt fencing must be installed along the curb in front of the wash-out site as well as an access pad.

The builder will inform its subcontractors of the location and purpose of the concrete wash-out site.

- (3) Other Builder Responsibilities. The builder is responsible for observing all signs and for enforcing the District's Rate Order with all employees, suppliers, and subcontractors. Builders are responsible for conducting regular inspections of their erosion control measures to insure they are functioning properly.
- (4) Failure to Comply. Failure of a builder to comply with these builder responsibilities will be considered a violation of this Rate Order and will subject the builder to penalties in Section 24. Further, the District, at its sole option, may perform or have performed any of the builder's responsibilities and backcharge the builder for the cost. Failure to timely pay a backcharge or to comply with these responsibilities will subject the builder to termination of service in accordance with Section 9 or withholding of taps in accordance with Section 2F.

I. Boat Dock/Deck and Fence Inspection. For certain boat docks/decks and fences (the "Structures") that meet all applicable deed restrictions, certain specifications approved by the Lakes of Williams Ranch Homeowners Association, and the terms of the Order Adopting Fee for Inspection of Boat Docks/Decks and Fences, dated June 6, 2006, there shall be an inspection fee in the amount shown in Exhibit "A." If a follow up inspection of the Structures is required, an inspection fee in the amount shown in Exhibit "A" shall be charged.

Section 3: Platting and Building Standard Requirements. Prior to initially connecting to the District's water, sewer or drainage systems, a User shall submit to the District's operator:

- (1) proof that the User's property has been platted in accordance with the subdivision ordinances of either the City of Sugar Land or the City of Richmond, as appropriate. Acceptable proof of platting includes a copy of the recorded plat, or a certificate from the City of Sugar Land or the City of Richmond, as appropriate that the property has been platted or that the property is legally exempt from the platting process; and
- (2) for single family residential property or duplexes, a certificate that the home has been built in compliance with the building code of the City of Richmond, Texas, in accordance with Chapter 430 of the Texas Property Code.

Section 4: Plumbing Material Restrictions

A. Prohibition on Use of Specified Materials. The use of the following plumbing materials are prohibited in any and all improvements connected to the District's water system:

- (1) Any pipe or pipe fitting which contains more than a weighted average of 0.25% lead; and
- (2) Any solder or flux which contains more than 0.2% lead.

B. Customer Service Inspection Certification. Before the District will provide water and sewer service to any new improvement, a fully executed Customer Service Inspection Certification, in the form attached as Exhibit "D", signed by a state-licensed plumber must be submitted to the District.

Section 5: Water, Sewer and Fire Protection Rates

A. Regulatory Assessment. Pursuant to the Texas Water Code, each User of

the District's systems is hereby assessed a regulatory assessment charge of one-half of one percent of the District's charge for service. This assessment is included in the rate schedules attached hereto as Exhibit "B" and will be forwarded to the Texas Commission on Environmental Quality, as required by the Texas Water Code, and used by the Commission to pay costs and expenses incurred in its regulation of water districts.

B. User Fees. Each User within the District shall be charged for service on a monthly basis according to the volume of water used and in accordance with the schedule attached as Exhibit "B."

C. Fire Protection Fees

- (1) Each residential property in the District shall be charged a monthly fee for fire protection services in accordance with the schedule attached as Exhibit "B." A residential property shall mean any building or part of a building designed for permanent occupancy by one family. A detached single family residential property is considered one residential property, a duplex is considered two residential properties and each living unit in an apartment complex is one residential property.
- (2) Each nonresidential property in the District shall be charged a monthly fee for fire protection services for each 2,000 square feet or part thereof of building floor area for every "improved nonresidential property" in accordance with the schedule attached as Exhibit "B." "Improved nonresidential property" means any improved real property, whether or not such property is tax-exempt, on which there is located a building or structure that is not residential property. The square footage used to determine the charge is based on the records of the Fort Bend Central Appraisal District. The monthly charge for improved nonresidential property does not apply to improved nonresidential property owned by the District or owned by the Lamar Consolidated Independent School District ("LCISD") if the City of Sugar Land gives written notice to the District that LCISD's improved nonresidential property has been constructed in compliance with the City's building codes.

D. Garbage and Recycling Service. Each Single Family Residential User shall receive garbage and recycling service. No exceptions will be made.

E. Temporary Water Service

- (1) The District's operator shall be authorized to make a temporary connection to any fire hydrant or flushing valve upon receipt of a

written request for temporary water service. Such temporary service shall be supplied only through a District meter installed by the District's operator.

- (2) The person applying for temporary water service shall be required to deposit \$1,000.00 with the District to secure the payment for water supplied by the District and the safe return of the District's meter. Upon receipt of full payment for temporary water used and return of the meter in good condition, the deposit will be returned; provided, however, any damage to the meter or unpaid balances will be paid from the deposit.
- (3) The monthly fee for temporary water service shall be \$50.00 for costs of installation plus \$2.50 per 1,000 gallons of water used.

Section 6: Quality of Sewage

A. Domestic Waste. Only ordinary liquid and water-carried waste from domestic activities that is amenable to biological treatment and that is discharged from sanitary conveniences of buildings connected to a public sanitary sewer system shall be discharged into the District's sanitary sewer lines. Waste resulting from any process of commerce or industry may not be discharged into the District's sanitary sewer lines except as authorized pursuant to subsection B below.

B. Commercial and Industrial Waste. All discharges other than waste described in subsection A above are prohibited unless the user has applied to and received written authorization from the District for such discharge. The applicant must file a statement with the District containing the following information:

- (1) Name and address of applicant;
- (2) Type of industry, business, activity, or other waste-creative process;
- (3) Quantity of waste to be discharged;
- (4) Typical analysis of the waste;
- (5) Type of pretreatment proposed; and
- (6) Such other information as the District may request in writing.

The District shall have the right to reject any application for discharge of non-domestic waste into the District's sanitary sewer lines if the District determines in its sole discretion that the proposed discharge may be harmful to the District's sanitary sewer system or the environment. The District also shall have the right in approving any application for the discharge of non-domestic waste to impose any limitations on such discharge that the District determines in its sole discretion to be necessary to protect the District's sanitary sewer system or the environment.

C. National Categorical Pretreatment Standard. If a user is subject to a national categorical pretreatment standard pursuant to regulations promulgated by the Environmental Protection Agency under Section 307 of the federal Clean Water Act, the user is prohibited from discharging pollutants into the District's sanitary sewer system in violation of applicable categorical pretreatment standards.

D. District Testing; Pretreatment. The District shall have the right to sample and test any user's discharge at the discretion of the District's operator, with no limit as to the frequency of the tests, and to charge the user for the District's cost of such sampling and testing. The District also shall have the right to require pretreatment, at the user's expense, of any discharge of non-domestic waste if the District determines in its sole discretion that pretreatment of such waste is necessary to protect the District's sanitary sewer system or the environment, even if pretreatment is not otherwise required pursuant to subsection C above.

Section 7: Discharges to the Storm Drainage System

A. The District has a Stormwater Management Program (SWMP) in effect. The program will include a stormwater manual with which all the Storm Sewer Users of the District's stormwater system must comply.

