

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

May 6, 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 6th day of May, 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 except Director Stubblefield, 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 and Corey Ferguson of Parkway Lakes Development, Inc.; Bobby Skinner of Taylor Morrison, Inc. ("Taylor Morrison"); Loren Morales of Rathmann & Associates, L.P.; and Aaron Carpenter, Jacob Sims, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Carpenter reported that the District received correspondence from the Grand Trails Homeowners' Association (the "HOA") manager requesting that the District install Flock security cameras, including payment of the annual related fee, at the Grand Trails entrance. Following discussion, for various reasons, including privacy concerns, the Board concurred to decline the HOA's request to install Flock security cameras.

MINUTES

The Board reviewed the minutes of the regular meeting held on April 1, 2026. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on April 1, 2026, as submitted. Director Mathews seconded the motion, which passed by unanimous vote.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Mr. Carpenter reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. He stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Flores reviewed the tax assessor/collector's report, a copy of which is attached. He reported that 97.61% of the 2025 tax levy had been collected as of April 30, 2026. Mr. Flores stated the District's 2026 preliminary taxable value from the Fort Bend County Appraisal District is \$1,284,819,582 and the Defined Area No. 1 2026 preliminary taxable is \$7,033,616. 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 Mathews seconded the motion, which passed by unanimous vote.

APPROVE PROJECT AUDIT FOR AND RELATED PAYMENT OF ECONOMIC DEVELOPMENT GRANT PAYMENT TO MRPL RETAIL PARTNERS, LTD., AND MRPL RETAIL PARTNERS II, LTD

Mr. Carpenter reviewed a project audit prepared by Mark C. Eyring CPA, PLLC for the economic development grant payment to MRPL Retail Partners, Ltd., and MRPL Retail Partners II, Ltd. He noted that the audit reflects that an economic development grant payment is due to MRPL Retail Partners, Ltd., and MRPL Retail Partners II, Ltd., in the amount of \$269,485.57 for the year 2025. After review and discussion, Director Mathews moved to approve the project audit for and related payment of the economic development grant payment to MRPL Retail Partners, Ltd., and MRPL Retail Partners II, Ltd., and direct that the project audit be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed by unanimous vote.

APPROVE PAYMENT TO MERITAGE HOMES OF TEXAS, LLC PURSUANT TO THE ROAD DEVELOPMENT FINANCING AGREEMENT

Mr. Carpenter discussed a project audit conducted by Mark C. Eyring CPA, PLLC for payment to Meritage Homes of Texas, LLC ("Meritage") pursuant to the Road Development Financing Agreement between the District and Meritage. He noted that a payment is due to Meritage in the amount of \$200,000 for the year 2025. After discussion, Director Mathews moved to approve the payment to Meritage in the amount of \$200,000. Director Vitello seconded the motion, which passed unanimously.

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 Vitello 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.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

The Board discussed fees of office and expenses in connection with the AWBD summer conference in Grapevine. After discussion and consideration of the District's Travel Reimbursement Guidelines, the Board concurred to authorize up to four fees of office for attendance at the conference and up to three nights at a hotel at the conference rate, with reimbursement to be submitted in accordance with the District's Travel Reimbursement Guidelines.

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 98.2% and reported on maintenance performed at the District's facilities. After review and discussion, Director Mathews moved to (1) approve the operator's report; and (2) authorize MDS to turn over one account in the amount of \$1,367.96, deemed to be uncollectible, to a collection agency. Director Vitello 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 Mathews 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 Vitello seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING SERVICE MATTERS

There was no discussion on this matter.

NFBWA MATTERS

The Board discussed the District's participation in the NFBWA Water Provider Conservation Program.

DEVELOPMENT IN THE DISTRICT

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

Director Mathews reported regarding a request from Fort Bend County (the "County") Precinct 4 Commissioner's Office related to use federal and state grant funds and potential partnerships between the District and the County.

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. He reported that execution of a water line and storm sewer easement necessary for the project is pending, and a conditional Letter of No Objection was provided to the County for the proposed Richmond Community Center.

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 he anticipates that the contractor will mobilize at the project site next week.

