MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

October 7, 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 7th day of October, 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 either in person or on the telephone 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 of Municipal District Services, LLC ("MDS"); Jennifer Hicks of Accurate Meter & Supply; 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.; Jeff Garner of Lake Management Services ("LMS"); Avik Bonnerjee of B&A Municipal Tax Service, LLC; and Aaron Carpenter, Cheryl Panozzo, and Connie Rossi of Allen Boone Humphries Robinson LLP ("ABHR").

REPORT ON SALES TAX AUDIT SERVICES

Mr. Bonnerjee reviewed the Sales Tax Audit Report dated September 2026. He reviewed new and changed sales and use tax permits issued since the last report for businesses located within the District's boundaries. Following review and discussion, the Board directed that the Sales Tax Audit Report be filed appropriately and retained in the District's official records.

WATER QUALITY AND FOUNTAIN MANAGEMENT SERVICES

Mr. Garner introduced himself to the Board and discussed a proposal from LMS for water quality and fountain maintenance services for all District-owned detention ponds and the detention ponds located within Blue Creek Trails two times a month at a cost of $4,000.00 per month. He noted that this proposal replaces the proposal from

LMS previously approved by the Board for water quality and fountain maintenance services for detention ponds located within Blue Creek Trails four times a month in the amount of $1,300.00 per month. Following discussion, the Board concurred to further discuss the proposal from LMS later in the meeting.

PUBLIC COMMENTS

Mr. Carpenter reported that the District received correspondence from a resident located in the Grand Trails subdivision in the District requesting that the District increase maintenance of the District's Regional Pond and install walking paths along the pond perimeter.

MINUTES

The Board reviewed the minutes of the regular meeting held on September 2, 2026, and the special meeting held on August 21, 2026. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on September 2, 2026, and the special meeting held on August 21, 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. 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.

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. Mr. Carpenter stated that check no. 1371 in the amount of $500,825.25 to Parkway Lakes Master, Ltd. is a refund of unused funds deposited with the District to pre-finance certain District project construction costs. After review and discussion, Director Mathews moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report, including check no. 1371 in the amount of $500,825.25 to Parkway Lakes Master, Ltd. Director Lewis seconded the motion, which passed by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Ms. Marcucci reviewed the operator's report, a copy of which is attached. She reported that water accountability for the previous month was 98.5% and reported on maintenance performed at the District's facilities.

Director Bridges reported regarding security concerns related to a document he received from MDS via email to be signed via Docu-sign. He requested that all future documents requiring his signature be sent to him by ABHR. Discussion ensued.

In response to inquiries by the Board regarding the smart meter EyeOnWater app, Ms. Hicks discussed call-in time options for updating water usage data that is available through the app during weekdays and weekends. Discussion ensued regarding the leak detection notification feature of the EyeOnWater app. Following discussion, Ms. Hicks suggested that the Board submit EyeOnWater software enhancement suggestions to her to be forwarded on Badger Meter, Inc.

Ms. Marcucci reported regarding two hairline cracks discovered in the concrete wall following the basin cleanout at Wastewater Treatment Plant No. 1. She discussed a proposal from Edustrial Solutions to repair the cracks and stated that the proposed repair cost is $8,371.37 per crack.

Ms. Marcucci provided a report on the status of District sanitary and storm sewer manhole repairs.

Ms. Marcucci reported regarding unauthorized discharge of wastewater at Lift Station No. 1 and stated that a notice of noncompliance was submitted to the Texas Commission of Environmental Quality.

Ms. Marcucci requested that the Board authorize execution of a NetDMR application to allow MDS to submit wastewater data to the Texas Commission on Environmental Quality.

After review and discussion, Director Mathews moved to (1) approve the operator's report; (2) approve the proposal from Edustrial Solutions in the total amount of $16,742.74; and (3) authorize execution of the NetDMR application. 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. Ms. Marcucci 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 NFBWA matters.

Director Lewis left the meeting.

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.

Mr. Skinner provided a report on the Blue Creek Trails development in the District and related home sales.