B. District Responsibilities

- (1) Illicit Discharge Inspections. The District, or agents of the District, may perform illicit discharge inspections within the District's boundaries. Should an inspection reveal an illicit discharge of any substance to the District's stormwater conveyance system, a notice of violation will be issued to the Storm Sewer User. Any violation will be subject to fines and penalties as outlined in this Rate Order. The District, at its sole option, may have the illicit discharge remedied at the Stormwater conveyance system Storm Sewer Users' expense.

C. District Contractor Compliance

- (1) Contracts (or amendments thereto) entered into after January 1, 2017, with business entities providing services to the District that have the potential to discharge pollutants in stormwater runoff are required to comply with these rules and to prevent the discharge pollutants in stormwater runoff to the maximum extent practicable. These services may include, but are not limited to, business entities providing the following:

- (a) Water and wastewater operations and maintenance;
 - (b) Landscaping;
 - (c) Trash and solid waste management;
 - (d) Construction;
 - (e) Paving; or
 - (f) Painting.
- (2) In addition to the foregoing, such contract language will require the business entity, as appropriate to: (i) contain and report spills; and (ii) comply with District stormwater control measures, good housekeeping practices and procedures, facility specific operating procedures relating to the reduction of pollutants in stormwater.

D. Construction Site Operator Responsibilities

- (1) Compliance with the Construction General Permit TXR150000. The Construction Site Operator is required to be compliant with the most recent TPDES General Permit No. TXR150000 (the "General Permit") issued by the Texas Commission on Environmental Quality (TCEQ). A Storm Water Pollution Prevention Plan (the "SWPPP") with a SWPPP narrative as well as a Site Plan with proposed Best Management Practices ("BMPs") (as such term is defined in the General Permit) must be prepared at least seven (7) days prior to commencement of soil disturbing activities. A Notice of Intent (NOI) (as such term is defined in the Construction General Permit) must be submitted by the Construction Site Operator to the TCEQ prior to commencement of soil disturbing activities in accordance with notification requirements outlined in the CGP.
- (2) Other Construction Site Operator Responsibilities. The Construction Site Operator is responsible for the management, SWPPP compliance, and Rate Order compliance of all of their subcontractors, trades, suppliers, and agents. Further, the Construction Site Operator is responsible for all miscellaneous items required under the SWPPP, including, but not limited to:
- (a) Concrete and masonry material washouts and proper disposal;

- (b) On-site sanitary facilities;
 - (c) Oil and grease containers and proper disposal;
 - (d) Trash containers and proper disposal; and
 - (e) Paints & thinners
- (3) Failure to Comply. Failure of each Construction Site Operator to comply with these Construction Site Operator responsibilities will be considered a violation of this Rate Order and will subject the Construction Site Operator to penalties as outlined below (in addition to all other legal remedies available to the District, including all penalties and remedies set out in this Rate Order):
- (a) Failure to obtain permit coverage under the General Permit: **\$1000 Fine**
 - (b) Failure to prepare a SWPPP as required under the General Permit: **\$500 Fine**
 - (c) Notice of Violation for failure to install or maintain BMPs: **\$200 Fine per non-compliant site listed on the NOV***
 - (d) Withholding of service taps to other properties owned by Construction Site Operator.

*The District reserves the right to charge the Construction Site Operator for any and all expenses incurred while inspecting or correcting the deficiencies listed in the Notice of Violation.

E. District Storm Sewer User Responsibilities

- (1) Post-Construction Runoff. Plans for redevelopment or new development greater than or equal to one (1) acre must be approved by the District Engineer. The plans must adequately address post-construction runoff. This may include the use of Structural Controls as well as non-structural controls, as outlined in the District's SWMP and stormwater manual.
- (2) Storm Sewer User Responsibilities. Pursuant to Title 40, Chapter 122

of the Code of Federal Regulations, the District adopts the following storm sewer regulations, which apply to all Storm Sewer Users.

- (3) Illicit Discharge. Only runoff composed entirely of storm water or certain allowable non-storm water shall be discharged to the District's storm sewer system. Other discharges are not authorized. A list of allowable non-storm water discharge is as follows:
- (a) Water line flushing (excluding discharges of hyper-chlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life);
 - (b) Runoff or return flow from landscape irrigation, lawn irrigation, and other irrigation utilizing potable water, groundwater, or surface water sources;
 - (c) Discharges from potable water sources that do not violate Texas Surface Water Quality Standards;
 - (d) Diverted stream flows;
 - (e) Rising ground waters and springs;
 - (f) Uncontaminated groundwater infiltration;
 - (g) Uncontaminated pumped groundwater;
 - (h) Foundation and footing drains;
 - (i) Air conditioning condensation;
 - (j) Water from crawl space pumps;
 - (k) Individual residential vehicle washing;
 - (l) Flows from wetlands and riparian habitats;
 - (m) Dechlorinated swimming pool discharges that do not violate Texas Surface Water Quality Standards;
 - (n) Street wash water excluding street sweeper waste water;
 - (o) Discharges or flows from emergency firefighting activities

(firefighting activities do not include washing of trucks, run-off water from training activities, test water from fire suppression systems, and similar activities);

- (p) Other allowable non-stormwater discharges listed in 40 CFR §122.26(d)(2)(iv)(B)(1);
 - (q) Non-stormwater discharges that are specifically listed in the TPDES Multi Sector General Permit (MSGP) TXR050000 or the TPDES Construction General Permit (CGP) TXR150000;
 - (r) Discharges that are authorized by a TPDES or NPDES permit or that are not required to be permitted; and
 - (s) Other similar occasional incidental non-stormwater discharges such as spray park water, unless the TCEQ develops permits or regulations addressing these discharges.
- (4) Detection and Elimination. The District's consultants may perform random testing and/ or inspection when the District has reason to believe that an illicit connection to the District's storm sewer system exists or that an illicit discharge to the District's storm sewer system is occurring. The cost of such inspection will be the sole responsibility of the Storm Sewer User. In connection with the inspection, the Storm Sewer User shall allow its property and/ or the property under its control to be inspected by the District's consultants during normal business hours for possible illicit connections to the District's storm sewer system and other unacceptable discharges to the District's storm sewer system which violate this Rate Order. Thereafter, the District may, at the discretion of the District or the District's consultants, periodically inspect a Storm Sewer User's drainage system during normal business hours for the purpose of identifying possible illicit connections and other unacceptable discharges which violate this Rate Order.
- (5) Failure to Comply. The failure of a Storm Sewer User to comply with these Storm Sewer User Responsibilities will be considered a violation of this Rate Order and will subject the User to penalties as outlined below (in addition to all other legal remedies available to the District, including all penalties and remedies set out in this Rate Order):

(a) Notice of Violation for Illicit Discharge to District Facilities:

\$500 Fine per violation listed on the NOV*

(b) Withholding of service taps to other properties owned by Storm Sewer User

*The District reserves the right to charge the Storm Sewer User for any and all expenses incurred while inspecting or correcting the deficiencies listed in the Notice of Violation.

