

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

February 25, 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 25th day of February, 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 except Director Laird, thus constituting a quorum.

Also present at the meeting were Adam Swonke of Gleannloch Landscaping & Maintenance Company (“Glamco”); Alex Khoshakhlagh of Pape-Dawson Engineers, Inc. (“Pape-Dawson”); Bill Sweitzer of Sweitzer & Associates; Marissa Iguess of Myrtle Cruz, Inc.; Shammari Leon of Bob Leared Interests; Casey Fletcher of Lake Management Services LP; Christine Crotwell of Masterson Advisors LLC; 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.

MINUTES

The Board considered approving the minutes of the January 28, 2026, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the January 28, 2026, regular meeting, as presented. Director White seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Ms. Carner informed the Board that the winter preparedness tips will be removed from the District’s website and that hurricane preparedness tips will be added to the District’s website in May.

FINANCIAL AND BOOKKEEPING MATTERS

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

Following review and discussion, Director Tueting moved to approve the bookkeeper's report and payment of the bills. Director White seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's report, a copy of which is attached. She reported that the District's 2025 taxes were 94.6% collected as of January 31, 2026.

Ms. Leon discussed a resident's request for the District to waive the penalties and interest associated with the delinquent payment of their property taxes in the amount of approximately \$500.00 for a property on Southpoint Way due to financial hardship. Discussion ensued regarding waiver criteria pursuant to the Texas Property Tax Code. Following discussion, and based on the requirements of the Texas Property Tax Code, the Board concurred to decline the waiver request and directed BLI to notify the resident regarding same.

Following review and discussion, Director Catchings moved to: (1) approve the tax assessor/collector's report and payment of the tax bills; and (2) decline the request for a waiver of penalty and interest for the delinquent tax account from the property owner on Southpoint Way. Director White seconded the motion, which passed unanimously.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered the optional exemptions from taxation for the 2026 tax year, including a general residential homestead exemption and a homestead exemption for disabled persons or persons over 65 years of age. Following review and discussion, Director Tueting moved to adopt the Resolution Concerning Exemptions from Taxation, granting an exemption in the amount of \$20,000 of the appraised value of the homestead property for residents over the age of 65 or disabled and rejecting the general residential homestead exemption from ad valorem taxation, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Catchings seconded the motion, which passed unanimously.

DISCUSSION OF DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Carner 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 categories for water districts, based on a district’s development status and/or tax rate. She reviewed the definitions for each of the 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 Catchings 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 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District’s official records. Director White seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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.

Mr. Khoshakhlagh updated the Board on Site No. 005, as reflected in his report. He stated Cibor, Inc. (“Cibor”) informed Pape-Dawson that the new scope of work exceeds their previous one and a new proposal needs to be approved. Mr. Khoshakhlagh presented and reviewed a proposal prepared by Cibor in the amount of \$73,170.00 for geotechnical investigation services. Mr. Khoshakhlagh next presented and reviewed a proposal prepared by Pape-Dawson in the amount of \$352,000.00 for engineering services. He next presented and reviewed a proposal prepared by Balcones Field Services, LLC (“BFS”) in the amount of \$45,000.00 for regulatory permit services. Copies of the proposals are included in the engineer’s report. Discussion ensued. Following discussion, Mr. Khoshakhlagh requested the Board authorize Pape-Dawson to begin design subject to finalization of the interlocal agreement with Fulshear Municipal Utility District No. 2 (“Fulshear MUD 2”).

OTHER ENGINEERING MATTERS

Mr. Khoshakhlagh informed the Board of 4 reserves that need to be conveyed from Fulshear Land Partners to the District. He stated a proposal for the Phase 1 ESA to be performed by Berg Oliver will be presented at the next Board meeting.

Mr. Khoshakhlagh informed the Board of correspondence received from a resident on Wild Garden Way regarding damage to District property caused by a CenterPoint Energy ("CenterPoint") contractor, Frontline, which was doing some work on the power lines behind their residence. A copy of the correspondence is attached. He informed the Board that he contacted CenterPoint to request they restore the area to its original condition. Ms. Carner stated that if CenterPoint does not restore the site, the District could make the repairs and request reimbursement from CenterPoint for the cost. Discussion ensued. Following discussion, the Board requested Pape-Dawson to coordinate with CenterPoint to get the area restored to its original condition and if no action is taken, then requested that Glamco bring a proposal to the next meeting for the restoration work. Mr. Swonke informed the Board of a swale in the area, which Glamco previously had regraded. The Board requested that Glamco investigate whether drainage has been impacted and report back to the Board next month.

UTILITY COMMITMENTS

There was no discussion on this agenda item.

Following review and discussion, and as recommended by the engineer, Director Tueting moved to (1) approve the engineer's report; (2) approve a geotechnical investigation proposal prepared by Cibor in the amount of \$73,170.00; (3) approve an engineering services proposal prepared by Pape-Dawson in the amount of \$352,000.00; (4) approve a regulatory permit services proposal prepared by BFS in the amount of \$45,000.00; and (5) authorize Pape-Dawson to begin design of Site No. 005 of the erosion protection project along Fulshear Creek and the eastern channel, subject to finalization of the interlocal agreement with Fulshear MUD 2. Director White 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.

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 project, as reflected in his report. He stated bids were received for the project and recommended the Board reject the bids received and authorize that the project be re-advertised. Discussion ensued regarding timing for receipt of new bids.

