MINUTES
FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY

June 24, 2026

The Board of Directors (the "Board") of Fulshear Municipal Utility District No. 1 of Fort Bend County (the "District") met in regular session, open to the public, on the 24th day of June, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, with supplemental access for the public provided by telephone conference, and the roll was called of the members of the Board:

Brooks D. Tueting	President
William K. White	Vice President
Ronald Catchings	Secretary
Russell R. Laird	Assistant Secretary/Asst. Vice President
Bill McArdle	Assistant Secretary/Asst. Vice President

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

Also present at the meeting in person or via teleconference were Gary Mausner, resident of the District; Lance Taylor of Trademark Property Company; Ed Page of Page Partners; Cindy Fields of BGE, Inc. ("BGE"); Ed Knight of DJH Ranching LP; Marissa Iguess of Myrtle Cruz, Inc. ("MCI"); Shammarie Leon of Bob Leared Interests; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Bill Sweitzer of Sweitzer & Associates; and Katie Carner, Kachi Aghasili, and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

There were no comments from the public.

ENGINEERING MATTERS

REQUEST FOR ADJACENT LANDOWNER RELATED TO PROPOSED FULSHEAR TRACE EXTENSION

Ms. Carner reminded the Board of previous discussion regarding the the proposed Fulshear Trace extension and that the Board had given permission to the adjacent landowner to conduct a survey for the proposed extension.

Mr. Knight introduced himself to the Board and discussed the proposed Fulshear Trace extension and potential single-family home development adjacent to the District and addressed questions from the Board.

Ms. Fields reviewed and presented an exhibit for a 60-foot right-of-way for the proposed Fulshear Trace extension and addressed questions from the Board. A copy of the exhibit is attached.

Following discussion, the Board stated they would take the request under advisement and asked Mr. Knight and Ms. Fields to confirm that the City of Fulshear ("City") will accept and maintain the road facilities upon completion of the project, similar to the City's acceptance and maintenance of other roads within the District.

Mr. Knight and Ms. Fields left the meeting.

<u>ANNEXATION REQUEST</u>

Mr. Taylor addressed the Board regarding a request for the potential annexation of approximately 80 acres of land along FM 1093 between Fulshear Trace and Bois D' Arc into the District. He and Mr. Page discussed the proposed commercial and retail development on the tract and addressed questions from the Board.

Mr. Taylor and Mr. Page left the meeting.

<u>MINUTES</u>

The Board considered approving the minutes of the May 27, 2026, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the May 27, 2026, regular meeting, as presented. Director White seconded the motion, which passed unanimously.

<u>DISTRICT WEBSITE MATTERS</u>

Director Laird requested the link to the MUDs 4 Texas website, as discussed at the Association of Water Board Directors ("AWBD") summer conference, be added the District website.

<u>AWBD SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE</u>

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director Laird moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Catchings seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Iguess reviewed the bookkeeper's report, a copy of which is attached, including the monthly investment report and comparison of planned revenues and expenditures, and the bills presented for payment from the District's accounts.

Ms. Iguess presented additional Check Nos. 5309, 5040, and 5041 in the amounts of $2,602.17, $1,912.05, and $1,329.66, respectively, payable to Directors Laird, White and Catchings for reimbursement of eligible expenses from the AWBD summer conference.

Following review and discussion, Director Catchings moved to approve the bookkeeper's report and payment of the bills, including Check Nos. 5309, 5040, and 5041, as discussed. Director McArdle seconded the motion, which passed unanimously.

AMENDED AND RESTATED AGREEMENT FOR BOOKKEEPING SERVICES

The Board considered approving an Amended and Restated Agreement for Bookkeeping Services with MCI, which includes an amended rate schedule.

Following review and discussion, Director Tueting moved to approve the Amended and Restated Agreement for Bookkeeping Services with MCI, and direct that the Amendment be filed appropriately and retained in the District's official records. Director Catchings seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS, INCLUDING AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

Ms. Leon reviewed the tax assessor/collector's report, a copy of which is attached. She reported that the District's 2025 taxes were 98.8% collected as of May 31, 2026.