(6) Penalty for Notice of Violation. The failure of a Storm Sewer User to comply with the terms of this Section will be considered a violation of the Rate Order. If such a violation occurs, or if the District determines the existence of a serious threat to the integrity of the District's waters or storm drainage system, the District, in its sole option, may, in addition to all other legal remedies available to it, including those fines, penalties, and remedies set out in this Rate Order, immediately terminate service or, at the Storm Sewer User's sole cost and expense, install the fixtures or assemblies necessary to correct the illicit connection or unacceptable discharge. If the District terminates service in order to preserve the integrity of the District's waters or storm drainage system, service will be restored only when the source of the potential contamination no longer exists or until additional safeguards have been taken and all fines/ penalties have been resolved. Any and all expenses associated with the enforcement of this Section shall be billed to the Storm Sewer User.

F. Builder Responsibilities

- (1) Street Cleaning. The builder will be responsible for ensuring that the street in front of their lots stays free from the accumulation of trash, sediment, dirt, and all other debris. Street cleaning will be done by methods that prevent sediments and other pollutants from being introduced into the stormwater conveyance system. Washing sediments into the sewer inlets is prohibited by the District.
- (2) Concrete Wash-Out Site. Each builder will provide a single, dedicated concrete wash-out site on one of the builder's reserved lots, for use during construction. The site selected will be reviewed with the District and developer, and an identification sign must

be erected on the site by the builder prior to use. The builder will clean and maintain the site as necessary and is responsible for the proper and legal disposal of concrete. Silt fencing must be installed along the curb in front of the wash-out site as well as an access pad. The builder will inform its subcontractors of the location and purpose of the concrete wash-out site.

- (3) Signage. Signage shall not be allowed on any District-owned property or along District trails or parks unless approved by the District in writing. Further, any allowed signs shall be kept neat and tidy and shall not be blown into any District storm sewer inlet or ditch. In such event, failure to pick up a blown sign shall be considered a violation of this Rate Order.
- (4) Other Builder Responsibilities. The builder is responsible for observing all provisions of, and for enforcing, this Order with all employees, suppliers, and subcontractors. Builders are responsible for conducting regular inspections of their lots and erosion control measures to insure there is no damage to any District facility and that the erosion control measures are functioning properly.
- (5) Failure to Comply. Failure of a builder to comply with these builder responsibilities will be considered a violation of this Rate Order and will subject the builder to penalties set forth in the section entitled Penalties for Violation. Further, the District, at its sole option, may perform or have performed any of the builder's responsibilities and back-charge the builder for the cost. Failure to timely pay a back-charge or to comply with these responsibilities will subject the builder to termination of service or withholding of taps in accordance with this Rate Order.

Section 8: Maintenance and Repair. It shall be the responsibility of each User to maintain the water, sanitary sewer and storm sewer lines from the home or building to the point that the User's lines connect to the District's systems.

Section 9: Termination

A. Charges for water, sewer and fire protection service shall be billed monthly. All bills shall be payable on the 20th day after the date of the statement for said charges. Unless payment of the monthly bill is received on or before the 20th day after the date of said statement or unless payment of any Backcharges is received on or before the 30th day after the date of the invoice, such account shall be considered delinquent and a one-time late charge equal to ten percent (10%) of the unpaid balance shall be charged. The

District may, in its discretion, disconnect water service for failure to pay all charges and Backcharges, including interest, by the 30th day after the due date; provided, however, that prior to disconnecting services, the District shall send written notice by United States first class mail to the User or entity at the appropriate address and provide the User or entity with an opportunity to contest, explain or correct the charges, services, or disconnection, at a meeting of the Board of Directors of the District. To cover the District's costs charged by the operator, a fee in the amount shown in Exhibit "A" shall be charged by the District for each such notice of delinquency mailed to a User. The written notice shall inform the User or entity of the amount of the delinquent payment, the date service will be disconnected or additional service withheld if payment is not made, the date, time and place of the next scheduled meeting of the Board of Directors, and of the opportunity to contest, explain or correct the charges, services, or disconnection, by presenting in person or in writing such matter to the Board of Directors at the next scheduled meeting as shown on the notice. The date specified for disconnection shall be ten (10) days after the date of the next scheduled meeting of the Board of Directors as shown in the notice and the date for withholding additional service shall be the date of that Board meeting. The notice shall be deposited, postpaid, in a post office or official depository under the care and custody of the United States Postal Service at least ten (10) days prior to the date of the scheduled meeting of the Board of Directors. A written statement by the District's operator that the notice was so mailed and a certificate of mailing by the United States Postal Service shall be prima facie evidence of delivery of same. The Board shall inform the Users or entities to whom notice has been sent such notice of the Board's determination by posting a door hanger at the appropriate address giving notice of water termination.

B. Billing and Service During Extreme Weather Emergency. Notwithstanding any provisions of this Rate Order to the contrary, a User or entity may not be charged late fees nor have service disconnected for nonpayment of a bill that is due during an extreme weather emergency until after the emergency is over. A User or entity may, within thirty (30) days from the date the extreme weather emergency is over, request from the District a payment schedule for any unpaid bill that is due during an extreme weather emergency. Upon receipt of a timely payment schedule request, the District shall provide, in writing, a payment schedule and a deadline for accepting the payment schedule. The District or the District's operator may, at the discretion of the District and/or the District's operator, determine the terms of the payment schedule described in this paragraph in accordance with applicable laws and regulations. If a User or entity requests a payment schedule pursuant to this paragraph, the District shall not disconnect the User or entity from service for nonpayment of bills that are due during an extreme weather emergency unless: (1) the payment schedule has been offered and the User or entity has declined to accept the payment schedule in a timely fashion; or (2) the User or entity has violated the terms of the payment schedule. Any preexisting disconnection notices issued to a User or entity for nonpayment of bills due during an extreme weather emergency are suspended upon the timely request for a payment schedule made under

this paragraph; provided, however, that if: (1) the User or entity does not timely accept a payment schedule offered by the District; or (2) the User or entity violates the terms of the payment schedule, then any suspended disconnection notices may be reinstated. A User or entity who violates the terms of a payment schedule shall be subject to disconnection from service pursuant to the provisions of this Rate Order. For purposes of this paragraph, "extreme weather emergency" means a period when the previous day's highest temperature in an area did not exceed 28 degrees Fahrenheit and the temperature is predicted to remain at or below that level for the next 24 hours according to the nearest National Weather Service reports for that area. For purposes of this paragraph, an "extreme weather emergency" is over on the second business day the temperature exceeds 28 degrees Fahrenheit.

C. Any person, corporation or other entity who violates any provision of this Rate Order, in addition to being subject to the penalties described in Section 24, shall be subject to having service terminated; provided, however, that prior to disconnecting service for such violations, the District shall give written notice by first class mail or otherwise, to such person, corporation or other entity, of the pending disconnection, and shall give such person, corporation or other entity the opportunity to contest, explain or correct the violation of the Rate Order at a meeting of the Board of Directors of the District. Such disconnection shall be in addition to penalties that may be imposed by the District under Section 24.

