

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

March 4, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 50 (the "District") met in regular session, open to the public, on the 4th day of March, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Leon Bridges	President
Ken Mathews	Vice President
Paula Vitello	Secretary
Sandy Lewis	Assistant Secretary
Reginald Stubblefield	Assistant Vice President

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

Also present at the meeting were: Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Alex Flores of Tax Tech, Inc.; Roshell Arterburn of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert of Storm Water Solutions, LLC ("SWS"); Andy Mersmann and Trevor Deines of BGE, Inc. ("BGE"); Bobby Ferguson of Parkway Lakes Development, Inc.; Bobby Skinner of Taylor Morrison, Inc. ("Taylor Morrison"); and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

MINUTES

The Board reviewed the minutes of the regular meeting held on February 4, 2026. After review and discussion, Director Mathews moved to approve the minutes of the regular meeting held on February 4, 2026, as submitted. Director Vitello seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Flores reviewed the tax assessor/collector's report, a copy of which is attached. He reported that 96.3% of the 2025 tax levy had been collected as of February 28, 2026. After review and discussion, Director Vitello moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Stubblefield seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

The Board considered the District's 2026 tax rate. Mr. Carpenter discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2026 tax year.

Following review and discussion, Director Bridges moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing District for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed by a unanimous vote.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Carpenter reviewed Resolutions Concerning Exemptions from Taxation. After review and discussion, Director Bridges moved to (1) adopt the Resolution Concerning Exemptions from Taxation, reflecting that the Board grants a general residential homestead exemption of 9% (but not less than \$5,000), and grants a \$40,000 exemption for persons 65 years of age or older and for disabled persons; (2) adopt the Resolution Concerning Exemptions for Defined Area No. 1 reflecting that the Board rejects all optional exemptions from taxation, including a general residential homestead exemption and a homestead exemption for disabled persons or persons over 65 years of age; and (3) direct that the Resolutions be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed by unanimous vote.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board concurred to defer this matter to next month.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn presented the bookkeeper's report, a copy of which is attached, and submitted the District's bills for payment. After review and discussion, Director Stubblefield moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report. Director Mathews seconded the motion, which passed by unanimous vote.

AUTHORIZE PREPARATION OF PROJECT AUDIT FOR ECONOMIC DEVELOPMENT GRANT PAYMENT TO MRPL RETAIL PARTNERS, LTD., AND MRPL RETAIL PARTNERS II, LTD., BY AUDITOR

Mr. Carpenter stated that the Board previously engaged Mark C. Eyring, CPA, PLLC, to conduct the annual supplemental project audit for the annual Economic Development Grant payment to MRPL Retail Partners, Ltd., and MRPL Retail Partners II, Ltd. After discussion, Director Bridges moved to authorize Mark C. Eyring, CPA, PLLC, to proceed with conducting the supplemental project audit for the annual Economic Development Grant payment. Director Stubblefield seconded the motion, which passed by unanimous vote.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH THE DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENT AND AS REQUIRED BY SEC RULE 15C2-12

Mr. Carpenter reviewed the District's annual report containing the District's most recent Official Statement and audit to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions. He stated that the District is required to file the annual report with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA"). Following review and discussion, Director Bridges moved to approve the annual report, authorize the attorney to submit the District's annual report in compliance with the continuing disclosure provisions contained in the bond resolutions through EMMA, and direct that the report be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed by unanimous vote.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Carpenter stated that no changes are required at this time.

OPERATION OF DISTRICT FACILITIES

Mr. Browne reviewed the operator's report, a copy of which is attached. He reported that water accountability for the previous month was 102.2% and reported on maintenance performed at the District's facilities.

Mr. Browne reported that the smart meter replacement program is complete. He presented customer correspondence options (the "Correspondence"), copies of which are attached, to alert District customers regarding the smart meter installation and the related EyeOnWater app. Discussion regarding revisions to certain Correspondence ensued. Following discussion, the Board directed MDS to revise and distribute the Correspondence as discussed.

After review and discussion, Director Stubblefield moved to (1) approve the operator's report; and (2) authorize MDS to turn over one account in the amount of \$158.70, deemed to be uncollectible, to a collection agency. Director Mathews seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Browne presented a list of delinquent customers and reported that the residents on the termination list were mailed written notice prior to this meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Stubblefield moved that, because the customers on the termination list were neither present at the meeting nor had presented any statement on the matter, utility service should be terminated in accordance with the procedures set forth in the District's Rate Order, and the delinquent customer list should be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

APPROVE ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN AND AUTHORIZE SUBMITTAL TO NFBWA

Mr. Carpenter discussed the annual report on implementation of the District's Water Conservation Plan with the Board. He added that MDS will file the report with the NFBWA by the May 1, 2026 deadline. After review and discussion, Director Stubblefield moved to approve the annual report on implementation of the Water Conservation Plan, authorize MDS to file the report with the NFBWA, and direct that the report be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board reviewed the District's current Drought Contingency Plan ("Plan"). The Board concurred that no changes were necessary to the current Plan and took no further action.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT FACILITIES AND AUTHORIZE ANNUAL FILING

Mr. Carpenter reviewed the Critical Load Spreadsheet for the District's facilities. He stated that the District's engineer, bookkeeper, and operator have reviewed the Critical Load Spreadsheet. After review and discussion, Director Lewis moved to authorize annual filing of the Critical Load Spreadsheet and direct that the Spreadsheet be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by unanimous vote.