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue") to proceed with the collection of 2025 real property taxes that are delinquent on July 1, 2026.

Following review and discussion, Director Catchings moved to (1) approve the tax assessor/collector's report and payment of the tax bills; and (2) authorize Perdue to proceed with the delinquent tax collection when appropriate. Director McArdle seconded the motion, which passed unanimously.

PARK PROJECTS

Mr. Sweitzer reviewed the landscape architect's report, a copy of which is attached.

Mr. Sweitzer updated the Board on the status of the Parkside Passage Recreation Center Site Work project, as reflected in his report.

Mr. Sweitzer updated the Board on the Parkside Passage Recreation Center landscape improvements, as reflected in his report. He stated that he expects to receive bids on the project before the next meeting and requested authorization to award the contract to expedite completion of the Recreation Center project. Following discussion, the Board concurred to authorize Director Tueting to award the contract to the lowest qualified bidder, subject to the landscape architect's recommendation.

Mr. Sweitzer reported on a resident's request for a drainage adjustment on Spring Park Circle in Fulbrook on Fulshear Creek, Section 10. Ms. Carner reviewed and presented a proposal prepared by Gleannloch Landscaping & Maintenance Company ("GLAMCO") in the amount of $8,750.00 to install fill along the concrete retention wall. A copy of the proposal is attached. Following discussion, the Board concurred to defer action on the proposal and directed Mr. Khoshakhlagh and Mr. Sweitzer speak with the developer regarding potential remediation.

Following review and discussion, and as recommended by the landscape architect, Director Catchings moved to (1) approve the landscape architect's report; and (2) authorize Director Tueting to award the contract for the Parkside Passage Recreation Center landscape improvements to the lowest qualified bidder, subject to the landscape architect's recommendation and receipt of the payment and performance bonds and the certificate of insurance and endorsements, if any, provided by the contractor. Director Laird seconded the motion, which passed unanimously.

ENGINEERING MATTERS (CONT'D)

Mr. Khoshakhlagh reviewed the engineer's report, a copy of which is attached.

EROSION PROTECTION ALONG FULSHEAR CREEK BANK

Mr. Khoshakhlagh updated the Board regarding bank erosion along the eastern channel, as reflected in his report. He reviewed and recommended approval of Pay Estimate No. 4 in the amount of $3,200.00, payable to Balcones Field Services, LLC. Ms. Carner updated the Board on eastern channel easement acquisition proceedings. Discussion ensued regarding timing for completion of erosion rehabilitation work and continued maintenance once the project is complete. Mr. Khoshakhlagh reviewed and presented a proposed letter to the Texas Commission on Environmental Quality ("TCEQ") requesting to proceed with the project pursuant to Texas Water Code Section 49.274 and requested the Board approve and authorize submission regarding same. He stated that, in his opinion, the erosion in the eastern channel constitutes an emergency condition that may create a serious health hazard or unreasonable economic loss to the District that requires immediate corrective action and recommended that the Board authorize solicitation of bids for the rehabilitation work.

Discussion ensued regarding timing for receipt of the bids and award of the contract. In order to expedite the rehabilitation work given the emergency condition, Mr. Khoshaklagh requested the Board authorize Director Tueting to award the contract for Site No. 005 to the lowest qualified bidder, subject to Pape-Dawson's recommendation.

REQUEST FROM ADJACENT LANDOWNER RELATED TO PROPOSED FULSEHAR TRACE EXTENSION

The Board continued discussion regarding the proposed Fulshear Trace extension. Following discussion, the Board requested Mr. Khoshakhlagh coordinate with Mr. Sweitzer regarding recommendations for landscaping and fencing, for ABHR to draft a proposed term sheet for the Board's review at the next meeting, and for Mr. Khoshakhlagh to confirm with BGE if a survey has been conducted for the proposed right-of-way.

OTHER ENGINEERING MATTERS

Mr. Mausner addressed the Board regarding the wetland area behind Fulbrook on Fulshear Creek, Sections 1, 11 and 4 and concerns of standing water and the health of trees. He requested the Board conduct an inspection of the trees and to conduct remediation to improve drainage in the area. Following discussion, the Board requested GLAMCO inspect the trees and report their findings back to the Board at the next meeting. Mr. Mausner requested Glamco notify him when they are in the area, so he may be present when the inspection is conducted.