D. If service to a User is disconnected for nonpayment of a delinquent bill or for any cause legally authorized, a reconnection fee in the amount shown in Exhibit "A" plus a security deposit in the amount shown in Exhibit "A", payable in accordance with Section 13, one time after service is terminated, shall be paid prior to service being restored. Payment of fees and charges under this Section must be in the form of cash, cashier's check, or money order.

E. In the event that the District's operator removes a User's meter due to unauthorized reconnection of service subsequent to its termination by the District, a reinstallation fee in the amount shown in Exhibit "A" shall be paid prior to service being restored.

Section 10: Swimming Pool Inspections and Fee. Every User who plans to construct or install a swimming pool within the District shall notify the District's operator in writing prior to commencing construction of the pool. Upon notification by the User of the intention to construct or install a swimming pool, the User shall pay an inspection fee in the amount shown in Exhibit "A." After the notification is received, the District's operator shall ensure that all drains and backwash from the swimming pool are connected to the District's sanitary sewer system for connections located in the City of Richmond's extraterritorial jurisdiction or installed in accordance with the City of Sugar Land plumbing code as it relates to swimming pools if the swimming pool is located in

Sugar Land's extraterritorial jurisdiction, and that the proper backflow prevention devices required by the District are installed. After the drains have been installed, the User shall notify the District's operator, who shall make an inspection of all swimming pool drains and backflow prevention devices to verify that the proper connections are made, before service is authorized for said swimming pool.

Section 11: No Guarantee of Specific Quantity or Pressure of Water. The District does not guarantee any User any specific quantity or pressure of water for any purpose whatsoever, and all Users understand and agree that the District is not liable for failure or refusal to furnish any particular amount or pressure of water to any User at any time.

Section 12: Additional Payment Options. Any User may pay the monthly water and sewer bill via the payment options provided through the District and its operator including but not limited to, online check and credit card payments, check and credit card payments processed over the telephone, and payment through various area retail locations. Certain payment options are made available through service providers who may charge Users a convenience fee in connection with some payment options. Such convenience fees are the sole responsibility of the User and are separate from any amount owed by the User to the District. Non-payment of any such convenience fee shall subject the User to termination of service in accordance with this Order. If any User payment is refused or returned by the processing financial institution, the District will charge the User a return item fee of \$25.00. Acceptable payment methods for delinquent accounts may be restricted as specified elsewhere in this Order.

Section 13: Returned Check Charge. The District will charge a fee in the amount shown in Exhibit "A" to any User for each check given to the District for payment that must be returned for any reason. Payments attempted to be made by a check which is returned shall be considered delinquent unless cash or certified funds are presented to the District for payment within the time period required by Section 9.

Section 14: Security Deposit. A deposit in the amount indicated on Exhibit "A" shall be received from all Users of the District's system. The security deposit shall be held by the District to assure prompt payment of all charges for water and sewer services provided by the District. No interest will be allowed on such deposit.

Section 15: Transfer Fee. A fee in the amount shown in Exhibit "A" shall be charged by the District to all Users opening an account to cover the expense to the District for the transfer of service from one User to the subsequent User.

Section 16: Permit Requirement. Before any connection is made to the District's system, the person requesting such connection shall provide to the District a copy of: (1) a Development Permit from Fort Bend County, Texas; or (2) a Waiver for the Development Permit from Fort Bend County, Texas.

Section 17: Easements. Before service is begun to any User, the person requesting such service shall grant an easement of ingress and egress to and from the meter for such maintenance and repair as the District, in its judgment, may deem necessary.

Section 18: Plumbing Regulations; Prohibition against Cross-Connections and Unacceptable Plumbing Practices; Penalty for Violation. Pursuant to Chapter 290 of the Texas Administrative Code, the District adopts the following plumbing regulations, which apply to all users of the District's potable water distribution system:

A. Service Agreements. Prior to receiving service from the District to new construction or to buildings containing new plumbing fixtures, or prior to having service reconnected to any building after termination of water service, a User must execute a Service Agreement in the form attached to this Rate Order as Exhibit "E".

B. Plumbing Fixtures. A User is not permitted to install any plumbing fixture which is not in compliance with a state approved plumbing code and the plumbing code, if any, required by the city in whose jurisdiction the District is located.

C. Prohibition Against Water Contamination. No direct connection between the District's potable water distribution system and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the District's potable water distribution system by the installation of an air-gap or an appropriate backflow prevention device in accordance with state plumbing regulations. In addition, all pressure relief valves and thermal expansion devices must be in accordance with state plumbing codes and the plumbing code, if any, required by the city in whose jurisdiction the District is located.

D. Backflow Prevention Assemblies. All sprinkler systems, spas and pools must have backflow prevention assemblies installed by the User at the User's sole cost and expense. In addition, the District, in its sole discretion, may require a non-single family residential User to install a backflow prevention assembly at any meter(s) servicing such a User's property. The District, in its sole discretion, also may require any User to install other backflow prevention assemblies at any fixture in order to prevent contamination of the District's potable water distribution system or if the User's plumbing system poses a high health hazard. A high health hazard is defined by the TCEQ as a "cross-connection, potential cross-connection, or other situation involving any substance that could cause death, illness, spread of disease, or has a high probability of causing such effects if introduced into the potable drinking water supply." If the District determines that a User must install a backflow prevention assembly as a protection against a high health hazard, the backflow prevention assembly used must comply with a state approved plumbing code and the plumbing code, if any, required by the city in

whose jurisdiction the District is located, and must be tested and certified at least annually by a recognized backflow prevention assembly tester. A list of certified backflow prevention assembly inspectors can be obtained from the local office of the TCEQ.

The User is responsible for insuring that all backflow prevention assemblies are tested upon installation by the District's operator. The User is solely responsible for the cost of this test. If the District requires the installation of a backflow prevention assembly in order to prevent a serious threat to the District's public water supply, then the District, in its sole discretion, may immediately terminate service to the User. In that event, service will not be restored until the backflow prevention assembly has been installed and tested and a signed and dated original of a "Backflow Prevention Assembly Test and Maintenance Report" in the form attached to this Rate Order as Exhibit "F" has been provided to the District's operator.

If the District determines that a backflow prevention assembly must be installed pursuant to this Rate Order for reasons other than to eliminate a serious threat to the District's public water system, the User must install the backflow prevention assembly within five (5) working days after receipt of notice from the District that such installation is required. The User must arrange for the District's operator to perform a "Backflow Prevention Assembly Test and Maintenance Report" in the form attached to this Rate Order as Exhibit "F" within three (3) working days of the installation of the backflow prevention assembly and within three (3) working days of any subsequent repair, maintenance or testing of such assembly. If the User fails to provide the testing certificate within this time, the District, in its discretion, may terminate service to the User pursuant to the terms of this Rate Order. The District's operator will retain such reports for a minimum of three (3) years.