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 that the contractor is addressing a few punch list items.

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. He reported that the contractor performed generator startup and testing and both generators performed without complications. Mr. Mersmann noted that minor punch list items are being addressed, and the cracked sidewalk panels on Peek Road have been repaired.

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 90% complete. He recommended that the Board approve Pay Estimate No. 7 in the amount of $806,485.34 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. 2 in the amount of $191,347.00 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.

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 design plans for the Ponds as dry bottom detention ponds.

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. 7 in the amount of $806,485.34, to Fellers & Clark, LP for construction of the Blue Creek Trails Peek Road Street Dedication project; and (3) approve Pay Estimate No. 2 in the amount of $191,347.00 to Hurtado for construction of the water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 3. Director Vitello seconded the motion, which passed unanimously.

O'REILLY AUTO PARTS ANNEXATION

Mr. Mersmann reviewed a feasibility study prepared by BGE on the annexation of a 1.225-acre tract of land (the "Tract") into the boundaries of the District for an O'Reilly Auto Parts store and stated annexation of the Tract is feasible. Following review and discussion, Director Mathews moved to approve the feasibility study. Director Bridges seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS") 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. 4 in the amount of $22,436.32 to American Wall Systems, LLC ("American Wall"). He also recommended that the Board approve Change Order No. 5 to the contract with American Wall, resulting in an increase to the contract in the amount of $84,751.00 for lift station fencing and gates. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 5 is beneficial to the District.

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. 4 in the amount of $500,271.57 to D.L. Meacham L.P. ("D.L. Meacham"). He also recommended that the Board approve (1) Change Order No. 2 to the contract with D.L. Meacham, resulting in an increase to the contract in the amount of $77,648.77 for a temporary fire pit and food truck park; and (2) Change Order No. 3 to the contract with D.L. Meacham, resulting in an increase to the contract in the amount of $84,479.75 for additional landscaping and drainage. After discussion, and based on the engineer's recommendation, the Board determined that Change Order Nos. 2 and 3 are beneficial to the District. It was noted that the Change Order No. 2 costs are not eligible for reimbursement to the developer by the District.

Mr. Mersmann reported that bids were received for construction of the Blue Creek Trails Recreation Center park amenities, and he recommended that the Board award the contract to the second lowest bidder, HD Outdoor Construction, LLC ("HD Outdoor"), in the amount of $2,965,448.15, and stated that awarding the contract to HD Outdoor will be most advantageous to the District and result in the most economical and timely completion of the project. The Board concurred that, in its judgment, HD Outdoor 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. Mr. Mersmann also recommended that the Board approve Change Order No. 1 to the contract with HD Outdoor, resulting in a decrease to the contract in the amount of $456,481.25 for a reduction in project scope. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

Mr. Mersmann gave an update on Blue Creek Trails Section 3 perimeter fencing. He requested approval of the plans and specifications and authorization to advertise for bids for the project. Mr. Mersmann then reported that bids were received for construction of the Blue Creek Trails Section 3 perimeter fencing, and he recommended that the Board award the contract to the low bidder, American Wall, in the amount of $261,855.00. The Board concurred that, in its judgment, American Wall 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.

