

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

September 2, 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 2nd day of September, 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.; Rebecca Marcucci and Lee Crenshaw of Municipal District Services, LLC ("MDS"); Phil Halbert of Storm Water Solutions, LLC ("SWS"); Andy Mersmann of BGE, Inc. ("BGE"); Bobby Ferguson of Parkway Lakes Development, Inc.; Bobby Skinner of Taylor Morrison, Inc.; Mark Eyring of Mark C. Eyring, CPA, PLLC; Duncan Flintoff and Matt Aplin of Quiddity Engineering ("Quiddity"); and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Mathews reported that he had recently updated Director Stubblefield on District matters.

MINUTES

The Board reviewed the minutes of the regular meeting held on August 5, 2026. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on August 5, 2026, as submitted. Director Lewis 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 99.42% of the 2025 tax levy had been collected as of August 31, 2026. After review and discussion, Director Mathews moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Vitello seconded the motion, which passed by unanimous vote.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Mr. Carpenter stated that the notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of \$0.85.

Director Bridges then opened the public hearing. There being no comments from the public, Director Bridges closed the public hearing.

Mr. Carpenter presented an Order Levying Taxes reflecting the District's proposed 2026 tax rate. He noted that a 2026 tax rate of \$0.65 per \$100 of assessed valuation was adopted for Defined Area No 1 at the July Board meeting. After review and discussion, Director Bridges moved to adopt the Order Levying Taxes reflecting a total 2026 tax rate of \$0.85 per \$100 of assessed valuation for the District, comprised of \$0.40 to pay debt service and \$0.45 for operations and maintenance, and direct that the Order be filed appropriately and retained in the District's official records. Director Lewis seconded the motion, which passed by unanimous vote.

It was noted that an Amendment to Information Form is not needed because the tax rate the District is adopting for the 2026 tax year is the same tax rate that the District adopted for the 2025 tax year.

DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2026 BONDS AND AUTHORIZE DISBURSEMENT OF BOND PROCEEDS

Mr. Eyring reviewed the draft developer reimbursement report for the District's Series 2026 Unlimited Tax Bonds.

Mr. Carpenter reviewed an Escrow Agreement between the District, FC Oaks DW, LLC, and D-W East, LLC related to costs for land for a detention site (3.9684 acres).

After review and discussion, Director Mathews moved to (1) approve the developer reimbursement report, subject to final review, and direct that the report be filed appropriately and retained in the District's official records; (2) approve the Escrow Agreement and direct that such agreement be filed appropriately and retained in the

District's official records; and (3) authorize disbursement of the Series 2026 Bond proceeds following closing and receipt of funds by the District on September 3, 2026. 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.

Ms. Arterburn reviewed a proposed budget for the fiscal year ending September 30, 2027, a copy of which is included in the bookkeeper's report.

After review and discussion, Director Mathews moved to (1) approve the bookkeeper's report, investment report, and payment of the bills listed in the report; and (2) adopt the budget for the fiscal year ending September 30, 2027, as presented. Director Vitello seconded the motion, which passed by unanimous vote.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026

Mr. Carpenter stated that the Board previously executed an engagement letter with Mark C. Eyring, CPA, PLLC, to perform the District's audit for the fiscal year ending September 30, 2026. Following discussion, Director Bridges moved to authorize Mark C. Eyring, CPA, PLLC, to conduct the audit for the District's fiscal year ending September 30, 2026. Director Mathews seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Crenshaw reviewed the operator's report, a copy of which is attached. He reported that water accountability for the previous month was 99.4% and reported on maintenance performed at the District's facilities.

Mr. Crenshaw reported that following the basin cleanout at Wastewater Treatment Plant No. 1, a hairline crack was discovered in the concrete wall. Discussion ensued.

Discussion ensued regarding the smart meter EyeOnWater app. Following discussion, the Board requested that MDS continue work to determine why the EyeOnWater app does not report weekend water usage.