E. Customer Service Inspections. A customer service inspection is required prior to the time the District (i) provides continuous water service to new construction, (ii) provides water service to private plumbing facilities that have been added to existing construction or materially improved or corrected, or (iii) continues service to a User when the District has reason to believe that cross-connections or other unacceptable plumbing practices exist. The cost of such customer service inspection will be the sole responsibility of the User and must be performed by the District's Operator, who is a certified waterworks operator holding an endorsement from the TCEQ. The cost will be \$50 for single family residential Users and \$150 for other Users. All fees relating to the customer service inspection shall be paid by the User prior to the inspection, and if the inspection is made in connection with new construction, the fee will be collected with the tap fee.

Prior to initiating continuous service to new construction or buildings containing new plumbing fixtures, the User must provide the District's operator with a signed and dated "Customer Service Inspection Certification" in the form attached to this

Amended Rate Order as Exhibit "D". The District's operator will retain such inspection certifications for a minimum of ten (10) years. Thereafter, the District's operator or its subcontractors may, at the discretion of the District and/or the District's operator, periodically inspect a User's plumbing system during normal business hours for the purpose of identifying possible cross-connections and other unacceptable plumbing practices which violate this Amended Rate Order.

F. Prohibition Against Cross-Connections. No cross-connection between the District's potable water distribution system and a private water system is permitted. Where an actual air gap is not maintained between the public water supply and a private water supply, an approved reduced pressure-zone backflow prevention assembly must be properly installed and such assembly must be annually inspected and tested by a certified backflow prevention device tester. A list of certified backflow prevention device testers may be obtained from the local office of the TCEQ. By accepting service from the District, all Users agree to allow such annual inspection and testing of backflow prevention assemblies to take place during normal business hours. If any User refuses to allow such annual inspection and testing, service to such User will be discontinued until such inspection and testing is completed.

No connection which allows water to be returned to the District's potable water distribution system is permitted. This includes, but is not limited to, any device pursuant to which water is removed from the District's potable water distribution system, circulated through a User's system for condensing, cooling and heating of fluids or industrial processes, including but not limited to a heat exchange system, and routed back to the District's potable water distribution system.

G. Notice of Unacceptable Plumbing Practices. The District shall notify the User in writing of any cross-connection or other unacceptable plumbing practice which has been identified during the customer's service inspection, any periodic reinspection, or any other inspection. At its sole cost and expense, the User shall immediately correct any unacceptable plumbing practice on its premises and properly install, test and maintain any backflow prevention device required by the District within five (5) working days of receipt of notice of the improper cross-connection. The User shall provide copies of all testing and maintenance records on such devices to the District within three (3) working days of the testing or maintenance. If the User fails to correct the noted unacceptable plumbing practice, the District may immediately terminate water service or, at the User's sole cost and expense, eliminate the cross-connection or correct the unacceptable plumbing practice.

H. Penalty for Violation. The failure of a User to comply with the terms of this Section will be considered a violation of this Rate Order. If such a violation occurs, or if the District determines the existence of a serious threat to the integrity of the District's water supply, the District, in its sole option, may, in addition to all other legal remedies

available to it, including those remedies set out in Section 24 of this Rate Order, immediately terminate service or, at the User's sole cost and expense, install the plumbing fixtures or assemblies necessary to correct the unacceptable plumbing practice. If the District terminates service in order to preserve the integrity of the District's water supply, service will be restored only when the source of the potential contamination no longer exists or until additional safeguards have been taken. Any and all expenses associated with the enforcement of this Section shall be billed to the User.

Section 19: Drainage Facilities And Unauthorized Materials. For the purpose of providing drainage capacity and services to drain the land located within its boundaries, the District has constructed, owns and operates a drainage and storm sewer system (collectively, the "Drainage Facilities"). It is essential that the District maintain the Drainage Facilities and ensure that they are kept clear of any objects or debris that may block them and interfere with their intended purpose. The District's Drainage Facilities are solely allowed to carry storm water rainfall and anything deposited into such system shall be unauthorized. Any individual who disposes, or is responsible for the disposal, of trash, household or other hazardous materials, construction materials or debris, chemicals, other debris, or grass, tree and yard clippings, or anything else prohibited under regulations implemented pursuant to the Federal Water Pollution Control Act or any state equivalent act, or that might potentially impede the free flow of storm water runoff ("Unauthorized Materials") in the Drainage Facilities or the District's Right-of-Way will be responsible for (1) removing such Unauthorized Materials and restoring the Drainage Facilities to their prior condition or (2) reimbursing the District for all costs of removal and restoration if the District opts, at its sole discretion, to perform such work. In addition to or in place of the foregoing, the District may assess a penalty or disconnect the customer's water service to collect such penalty for such violation under Section 24 of this Order.

Section 20: No Free Service. No free service shall be granted to any User for services furnished by the District's systems whether such User be a charitable or eleemosynary institution, a political subdivision or municipal corporation, and all charges for service shall be made as required herein.

Section 21: Required Service. No service shall be given from the District's systems unless such User agrees to take water, sanitary sewer, storm sewer and drainage, and garbage services, except in those instances where the Board determines that all such services are not necessary for the preservation of the sanitary condition of water within the District.

Section 22: Prohibition of Septic Tanks and Holding Tanks. No septic tanks or holding tanks shall be permitted or used within the District.

Section 23: Stormwater Quality Compliance. Consistent with the requirements

set forth in the Texas Pollutant Discharge Elimination System General Permit Number TXR040000, the District has a Stormwater Management Program (SWMP) in effect. In accordance with the SWMP, the District has adopted a Stormwater Guidance Manual setting forth the rules and regulations with which all the storm sewer users of the District's stormwater system must comply.

Section 24: Penalties for Violation. Any person, corporation or other entity who:

- (1) violates any Section of this Amended Rate Order; or
- (2) makes unauthorized use of District services or facilities; or
- (3) causes damage to District facilities by using such facilities in a manner or for a purpose contrary to the purpose for which such facilities were designed; or
- (4) uses or permits the use of any septic tank or holding tank within the District;
- (5) violates the District's Rules and Regulations Governing Sewer Lines and Sewer Connections;
- (6) violates the District's Order Adopting Drought Contingency Plan; or
- (7) violates the District's Park Rules;
- (8) constructs facilities or buildings which are not included in the approved plans for development under Section 2B(2) of this Order;
or
- (9) violates the rules and regulations contained in the District's Stormwater Guidance Manual.

shall be subject to a penalty of \$10,000.00 for each breach of each one of the foregoing provisions. Each day that a breach of any provision hereof continues shall be considered a separate breach.

This penalty shall be in addition to the other penalties, fees and charges provided by this Amended Rate Order and the laws of the State of Texas and in addition to any other legal rights and remedies of the District as may be allowed by law.

Section 25: Applicability of Rate Order. This Amended Rate Order and all of the provisions herein apply only to utility service provided to land within the District. The Board of Directors shall determine whether to provide any utility service to areas outside of the District and the terms and conditions for such service.

Section 26: Superseding Clause. Upon adoption of this Amended Rate Order by the Board of Directors of the District, the prior Rate Order in effect shall be terminated and shall be superseded by this Rate Order.

