

Frequently Asked Questions for FBMUD 140

What governmental entity provides water and related services to the residents of River's Edge?

- Fort Bend County Municipal Utility District No. 140 (the "MUD") provides water, sewer, drainage, garbage collection and fire protection services to the residents of River's Edge.

How does the MUD provide such services?

- The MUD contracts with the City of Richmond (the "City") to purchase water and wastewater treatment services, to provide garbage collection services, to provide fire fighting services and to operate the MUD's water and sewer system and bill the MUD's customers.

What is a MUD?

- A MUD, or municipal utility district, is a political subdivision of the State of Texas created by the Texas Commission on Environmental Quality (the "TCEQ") to provide water, sewer, and drainage services, garbage collection services, fire fighting services and certain types of recreational facilities within the MUD's boundaries.

Who governs the MUD?

- The MUD is run by a board of five elected directors. In lieu of a full-time paid staff, the MUD contracts with professionals to aid the MUD in its operations. These professionals include an attorney, a financial advisor, a bookkeeper, a tax assessor/collector and an engineer.

When does the MUD meet?

- The MUD meets at noon on the third Tuesday of the month at the offices of Roberts Markel PC, 2277 Plaza Drive, Suite 290, Sugar Land, Texas 77479. The meeting place is located in Sugar Land Town Square. All meetings are open to the public.

How can residents get in touch with the MUD?

- Questions on water bills - Call the City as operator for the MUD and tell them you live in MUD 140 (River's Edge Residents may attend the monthly Board meetings.
- Residents may write to the District by mailing correspondence to:
Fort Bend County MUD 140
c/o Jeanne H. McDonald
2277 Plaza Drive, Suite 280
Sugar Land, Texas 77479
- For questions on tax bills, call Utility Tax Services at 813-688-3855.

How can I get information on the MUD's meetings?

- The MUD distributes its monthly agendas and meeting minutes to interested parties. If you would like to be added to the Distribution List, please call the MUD's attorney at 281-313-2213. The MUD's agenda is also posted in the window of the pool office at the Party Barn in the District and at the Fort Bend County Courthouse.

What is the MUD's tax rate?

- The tax rate for the MUD for 2010 is \$1.25 per \$100 of property value, as determined by the Fort Bend Central Appraisal District. \$0.73 per \$100 of valuation is used to pay the District's bonds (debt service tax), and \$0.52 per \$100 of value is used to defray operating costs (maintenance tax).

How are the water and sewer rates of the MUD set?

- After taking into consideration its projected maintenance tax revenues, the MUD sets its rates based on its costs including among other costs what it pays the City for water and sewer services, surface water costs, garbage collection services and fire fighting services as well as other operating costs. Rates are reviewed at least annually when the MUD adopts its budget. Rates are also reviewed when costs to run the system increase such as charges by the City and other service providers.

When should I schedule my online bill payment in order to make it timely?

- Online bill payments should be processed at least five (5) to seven (7) days before the due date on the bill in order for it to be received timely. Online bill payment is not an instant electronic transfer of money. Your bank processes your payment, cuts a check to pay the bill, and mails it. This process often takes five (5) to seven (7) days. Payment is timely if it is received by the due date.

What is surface water conversion?

- The Fort Bend County Subsidence District, which was created by state law, has mandated that all water providers reduce their pumpage of groundwater and convert to the use of surface water to reduce subsidence in the area. The conversion to surface water will take place in stages culminating in conversion to using 30% surface water by the year 2015 and 60% by 2025. The first step in the process is for entities that own wells to develop a groundwater reduction plan and submit it to the Subsidence District for approval. The MUD is a participant in the City's groundwater reduction plan which is currently being developed.

What are surface water fees?

- The City has begun its efforts to analyze future water needs and options and to develop a groundwater reduction plan ("GRP") for those areas in its GRP, which includes the MUD. The City secured a source of surface water from the Brazos River Authority ("BRA") by entering into a long term contract to purchase surface water for all entities in its GRP. The City currently charges a surface water fee to all GRP participants consisting of two components: a component to cover the costs to reserve enough surface water to serve the MUD under the BRA

contract and a component to cover the GRP development costs which based on the amount of water the MUD purchases from the City to supply its customers. The District covers the total costs for surface water charges from the City by charging its customers the same rate the City charges to its customers (60¢ per 1,000 gallons of water or portion thereof of metered usage) and paying the remainder of the costs from maintenance tax and other system revenues.

Who is the garbage provider for the residents of River's Edge?

- The MUD contracts with the City to provide garbage collection services to the MUD, and the City includes the MUD's customers in the City's contract with its garbage collection contract, which is currently with Allied Waste Services. The District currently charges \$19.00 per month to single-family residential customers.

What do we do if our subdivision needs additional traffic signals, stop signs, etc?

- Have the homeowners' association submit a request and a petition signed by homeowners in your area to your Fort Bend County Commissioner. When the petition is received, a traffic study will be conducted to determine the feasibility of the request. If the study supports the request, the item will be placed on the Fort Bend County Commissioners Court Agenda to set a public hearing date. If approved at the public hearing, Road and Bridge will then begin work on the project. You can contact the HOA by calling Stephanie Peterson at (713) 329-7100 or by email at s.peterson@pmghouston.com.

How do we report a concern regarding streets and street signs?

- *If your street is over one year old:* call or write to Fort Bend County with as much information as possible regarding your concern. Include such information as names, telephone numbers, specific locations and the reason for your concern. The phone number is (281) 344-9400 and the address is 301 Jackson, Richmond, TX 77469.
- *If your street is less than one year old:* contact the HOA by calling Stephanie Peterson at (713) 329-7100 or by email at s.peterson@pmghouston.com as the County does not accept streets until at least one year after completion.

Who do I call if there are drainage issues in River's Edge?

- Call the MUD's engineer Ron Dechert at (713) 783-7788 or the MUD's attorney at (281) 313-2213.

How do I report street light outages?

- Contact Centerpoint Energy to report the issue. You may call Centerpoint at 1-800-332-7143 with the six digit number from the side of the light pole that you are reporting on. You can also notify Centerpoint of the street light outage on their website at <http://cnp.centerpointenergy.com/outage>.