BLUE CREEK TRAILS DETENTION AND MASS GRADING

Mr. Mersmann gave an update on construction of the Blue Creek Trails detention and mass grading and stated the project is approximately 95% complete.

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 and stated that the generators have been delivered.

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION

Mr. Mersmann gave an update on construction of the Blue Creek Trails Peek Road Street Dedication project. He recommended that the Board approve Pay Estimate No. 2 in the amount of \$2,513,394.00 to Fellers & Clark, LP.

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. 3 in the amount of \$476,578.71 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. 3 in the amount of \$278,084.22 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. 3 in the amount of \$199,406.25 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. He recommended that the Board approve Pay Estimate No. 1 in the amount of \$87,240.60 to Traffic Systems Construction, Inc. ("Traffic Systems").

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 requested the Board's approval and acceptance of a 0.0978-acre drainage easement within the Take 5 Oil Change development tract.

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 bond application no. 12 and reported that the application is under review by the Texas Commission on Environmental Quality.

After review and discussion, and based on the engineer's recommendation, Director Mathews moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 2 in the amount of \$2,513,394.00 to Fellers & Clark, LP for construction of the Blue Creek Trails Peek Road Street Dedication project; (3) approve Pay Estimate No. 3 in the amount of \$476,578.71 to Hurtado for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1; (4) approve Pay Estimate No. 3 in the amount of \$278,084.22 to Clearwater for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2; (5) approve Pay Estimate No. 3 in the amount of \$199,406.25 to Gael for construction of lift station no. 7; (6) approve Pay Estimate No. 1 in the amount of 87,240.60 to Traffic Systems for installation of a traffic signal at the intersection of Peek Road and SH99; and (7) accept and authorize execution of the 0.0978-acre drainage easement. Director Lewis seconded the motion, which passed unanimously.

TAYLOR MORRISON ANNEXATION

Mr. Carpenter gave an update on the annexation of a 1.924-acre tract of land into the boundaries of the District and Defined Area No. 1 by Peek Road Holdings, LLC, a Taylor Morrison affiliate.

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 and recommended that the Board approve Change Order No. 2 to the contract with American Wall Systems, resulting in a decrease to the contract in the amount of \$164,127.45 for fence tapering and replacing 269 linear feet of Duracrete fencing with wood fencing. After discussion, and based on the landscape architect's recommendation, the Board determined that Change Order No. 2 is beneficial to the District.

Mr. Mersmann reported that bids were received for construction of the Blue Creek Trails Sections 1 and 2 landscape improvements, and he recommended the Board award the contract to the lowest bidder, D.L. Meacham L.P. ("D.L. Meacham"), in the total bid amount, including alternate bid no. 1 for sodding in lieu of hydromulch seeding, of \$1,606,061.20. The Board concurred that, in its judgment, D.L. Meacham was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, based on the Landscape Architect's recommendation, Director Mathews moved to (1) approve Change Order No. 2, resulting in a decrease in the amount of \$164,127.45 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 (2) award the contract to D.L. Meacham in the amount of \$1,606,061.20 for construction of the Blue Creek Trails Sections 1 and 2 landscape improvements, subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Vitello seconded the motion, which passed unanimously.

Mr. Deines gave an update on design of the Parkway Lakes trails project.

Discussion ensued regarding proposed park and recreation facilities at the 1.7-acre tract (the "Tract") located at the northwest corner of Beechnut/Canal and Skinner Lane. Following discussion, Director Mathews moved to authorize ABHR to work with the property owner of the Tract on preparing documents for the District to acquire the Tract. Director Bridges 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.

Following discussion, the Board concurred to consider proposals for water quality and fountain management services for all District waterway facilities at a future Board meeting.

MAINTENANCE AGREEMENT FOR DETENTION PONDS

There was no discussion on this matter.

DISTRICT WEBSITE MATTERS

The Board discussed District website matters.

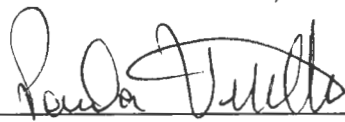
DISTRICT SECURITY MATTERS

There was no discussion on this matter.

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

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

(SEAL)



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