[EXECUTION PAGE FOLLOWS]

ADOPTED this 4th day of November, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

(SEAL)



LIST OF EXHIBITS

Exhibit "A"	-	Fees
Exhibit "B"	-	Rates
Exhibit "C"	-	Standard Sanitary Sewer Usage Rates
Exhibit "D"	-	Customer Service Inspection Certification
Exhibit "E"	-	Service Agreement
Exhibit "F"	-	Backflow Prevention Assembly Test and Maintenance Report
Exhibit "G"	-	Park Rules

EXHIBIT "A"

FEES

1. TAP FEES

A. Single Family Residential Users

In the case of a 5/8 or 3/4 inch water meter, the tap fee shall be: \$1,170.00

In the case of a 1 inch water meter, the tap fee shall be: \$2,230.00

In the case of a water meter larger than 1 inch, a tap fee equal to three (3) times the District's actual cost of installing the tap, meter, and necessary service lines shall be paid to the District.

B. Non-Single Family Residential User

Non-Single Family Residential Users shall pay a tap fee equal to three (3) times the District's actual cost of installing the tap, meter, and necessary service lines, and repairing or restoring any yards, sidewalks, streets, landscape, property or other improvements affected by the installation shall be paid to the District (the "Installation Costs"). The District's operator will produce an estimate for the Installation Costs, which will be sent to the User. The User shall pay the Installation Costs, plus 20%, prior to the installation of the tap. If the actual Installation Costs are greater than the estimated Installation Costs paid by the User, the difference must be paid by the User before the District will provide service to the User. If the actual Installation Costs are less than the estimated Installation Costs paid by the User, a refund for the difference shall be issued to the User.

C. Non-Taxable Users

- (1) Non-Taxable Users shall pay a tap fee equal to the District's actual cost of installing the tap, meter and any necessary service lines and the

Exhibit "A-1"

cost of repairing or restoring any yards, sidewalks, landscape, property, streets or other improvements affected by the installation (as determined by the District's operator) plus the User's pro rata share of the District's actual cost of the facilities necessary to provide District services to the non-taxable User that are financed or to be fully or partially financed by the District's tax bonds (as determined by the District's consultants and approved by the Board of Directors) (the "Installation Costs").

- (2) The District's operator will produce an estimate of the Installation Costs, which will then be approved by the Board of Directors and be sent to the User. The User shall pay the estimated Installation Costs, plus 20%, prior to installation of the tap. If the actual Installation Costs are greater than the estimated Installation Costs paid by the User, the difference must be paid by the User before the District will provide service to the User. If the actual Installation Costs are less than the estimated Installation Costs paid by the User, a refund for the difference shall be issued to the User.

2. **SEWER CONNECTION INSPECTION FEE**

Single Family Residential connection: \$85.00

Non-Single Family Residential connection: \$145.00

3. **FACILITY INSPECTION FEE** \$85.00

Residential Reinspection Fee \$85.00

Commercial Reinspection Fee \$145.00

4. **PRE-FACILITY INSPECTION FEE** \$85.00

5. **GREASE TRAP INSPECTION FEE**

Monthly Rate \$100.00

Exhibit "A-2"

	Reinspection Rate	\$100.00
6.	<u>CUSTOMER SERVICE INSPECTION FEE</u>	
	Residential	\$125.00
	Commercial	\$195.00
7.	<u>BACKFLOW PREVENTION DEVICE TEST</u>	
	Residential	\$125.00
	Commercial	\$195.00
8.	<u>SWIMMING POOL, HOT TUB, AND WATER SOFTENER INSPECTION FEE</u>	
	Residential	\$125.00
	Commercial	\$195.00
9.	<u>FEE TO MAIL NOTICE OF DELINQUENCY TO USER</u>	
	Fee to Mail Notice	\$15.00
	Fee for Door Hanger Termination Notice	\$30.00
10.	<u>RECONNECTION FEE</u>	\$75.00
11.	<u>SECURITY DEPOSIT</u>	

A security deposit of \$150.00 per equivalent single family residential connection (except builders) is required by the District. After two years of service, with no late payments or termination, this deposit will be refunded without interest upon the request of the User. After any disconnection, an additional \$75.00 deposit per equivalent single family residential connection is required; however, the

Exhibit "A-3"

maximum amount on deposit shall be \$450.00 for single family residential users and the average of three months usage for non-single family residential users. The District has the right to pay backcharges from the security deposit. When the security deposit is used to pay backcharges, the user must re-deposit the amount expended.

If a resident moves out of the District and fails to return to the District the recycling bin, the District will apply \$8.00 of the deposit for the cost of such bin.

- | | | |
|-----|---|--|
| 12. | <u>REINSTALLATION FEE DUE TO METER REMOVAL</u> | \$125.00 |
| 13. | <u>FEE FOR RETURNED CHECK</u> | \$25.00 |
| 14. | <u>TRANSFER FEE</u> | \$40.00 |
| 15. | <u>INITIAL BOAT DOCK/DECK AND FENCE INSPECTION FEE</u> | \$600.00; provided that unusual or extra-ordinary expenses may be charged in lieu of this standard fee |
| 16. | <u>FOLLOW-UP INSPECTION TO ENSURE COMPLIANCE WITH ORDER ADOPTING FEE FOR INSPECTION OF BOAT DOCKS/DECKS AND FENCES (DATED JUNE 6, 2006)</u> | \$50.00 |

EXHIBIT "B"

RATES

1. Water and Sewer Rates for Users (excluding Homeowner Associations and Public Space Users):

Water rates:

Minimum bill - 0 to 5,000 gallons:	\$10.00
5,001 to 10,000 gallons (per 1,000 gallons):	\$2.00
10,001 to 15,000 gallons (per 1,000 gallons):	\$2.50
15,001 to 20,000 gallons (per 1,000 gallons):	\$3.00
20,000 gallons and over (per 1,000 gallons):	\$3.50

Non-Single Family Residential Users will be charged \$10.00 for the minimum bill of 0 to 5,000 gallons per equivalent single family connection, as determined by the District's engineer at the time of connection and as may be adjusted by the District's engineer from time to time.

Groundwater Reduction Fees: Effective January 1, 2025, all Users shall pay 120% of the fee per 1,000 gallons of metered water charged by the City of Richmond for purposes of paying the cost of complying with the Fort Bend Subsidence District Groundwater Reduction requirements.

Sewer rates:

- A. Sewer Rates for Single Family Residential Users: \$22.35 per month.
- B. Sewer Rates for Non-Single Family Residential Users: \$10.00 per equivalent single family connection, as determined by the District's engineer at the time of connection and as may be adjusted by the District's engineer from time to time.

2. Homeowner Associations and Public Space Users:

Meters Using Water and Sewer Service:

\$10.00 Per Month for meters using both water and sewer services plus \$0.50 per 1,000 gallons of water metered over zero.

Meters Using Water Service only:

\$5.00 per month for meters using water service only plus \$0.50 per 1,000 gallons of water metered over zero.

Groundwater Reduction Fees: Effective January 1, 2025, all Users shall pay 120% of the fee per 1,000 gallons of metered water charged by the City of Richmond for purposes of paying the cost of complying with the Fort Bend Subsidence District Groundwater Reduction requirements.