After review and discussion, Director Mathews moved to (1) approve the operator's report; and (2) authorize MDS to turn over two accounts in the total amount of \$710.67, 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. Crenshaw 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

The Board discussed the Household Hazardous Waste Program being offered to the District through HHW Solutions, a Best Trash company. Following discussion, the Board concurred not to participate in the program at this time.

NFBWA MATTERS

Mr. Carpenter reported that the District received a notice from NFBWA stating that no change to the current pumpage fee and surface water fee is anticipated for 2027.

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 provided 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.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 4

Mr. Mersmann gave an update on design of the water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 4.

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 the project is complete.

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 minor punch list items are being addressed by the contractor.

GENERATORS AT DISTRICT LIFT STATION NOS. 1 AND 4

Mr. Mersmann gave an update on construction of generators at Lift Station Nos. 1 and 4 and stated that gas lines and meters have been installed and are active. He noted that necessary repairs to sidewalks along Peek Road will be completed by the contractor.

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION

Mr. Mersmann gave an update on construction of the Blue Creek Trails Peek Road Street Dedication project and stated the project is approximately 85% complete. He recommended that the Board approve Pay Estimate No. 6 in the amounts of \$442,112.13 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 and paving to serve Blue Creek Trails, Section 1 and stated that the contractor is addressing punch list items.

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 and paving to serve Blue Creek Trails, Section 2 and stated that the contractor is addressing punch list items.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 3

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 3 and recommended that the Board approve Pay Estimate No. 1 in the amount of \$776,228.45 to Hurtado Construction Company ("Hurtado").

LIFT STATION NO. 7

Mr. Mersmann gave an update on construction of lift station no. 7 and stated that construction is approximately 80% complete. He recommended that the Board approve Pay Estimate No. 7 in the amount of \$87,972.30 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.

MEADOW RANCH PARKWAY STREET DEDICATION, SECTION 4

Mr. Mersmann gave an update on construction of the Meadow Ranch Parkway Street Dedication, Section 4.

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 and reported that BGE investigated remediation options for the Ponds. Discussed ensued. Following discussion, the Board directed BGE to proceed with design plans for the Ponds as dry bottom detention ponds.

After review and discussion, and based on the engineer's recommendation, Director Vitello moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 6 in the amount of \$442,112.13, to Fellers & Clark, LP for construction of the Blue Creek Trails Peek Road Street Dedication project; (3) approve Pay Estimate No. 1 in the amount of \$776,228.45 to Hurtado for construction of the water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 3; and (4) approve Pay Estimate No. 7 in the amount of \$87,972.30 to Gael for construction of lift station no. 7. Director Mathews seconded the motion, which passed unanimously.

O'REILLY AUTO PARTS ANNEXATION

Mr. Carpenter stated that O'Reilly Auto Enterprises, LLC has requested annexation of a 1.225-acre tract of land (the "Tract") into the District for an O'Reilly Auto Parts store. He reviewed an Annexation Agreement between the District and O'Reilly Auto Enterprises, 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 an Annexation Agreement between the District and O'Reilly Auto Enterprises, LLC, and direct that the Agreement be filed appropriately and retained in the District's official records; and (2) authorize the engineer to prepare a feasibility study. Director Mathews seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS") MATTERS

Mr. Flintoff presented and reviewed a status report on the District's GIS and a proposal from Quiddity in the amount of \$71,000.00 to add several new properties in the District, including current and future Blue Creek Trails properties, to the District's GIS database. Copies of the report and the proposal are attached.

Mr. Flintoff reported that Quiddity is seeking Board approval to pass through the annual cost of ArcGIS licenses assigned to the District in the amount of \$125.00 each and to increase the District's monthly GIS hosting fee from \$500.00 to \$550.00 to assist in the cost of ArcGIS user accounts provided to operations personnel supporting multiple districts.