Mr. Mersmann gave an update on design of the Blue Creek Trails Section 3 landscape improvements project. 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. 4 in the amount of $22,436.32 to American Wall for construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing; (2) approve Change Order No. 5, resulting in an increase in the amount of $84,751.00 to the contract with American Wall for lift station fencing and gates, based on the Board's finding that the change order is beneficial to the District; (3) approve Pay Estimate No. 4 in the amount of $500,271.57 to D.L. Meacham for construction of the Blue Creek Trails Sections 1 and 2 landscape improvements; (4) approve Change Order No. 2, resulting in an increase in the amount of $77,648.77 to the contract with D.L. Meacham for a fire pit and food truck park, based on the Board's finding that the change order is beneficial to the District; (5) approve Change Order No. 3, resulting in an increase in the amount of $84,479.75 to the contract with D.L. Meacham for additional landscaping and drainage, based on the Board's finding that the change order is beneficial to the District; (6) award the contract to HD Outdoor in the amount of $2,965,448.15 for construction of the Blue Creek Trails Recreation Center park amenities, 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; (7) approve Change Order No. 1, resulting in a decrease in the amount of $456,481.25 to the contract with HD Outdoor for a reduction in project scope, based on the Board's finding that the change order is beneficial to the District; (8) approve the plans and specifications, and authorize advertisement for bids for construction of the Blue Creek Trails Section 3 perimeter fencing; (9) award the contract to American Wall in the amount of $261,855.00 for construction of the Blue Creek Trails Section 3 perimeter fencing, 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; and (10) approve the plans and specifications, and authorize advertisement for bids for construction of the Blue Creek Trails Section 3 landscape improvements project. Director Bridges seconded the motion, which passed unanimously.

Mr. Deines gave an update on the Parkway Lakes Sections 1, 2, and 3 sidewalk improvements project. He reported that the contract for the project was previously awarded to the second lowest bidder, ROMA Construction LLC ("ROMA"), in the amount of $310,568.75, but that ROMA could not produce valid payment or performance bonds for the contract. Mr. Deines recommended that the Board withdraw the award of contract to ROMA and award the contract to the third lowest bidder, D.L. Meacham, in the amount of $319,763.55. 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, and based on the Landscape Architect's recommendation, Director Mathews moved to (1) withdraw the award of contract to ROMA for the Parkway Lakes Sections 1, 2, and 3 sidewalk improvements; and (2) award the contract to D.L. Meacham in the amount of $319,763.55 for construction of the 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 Bridges seconded the motion, which passed unanimously.

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

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. He reported that trimming of trees in the District will commence this month.

Following discussion, Director Mathews moved to approve the proposal from LMS for water quality and fountain maintenance services for all District-owned detention ponds and the detention ponds located within Blue Creek Trails two times a month at a cost of $4,000.00 per month. Director Bridges seconded the motion, which passed unanimously.

PARK AND OPEN SPACE RULES AND REGULATIONS

The Board discussed a report from a resident of the Lost Creek subdivision regarding use of a District park facility by the Harmony School for school activities, including football practice.

The Board then discussed establishing rules and regulations for the use of District park and recreational facilities. Mr. Carpenter reviewed a Resolution Establishing Rules Relating to the Use of and Governing the Activities in the District's Park, Trail, and Recreational Facilities. Following review and discussion, Director Bridges moved to adopt a Resolution Establishing Rules Relating to the Use of and Governing the Activities in the District's Park, Trail, and Recreational Facilities and direct that the Resolution be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

The Board concurred to discuss installing park rules signs at a future Board meeting.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

Mr. Carpenter reported that the District received correspondence regarding law enforcement services available to the District from Fort Bend County. Following discussion, the Board concurred not to pursue law enforcement services for the District at this time.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072 TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 2:47 p.m., pursuant to Section 551.072, Texas Government Code, to deliberate regarding real property. Present at the closed meeting were Directors Bridges, Mathews, and Vitello, Mr. Mersmann, Mr. Carpenter, Ms. Panozzo, and Ms. Rossi.

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

The Board reconvened in regular session at 2:53 p.m.

ENGAGEMENT LETTER WITH MCFARLAND PLLC

Director Bridges moved to authorize the engagement of McFarland PLLC, as discussed. Director Vitello seconded the motion, which passed unanimously.

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

Director Bridges moved to authorize the distribution by BGE of the modified Letter of No Objection, as discussed. Director Vitello seconded the motion, which passed unanimously.

DIRECTOR MATTERS

Discussion regarding District Director matters ensued.

OPERATOR SERVICE AGREEMENT

Following discussion, the Board concurred to hold a special meeting on Friday, October 30, 2026, to consider proposals for District operations services.

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

Paula Vitello
Secretary, Board of Directors

(SEAL)



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