3. Fire Protection Services:

Effective October 1, 2025, the rate for fire protection services for residential properties shall increase from \$17.39 to a flat monthly rate of \$17.86. The rate for fire protection services for nonresidential properties shall increase from \$17.39 to a rate of \$17.86 for each 2,000 square feet or part thereof of the building floor area for every "improved nonresidential property." The fee shall be adjusted annually by the City of Sugar Land or the City of Richmond in accordance with the Fire Protection Agreement, as may be amended from time to time.

4. Fire Protection Meter:

Effective October 1, 2025, the water rate for a fire protection meter shall increase from \$17.39 to a monthly rate of \$17.86 plus \$2.00 per 1,000 gallons of water metered over zero.

Groundwater Reduction Fees: Effective June 1, 2019, all Users shall pay 110% of the fee per 1,000 gallons of metered water charged by the City of Richmond for purposes of paying the cost of complying with the Fort Bend Subsidence District Groundwater Reduction requirements.

EXHIBIT "C"

STANDARD SANITARY SEWER USAGE RATES

CALCULATE VALUE BASED ON THE FOLLOWING DATA:

A) Residential Development

Single Family Residential	315 GPD/Unit
Townhouse/Patio/Cluster Homes	315 GPD/Unit
Duplex/Triplex	315 GPD/Unit
Fourplex	270 GPD/Unit
Condominium	270 GPD/Unit
Apartment with Washer/Dryer	270 GPD/Unit

B) Institutional Development

Church

Auditorium	1 GPD/Seat
Administration Building	15 GPD/Capita
Day School Classroom	10 GPD/Capita

School

Unspecified	15 GPD/Capita
Elementary	10 GPD/Capita
Day Care Center	10 GPD/Capita
Residential	100 GPD/Capita
Dormitory	90 GPD/Capita

Hospital

200 GPD/Bed

Nursing Home

90 GPD/Bed

Prison

280 GPD/Capita

C) Office Development

Office Building

0.10526 GPD/Square Feet

D) Retail Development

Retail Store

0.07 GPD/Square Feet

E) Restaurant Development

Average Full Service 10-12 Hours

35 GPD/Seat

Twenty Four (24) Hour Full Service

50 GPD/Seat

Exhibit "C-1"

	Tavern or Lounge (No Food Service)	10 GPD/Seat
	Soda Fountain	10 GPD/Seat
	Fast Food Paper Plate Service	10 GPD/Seat
	Monterey House	13 GPD/Seat
	Cafe	20 GPD/Seat
	Bakery	0.225 GPD/Square Feet
	Pizza Parlor	8 GPD/Seat
	Fast Food (No Seating)	0.07 GPD/Square Feet
F)	Coiffure Development	
	Beauty Shop	150 GPD/Shampoo Bowl
	Barber Shop	150 GPD/Shampoo Bowl
	Supercuts Barber Shop	77 GPD/Shampoo Bowl
G)	Cleaning Development	
	Washateria (Based on 50 G/Wash and 10 washes/day)	500 GPD/Machine
	Car Wash	
	Individual Bay, Self-service w/o reclaim (wand type)	300 GPD/Bay
	Individual Bay, Self-service with reclaim (wand type)	0 GPD/Bay
	Commercial w/o reclaim (tunnel type)	1200 GPD
	Commercial with reclaim (tunnel type)	0 GPD
H)	Recreational Development	
	Theatre	
	Indoor	5 GPD/Seat
	Drive-In	5 GPD/Space
	Skating Rink	5 GPD/Capita
	Bowling Alley	200 GPD/Lane
	Swimming Pool	5 GPD/Swimmer
	Stadium	3 GPD/Seat
	Country Club	100 GPD/Member and 25 GPD/Guest

Exhibit "C-2"

	Health Club/Spa w/swimming pool and/or whirlpool	10GPD/Member/Day
	Health Club/Spa w/out swimming pool and/or whirlpool	5GPD/Member/Day
	Racquetball Club	160.25GPD/Court
I)	Service Station Development	
	Station with service (maximum of 1000 GPD if no car wash)	500 GPD/Island
	Self Service Station	0.07 GPD/Square Feet
J)	Hotel/Motel Development	
	Hotel/Motel (excluding restaurant)	79 GPD/Room
	Hotel/Motel (w/kitchenettes)	135 GPD/Room
K)	Industrial Development	
	Warehouse	0.03 GPD/Square Feet
	Factory w/shower	25 GPD/Capita
	Factory w/o shower	20 GPD/Capita
	Factory Residential	80 GPD/Capita
	Industrial Laundry	300 GPD/50 lbs.
	Clothes or	5000 GPD/Machine
	Manufacturing	0.05 GPD/Square Feet
L)	Transportation Terminal Development	
	Transportation Terminal (excluding restaurants)	5 GPD/Passenger
M)	Other	
	Film Processor	1260 GPD/Processor
	Fire Station	90 GPD/Capita
	Funeral Homes	675 GPD/Body
	Technicolor One Hour Photo Store	1000 GPD/Store
	Toilet	80 GPD/Toilet

Exhibit "C-3"

EXHIBIT "D"

CUSTOMER SERVICE INSPECTION CERTIFICATION

Name of PWS _____

PWS I.D. # _____

Location of Service _____

I, _____, upon inspection of the private plumbing facilities connected to the
aforementioned public water supply do hereby certify that, to the best of my knowledge:

		Compliance	Non- Compliance
(1)	No direct connection between the public water supply and a potential source of contamination exists. Potential sources of contamination are isolated from the public water system by an air gap or an appropriate backflow prevention assembly in accordance with state plumbing regulations. Additionally, all pressure relief valves and thermal expansion devices are in compliance with state plumbing codes.	☐	☐
(2)	No cross-connection between the public drinking water supply and a private water system exists. Where an actual air gap is not maintained between the public water supply and a private water supply, an approved reduced pressure zone backflow prevention assembly is properly installed and a service agreement exists for annual inspection and testing by a certified backflow prevention device tester.	☐	☐
(3)	No connection exists which would allow the return of water used for condensing, cooling or industrial processes back to the public water supply.	☐	☐
(4)	No pipe or pipe fitting that contains more than a weighted average of 0.25% lead exists in private plumbing facilities installed on or after July 1, 1988.	☐	☐
(5)	No solder or flux which contains more than 0.2% lead exists in private plumbing facilities installed on or after July 1, 1988.	☐	☐
(6)	No plumbing fixture is installed which is not in compliance with a state approved plumbing code.	☐	☐

Water service shall not be provided or restored to the private plumbing facilities until the above conditions are determined to be in compliance.

I further certify that the following materials were used in the installation of the plumbing facilities:

Service Lines:	Lead ☐	Copper ☐	PVC ☐	Other ☐
Solder:	Lead ☐	Lead Free ☐	Solvent Weld ☐	Other ☐

I recognize that this document shall become a permanent record of the aforementioned Public Water System and that I am legally responsible for the validity of the information I have provided.