Following review and discussion, Director Mathews moved to (1) approve the proposal from Quiddity in the amount of \$71,000.00 and direct that such proposal be filed appropriately and retained in the District's official records; (2) approve the pass through cost of ArcGIS licenses assigned to the District in the annual amount of \$125.00 each; and (3) approve the monthly GIS hosting fee of \$550.00. Director Bridges seconded the motion, which passed unanimously.

Following discussion, the Board concurred to authorize Quiddity to add one-year of historical repair data to the District's GIS.

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. 3 in the amount of \$328,791.46 to American Wall Systems.

Mr. Mersmann gave an update on construction of the Blue Creek Trails Sections 1 and 2 landscape improvements. He recommended that the Board approve Pay Estimate No. 3 in the amount of \$114,100.22 to D.L. Meacham L.P. ("D.L. Meacham").

Mr. Mersmann gave an update on construction of the Blue Creek Trails Recreation Center park amenities. He requested approval of the plans and specifications and authorization to advertise for bids for the project.

Following review and discussion, based on the Landscape Architect's recommendation, Director Mathews moved to (1) approve Pay Estimate No. 3 in the amount of \$328,791.46 to American Wall Systems for construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing; (2) approve Pay Estimate No. 3 in the amount of \$114,100.22 to D.L. Meacham for construction of the Blue Creek Trails Sections 1 and 2 landscape improvements; and (3) approve the plans and specifications, and authorize advertisement for bids for construction of the Blue Creek Trails Recreation Center park amenities. Director Vitello seconded the motion, which passed unanimously.

Mr. Mersmann gave an update on the Parkway Lakes Sections 1, 2, and 3 sidewalk improvements project.

Mr. Carpenter provided an update on the purchase of the 1.7-acre tract located at the northwest corner of Beechnut/Canal and Skinner Lane by the District.

STORM WATER PERMITTING MATTERS

Mr. Halbert updated the Board on the District's Storm Water Management Plan ("SWMP"). He distributed and reviewed a summary of the SWMP goals and training, including chapters in the Stormwater Guidance Manual, pursuant to the Stormwater Speaker Series, copies of which are attached. Following review and discussion, Director Bridges moved to approve the chapters in the Stormwater Guidance Manual. Director Vitello seconded the motion, which passed unanimously.

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. He reported that SWS will begin trimming trees in the District next month.

DISTRICT WEBSITE MATTERS

Ms. Marcucci discussed correspondence that MDS received from the office of Commissioner Dexter McCoy, Fort Bend County Precinct 4 ("Precinct 4") requesting that municipal utility districts distribute a flyer regarding a Precinct 4 Town Hall event to residents.

DISTRICT SECURITY MATTERS

There was no discussion on this matter.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072 TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 2:13 p.m., pursuant to Section 551.072, Texas Government Code, to deliberate regarding real property. Present at the closed meeting were Directors Bridges, Mathews, Vitello and Lewis, Mr. Mersmann, Mr. Carpenter, and Ms. Panozzo.

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

The Board reconvened in regular session at 3:06 p.m. Director Bridges moved to reject the proposal from Fort Bend County related to the acquisition of the storm sewer easement and authorize appropriate action. Director Lewis seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES (Continued)

Mr. Crenshaw reported that the District received a request from a District resident for a billing adjustment due to a water leak that occurred during the month of April 2026. Following discussion, the Board requested that MDS bill the resident as follows for the month that they experienced the water leak: (1) bill a water rate of \$2.00 per 1,000 gallons; (2) waive the excess sanitary sewer portion of the bill; and (3) waive the late fees. The Board clarified that the NFBWA fees applied to all water utilized should not be waived because the District is responsible for remitting payment of such amounts to the NFBWA. After review and discussion, Director Mathews moved to authorize MDS to adjust the resident's water bill as discussed. Director Bridges seconded the motion, which passed unanimously.

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

(SEAL)




Secretary, Board of Directors

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