Mr. Sweitzer updated the Board on Landscape Development of Fulbrook on Fulshear Creek, Sections 17, 18, and 19, including the Fulshear Trace sidewalk extension, as reflected in his report. He reviewed and recommended approval of Pay Estimate No. 10 and Final in the amount of \$67,236.73, submitted by Triple E Growers ("TEG"). Mr. Sweitzer also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities.

Mr. Sweitzer updated the Board on Landscape Development of Fulbrook on Fulshear Creek, Section 11, as reflected in his report. He reviewed and recommended approval of Pay Estimate Nos. 6 and 7 and Final in the amounts of \$1,620.00 and \$17,238.00, respectively, submitted by TEG. Mr. Sweitzer also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities.

Mr. Sweitzer updated the Board on the Nott Farm Playground bench replacement, as reflected in his report. He stated the benches have been installed.

Following review and discussion, and based on the landscape architect's recommendation, Director Tueting moved to (1) approve the landscape architect's report; (2) reject the bids for the construction of the Parkside Passage Drive Recreation Center, authorize S&A to re-advertise the project for bids, and authorize Director Tueting to award the project to the lowest bidder, subject to the landscape architect's recommendation of same and confirmation that the amount is within the District engineer's estimate; and (3) approve the Pay Estimates, as presented and accept the facilities for the Landscape Development of Fulbrook on Fulshear Creek, Sections 17, 18, and 19, including the Fulshear Trace sidewalk extension, and the Landscape Development of Fulbrook on Fulshear Creek, Section 11. Director White seconded the motion, which passed unanimously.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

The Board reviewed and discussed pending resident requests.

The Board discussed correspondence previously received from a resident on Summer Place Court regarding clean up of additional debris behind their residence past the standard five-foot maintenance area. Mr. Swonke presented and reviewed a proposal for the removal of downed trees, debris, and barbed wire fencing in the amount of \$4,750.00. A copy of the proposal is attached.

The Board discussed correspondence previously received from a resident on Crossfield Court regarding maintenance of the southern detention facility behind their residence and completion of the trail behind Crossfield Court. Ms. Carner reminded the Board of the two proposals previously approved for the one-time clean up and monthly chemical treatments of the southern detention facility and advised that further discussion will take place under agenda item no. 11.

The Board discussed correspondence previously received from the Fulbrook on Fulshear Creek Homeowner's Association ("HOA") regarding removal of two trailhead signs in the District. Mr. Swonke stated that the signs have been removed.

The Board discussed correspondence previously received from a resident requesting the removal of a large tree branch at the Nott Farm Crossing Park. Mr. Swonke stated the previously approved work was completed.

The Board reviewed correspondence from a resident requesting the removal of graffiti from a concrete culvert near Bessie's Creek. A copy of the correspondence is attached. Following discussion, the Board authorized Glamco to paint the culvert for an amount not to exceed \$500.00.

The Board reviewed correspondence from the HOA requesting the replacement of trees in the common area at the new recreation center on Parkside Passage Drive. A copy of the correspondence is attached. Mr. Swonke presented and reviewed a proposal in the amount of \$990.00 to plant two 30-gallon live oak trees. A copy of the proposal is attached.

The Board reviewed correspondence from a resident on Southpoint Way requesting trash removal and maintenance of the wooded area behind their residence. A copy of the correspondence is attached. Following discussion, the Board requested Glamco bring a proposal to the next Board meeting for the area to be added to the quarterly maintenance schedule used for other nature reserve areas throughout the District.

Ms. Carner informed the Board of correspondence from a law firm representing Travelers Personal Insurance Company regarding damage to a resident's home on Spanish Moss Crossing as a result of Hurricane Beryl.

After review and discussion, Director Tueting moved to (1) approve the proposal for the removal of downed trees, debris, and barbed wire fencing behind Summer Place Court in the amount of \$4,750.00; (2) authorize Glamco to paint the culvert near Bessie's Creek for an amount not to exceed \$500.00; and (3) approve the proposal to plant two 30-gallon live oak trees in the common area near the new recreation center on Park Passage drive in the amount of \$990.00. Director White seconded the motion, which passed unanimously.

REPORT FROM LAKE MANAGEMENT ON DETENTION FACILITY MAINTENANCE, INCLUDING RELATED PROPOSALS

Mr. Fletcher updated the Board on the previously approved work for the one-time clean-up of the southern detention facility. He stated LMS anticipates starting the clean up next week.

Mr. Fletcher discussed previous concerns regarding silt deposit in the lake near the Lodge and options to address same. Mr. Khoshaklagh informed the Board that the lake contains designated wetlands areas, which limits the District's options for addressing the matter. Following discussion, the Board concurred not to take any action at this time.

REPORT ON DEVELOPMENT

The Board discussed development in the District.

CITY OF FULSHEAR (THEY "CITY") MATTERS

There was no discussion regarding this agenda item.

DISCUSS MEETING SCHEDULE

The Board concurred to hold their next regular meeting on Wednesday, March 25, 2026, at 12:00 p.m. at the offices of 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 SECTION 551.072 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

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	2
Tax assessor/collector's report	2
Engineer's report.....	3
Landscape architect's report.....	5
Correspondence from a resident regarding tree replacement	6
Glamco Proposal for tree replacement.....	6
Correspondence from a resident regarding trash removal and maintenance	6