GARBAGE AND RECYCLING SERVICE MATTERS

The Board discussed garbage and recycling matters.

NFBWA MATTERS

Mr. Lewis updated the Board on NFBWA matters.

DEVELOPMENT IN THE DISTRICT

Mr. Ferguson provided an update on development in the District, including the District West mixed-use and District East (The Oaks) developments.

Mr. Skinner gave an update on the Blue Creek Trails development in the District.

ENGINEERING MATTERS

Mr. Mersmann presented the engineer's report, a copy of which is attached, including the projects specifically addressed as follows:

SUB-REGIONAL DETENTION BASIN, STORM SEWER OUTFALL AND JUNCTION BOX AND WATERLINE PROJECT

Mr. Mersmann gave an update on the Sub-Regional Detention Basin, Storm Sewer Outfall and Junction Box and Waterline project and reported that execution of a water line and storm sewer easement necessary for the project is pending.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES TO SERVE PACIFIC PEEK, LTD. (DISTRICT WEST MIXED-USE DEVELOPMENT)

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve the District West mixed-use development.

WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann gave an update on construction of the Westpark Lakes Pond B retaining wall repair project and stated that a Notice to Proceed is being issued for March 16, 2026.

BLUE CREEK TRAILS DETENTION AND MASS GRADING

Mr. Mersmann gave an update on construction of the Blue Creek Trails detention and mass grading. He recommended that the Board approve Pay Estimate No. 5 in the amount of \$524,149.20 to S&J Excavation, LLC ("S&J").

GENERATORS AT DISTRICT LIFT STATION NOS. 2 AND 4

Mr. Mersmann gave an update on construction of generators at Lift Station Nos. 2 and 4.

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION

Mr. Mersmann gave an update on construction of the Blue Creek Trails Peek Road Street Dedication project.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 1

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1. He recommended that the Board approve Pay Estimate No. 1 in the amount of \$593,231.26 to Hurtado Construction Company ("Hurtado").

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 2

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2. He recommended that the Board approve Pay Estimate No. 1 in the amount of \$1,199,505.15 to Clearwater Utilities, LLC ("Clearwater").

LIFT STATION NO. 7

Mr. Mersmann gave an update on construction of lift station no. 7. He recommended that the Board approve Pay Estimate No. 1 in the amount of \$66,465.00 to Gael, Inc. ("Gael").

PEEK ROAD AT SH99 TRAFFIC SIGNAL INSTALLATION

Mr. Mersmann gave an update on installation of a traffic signal at the intersection of Peek Road and SH99.

DEEDS, EASEMENTS, APPRAISALS, CONSENTS TO ENCROACHMENT, ENCROACHMENT AGREEMENTS, ASSIGNMENT OF CAPACITY, REQUESTS FOR SERVICE, UTILITY CONVEYANCES, OUT-OF-DISTRICT SERVICE AGREEMENTS, UTILITY COMMITMENT LETTERS, PHASE I INSPECTIONS, AND CONVEYANCES OF DISTRICT PROPERTY

Mr. Mersmann discussed an abandonment of a portion of water line easement to serve the Peek Road multi-family development and noted that the request for the abandonment of water line easement came from CenterPoint Energy.

Mr. Carpenter presented a Utility Commitment Letter for 110 equivalent single-family sanitary sewer and water connections (“ESFC”) for the proposed development located at Park Westheimer Boulevard and South Peek Road.

Mr. Carpenter then presented a Utility Commitment Letter for 22 ESFCs for the proposed Peek Crossing Elementary School.

GEOTECHNICAL SURVEY FOR AREA BETWEEN LOST CREEK DETENTION PONDS B AND C (the “Ponds”)

Mr. Mersmann provided an update on the geotechnical investigation for the Ponds being conducted by All-Terra.

BOND APPLICATION NO. 12

Mr. Mersmann gave an update on preparation of bond application no. 12.