Signature of Inspector _____

Registration Number _____

Title _____

Type of Registration _____

Exhibit "D"

Date

License Expiration Date

Exhibit "D"

EXHIBIT "E"

SERVICE AGREEMENT

- I. **PURPOSE.** The Fort Bend County Municipal Utility District No. 116 ("District") is responsible for protecting the drinking water supply from contamination or pollution which could result from improper plumbing practices. The purpose of this service agreement is to notify each customer of the plumbing restrictions which are in place to provide this protection. The District enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the District will begin service. In addition, when service to an existing connection has been suspended or terminated, the District will not re-establish service unless it has a signed copy of this agreement.
- II. **PLUMBING RESTRICTIONS.** The following unacceptable plumbing practices are prohibited by State regulations.
- A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.
 - B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.
 - C. No connection which allows water to be returned to the public drinking water supply is permitted.
 - D. No pipe or pipe fitting that contains more than a weighted average of 0.25% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.
 - E. No solder or flux which contains more than 0.2 percent lead can be used for the installation or repair of plumbing at any connection which provides water for human use.
- III. **SERVICE AGREEMENT.** The following are the terms of the service agreement between the Fort Bend County Municipal Utility District No. 116 (the "District") and [NAME OF CUSTOMER] (the "Customer").

Exhibit "E-1"

- A. The District will maintain a copy of this agreement as long as Customer and/or the premises is connected to the District's water system.
 - B. Customer shall allow his/her property to be inspected for possible cross-connections and other unacceptable plumbing practices. These inspections shall be conducted by the District or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other unacceptable plumbing practices exist; or after any major changes to the private plumbing facilities. The inspections shall be conducted during the District's normal business hours.
 - C. The District shall notify Customer in writing of any cross-connection or other unacceptable plumbing practice which has been identified during the initial inspection or the periodic reinspection.
 - D. Customer shall immediately correct any unacceptable plumbing practice on his/her premises.
 - E. Customer shall, at his/her expense, properly install, test, and maintain any backflow prevention device required by the District. Copies of all testing and maintenance records shall be provided to the District.
 - F. Customer understands and agrees that the District does not guarantee any specific quantity or pressure of water for any purpose whatsoever and that the District is not liable to customer for failure or refusal to furnish any particular amount or pressure of water to Customer at any time.
- IV. **ENFORCEMENT.** If Customer fails to comply with the terms of the Service Agreement, the District shall, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this Service Agreement shall be billed to Customer.

CUSTOMER'S SIGNATURE: _____

DATE: _____

ADDRESS: _____

Exhibit "E-2"

EXHIBIT "F"

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

The following form must be completed for each assembly tested. A signed and dated original must be submitted to the public water supplier for recordkeeping purposes.

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

NAME OF PWS: _____

PWS I.D. #: _____

LOCATION OF SERVICE: _____

The backflow prevention assembly detailed below has been tested and maintained as required by TCEQ regulations and is certified to be operating within acceptable parameters.

☐ Not needed at this address

TYPE OF ASSEMBLY

- | | |
|---|--|
| ☐ Reduced Pressure Principle | ☐ Pressure Vacuum Breaker |
| ☐ Double Check Valve | ☐ Atmosphere Vacuum Breaker |

Manufacturer: _____ Size: _____

Model Number: _____ Located At: _____

Serial Number: _____

	Reduced Pressure Principle Assembly			Pressure Vacuum Breaker	
	Double Check Valve Assembly		Relief Valve	Air Inlet	Check Valve
	1st Check	2nd Check		Opened at _____ psid	_____ psid
Initial Test	DC - Closed Tight ☐ RF _____ psid Leaked ☐	Closed Tight ☐ Leaked ☐	Opened at _____ psid	Did Not Open ☐	Leaked ☐
Repairs and Materials Used					
Test After Repair	DC - Closed Tight ☐ RF _____ psid Leaked ☐	Closed Tight ☐	Opened at _____ psid	Opened at _____ psid	_____ psid

The above is certified to be true.

Firm name: _____
Firm Address: _____
Date: _____

Certified Tester: _____
Cert. Tester No.: _____

Exhibit "F"

EXHIBIT "G"
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116
PARK RULES
GENERAL USE GUIDELINES AND RULES

Within any of the District's recreational facilities; it shall be unlawful for any person to do any of the following acts, except as may be otherwise provided:

- (a) swimming or wading;
- (b) use motorized vehicles, including motorized boats; provided, however, use of remote controlled boats less than forty-eight inches in length shall be permitted;
- (c) use the recreational facilities between the hours of 10:00 p.m. and 6:00 a.m.;
- (d) fish or net other aquatic life; provided, however, that catch and release fishing is permissible if also permitted by the relevant homeowners association in which the recreational facilities are located;
- (e) feed, harass, kill or catch alligators;
- (f) construct floating decks, docks, or other structures that extend into the recreational facilities, except those that are authorized and approved by the District and relevant homeowners association in which the proposed structure is to be located;
- (g) construct, fill or dredge within the boundaries of the Facilities, except as specifically authorized and approved by the District and the relevant home owners association in connection with item (f), above.
- (h) carry or discharge any firecrackers, rockets, torpedoes, other fireworks, air guns, bows, arrows, blowguns, darts or slingshots;
- (i) carry any firearms, except those persons duly authorized and licensed by the State of Texas to carry a concealed handgun in accordance with the provisions of the Texas Concealed Handgun Act;
- (j) discharge any firearm;
- (k) hitch, fasten, lead, drive or let loose any kind of animal or fowl; provided that this shall not apply to dogs or house cats when led by cord or chain not more than six feet long;

Exhibit "G-1"

- (l) leave animal waste;
- (m) damage, cut, break, injure, deface or disturb any tree, shrub, plant, rock, monument, fence, bench, picnic table or other structure, apparatus or property;
- (n) cut or remove any wood, turf, grass, soil, rock, sand, gravel, landscape material or fertilizer, except as specifically authorized and approved by the District and the relevant home owners association in connection with item (f), above.
- (o) bring in and or dispose of outside garbage;
- (p) leave garbage, cans, bottles, papers or other refuse within the recreational facilities in places other than in trash receptacles provided therefore;
- (q) burning of any kind;
- (r) carry glass bottles of any type;
- (s) carry and/or consume alcoholic beverages of any type;
- (t) sell or offer for sale any food, drinks, confections, merchandise or services unless such person has a written agreement or permit issued by the District;
- (u) camp overnight;
- (v) play or bet at or against any game that is played, conducted, dealt or carried on with cards, dice or other device, for money, chips, shells, credit or any other representative of value, or maintaining or exhibiting any gambling table or other instrument of gambling or gaming;
- (w) use any threatening, abusive or insulting language or language otherwise constituting "fighting words";
- (x) commit any obscene, lewd or indecent act or creating a nuisance of any kind;
- (y) disturb in any manner any picnic, meeting, service, concert, exercise or exhibition;
- (z) distribute, post, place or erect any advertising, handbill, circular, bill, notice, paper or other advertising device; and

Exhibit "G-2"

- (aa) practice, carry on, conduct or solicit for any trade, occupation, business or profession.

Any person, corporation or other entity violating these guidelines and rules may be subject to a fine of up to \$5,000 per violation or criminal penalties, including imprisonment, or both.