Mr. Khoshakhlagh updated the Board on Fulbrook on Fulshear Creek, Section 11, as reflected in his report.

Mr. Khoshakhlagh updated the Board regarding the Recreation Center within Fulbrook on Fulshear Creek, Section 14, and presented and reviewed Pay Estimate No. 2 in the amount of $63,223.38, payable to Hurtado Construction Company ("Hurtado"). He reported that $21,088.80 of Pay Estimate No. 2 is related to park and recreation to be paid by Fulshear Land Partners. Mr. Khoshakhlagh stated that $42,134.58 of Pay Estimate No. 2 is the District's responsibility, as it is related to paving improvements that will be paid from the District's Road Construction Funds, and requested approval of the District's paving-related payment.

The Board continued discussion regarding a request for the potential annexation of approximately 80 acres of land along FM 1093 between Fulshear Trace and Bois D' Arc into the District. Following discussion, the Board concurred to authorize preparation of a feasibility study, subject to the developer paying a refundable deposit in the amount of $10,000.00 to cover the costs of same.

Ms. Carner reviewed and presented a proposal in the amount of $5,400.00. prepared by GLAMCO, to place fill along the fence behind Farm Hill Way in Fulbrook on Fulshear Creek, Section 9 to correct the slope. Discussion ensued.

UTILITY COMMITMENTS

There was no discussion on this agenda item.

Following review and discussion, and as recommended by the engineer, Director Catchings moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 4 in the amount of $3,200.00; (3) approve and authorize submission of a letter to the TCEQ to proceed with the emergency project pursuant to Texas Water Code Section 49.274, as recommended by the engineer, and based on the Board's finding that the eastern channel erosion constitutes an emergency condition that may create a serious health hazard or unreasonable economic loss to the District that requires immediate corrective action; (4) authorize Director Tueting to award the contract for Site No. 005 of the erosion protection project along the eastern channel to the lowest qualified bidder, subject to Pape-Dawson's recommendation and receipt of the payment and performance bonds and the certificate of insurance and endorsements, if any, provided by the contractor; (5) approve Pay Estimate No. 2 in the total amount of $63,223.38, including the District's paving-related portion in the amount of $42,134.58; (6) authorize the preparation of a feasibility study for the proposed annexation of approximately 80 acres of land along FM 1093 between Fulshear Trace and Bois D' Arc into the District subject to the developer paying a refundable deposit in the amount of $10,000.00; and (7) approve the proposal in the amount of $5,400.00, prepared by GLAMCO, as previously discussed. Director McArdle seconded the motion, which passed unanimously.

DEEDS AND EASEMENTS, PHASE I ENVIRONMENTAL PROPOSALS, AND CONSENTS TO ENCROACHMENT OF EASEMENTS

There was no discussion on this agenda item.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN, INCLUDING STATUS OF COMPLIANCE, NECESSARY TRAINING, AND PUBLIC COMMENT

There was no discussion on this agenda item.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

Ms. Carner reviewed resident requests received during the prior month and responses to same. She stated she anticipates GLAMCO will provide an update on the pending requests and any related proposals at next month's meeting.REPORT FROM LAKE MANAGEMENT ON DETENTION FACILITY MAINTENANCE, INCLUDING RELATED PROPOSALS

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

CITY OF FULSHEAR (THE "CITY") MATTERS

There was no discussion on this agenda item.

DISCUSS MEETING SCHEDULE

The Board discussed the regular meeting schedule and concurred to hold the next regular Board meeting on July 22, 2026, at 12:00 p.m. at ABHR.

COMMENTS FROM THE PUBLIC (CONT'D)

There were no additional comments from the public.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 TEXAS GOVERNMENT CODE AND/OR SECTION 551.072 TEXAS GOVERNMENT CODE

The Board did not convene in executive session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board did not convene in executive session.

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

Secretary, Board of Directors

FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1
FORT BEND COUNTY
TEXAS

(SEAL)

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