After review and discussion, Director Lewis moved to (1) approve the engineer’s report; (2) approve Pay Estimate No. 5 in the amount of \$524,149.20 to S&J for construction of the Blue Creek Trails detention and mass grading; (3) approve Pay Estimate No. 1 in the amount of \$593,231.26 to Hurtado for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1; (4) approve Pay Estimate No. 1 in the amount of \$1,199,505.15 to Clearwater for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2; (5) approve Pay Estimate No. 1 in the amount of \$66,465.00 to Gael for construction of lift station no. 7; (6) authorize preparation of the abandonment of water line easement to serve the Peek Road multi-family development; and (7) approve the Utility Commitment Letters for the proposed development located at Park Westheimer Boulevard and South Peek Road and the proposed Peek Crossing Elementary School and direct that the letters be filed appropriately and retained in the District’s official records. Director Stubblefield seconded the motion, which passed unanimously.

TAYLOR MORRISON ANNEXATION

Mr. Carpenter discussed a request by Peek Road Holdings, LLC, a Taylor Morrison affiliate, to annex a 1.924-acre tract of land (the “Tract”) into the boundaries of the District and Defined Area No. 1.

The Board reviewed a proposed annexation letter agreement with Peek Road Holdings, LLC. The Board then considered authorizing BGE to prepare a feasibility study for the proposed annexation of the Tract.

After review and discussion, Director Bridges moved to (1) approve the annexation letter agreement with Peek Road Holdings, LLC and direct that it be filed appropriately and retained in the District’s official records; and (2) authorize BGE to

prepare the feasibility study. Director Vitello seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM MATTERS

There was no discussion on this matter.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Mersmann reviewed the Landscape Architect Report, a copy of which is attached, and gave an update on design and construction of the landscape improvements and park and recreational facilities within the Blue Creek Trails development.

Mr. Mersmann gave an update on construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing. He recommended that the Board approve Pay Estimate No. 1 in the amount of \$681,316.09 to American Wall Systems. Mr. Mersmann then recommended that the Board approve Change Order No. 1 to the contract with American Wall Systems, resulting in a decrease to the contract in the amount of \$50,106.60 for the deletion of a portion of a wooden fence. After discussion, and based on the landscape architect's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

Mr. Deines presented a proposal from BGE in the amount of \$73,000.00 for construction documents and construction administration services for the Parkway Lakes trails project.

Following review and discussion, based on the Landscape Architect's recommendation, Director Mathews moved to (1) approve Pay Estimate No. 1 in the amount of \$681,316.09 to American Wall Systems for construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing; (2) approve Change Order No. 1, resulting in a decrease in the amount of \$50,106.60 to the contract with American Wall Systems for construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing, based on the Board's finding that the change order is beneficial to the District; and (3) approve the proposal from BGE in the amount of \$73,000.00 and direct that it be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed unanimously.

STORM WATER PERMITTING MATTERS

There was no discussion on this matter.

REPORT ON MAINTENANCE OF DISTRICT DETENTION PONDS AND FACILITY SITES

Mr. Halbert reviewed a report on maintenance of the District's detention ponds and facility sites prepared by SWS, a copy of which is attached.

Mr. Halbert then discussed tree limbs disposed of onto District property by the property owner located at 7331 Still Haven Drive.

Mr. Skinner discussed a proposed maintenance agreement between the District and the Blue Creek Trails Homeowners Association for maintenance of Pond C to be located near the Blue Creek Trails recreation center. Discussion ensued.

Following review and discussion, Director Bridges moved to (1) accept the report on maintenance of the District's detention ponds and facility sites; and (2) authorize ABHR to send a letter to the property owner located at 7331 Still Haven Drive requesting that they remove the tree limbs from the District's property. Director Mathews seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

Director Mathews provided a report regarding maintenance of the security cameras for the District's water plant and wastewater treatment plant facilities.

2026 DIRECTORS ELECTION

Mr. Carpenter discussed procedures related to the 2026 Directors Election. He presented and reviewed a Resolution Adopting Voting System. Mr. Carpenter then discussed that early voting rosters must be posted during the early voting period for the 2026 Directors Election. Following discussion, Director Mathews moved to (1) adopt the Resolution Adopting Voting System of Fort Bend County; and (2) authorize posting of the early voting and election day roster. Director Bridges seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.072, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

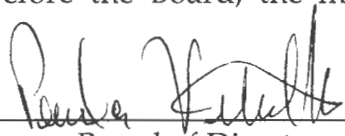
The Board convened in Executive Session at 1:37 p.m., pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney. All attendees left the meeting except for the Board members, Mr. Mersmann, Mr. Carpenter, and Ms. Panozzo.

Director Lewis left the executive session at 3:00 p.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING MATTERS DISCUSSED IN EXECUTIVE SESSION

The Board reconvened in regular session at 3:13 p.m. No action was taken by the Board.

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



Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax Assessor/Collector's report	1
Bookkeeper's report.....	2
Operator's report.....	3
Customer correspondence options.....	3
Engineer's report.....	5
Landscape Architect Report	8
Maintenance Report from SWS.....	8