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

July 22, 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 22nd day of July, 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, thus constituting a quorum.

Also present at the meeting in person or via teleconference were David Nelson, resident of the District; Adam Swonke of Gleannloch Landscaping & Maintenance Company ("GLAMCO"); Christine Crotwell of Masterson Advisors LLC; Suzanne Villarreal of McCall Gibson Swedlund Barfoot Ellis PLLC; Marissa Iguess and Monica Rao of Myrtle Cruz, Inc.; Shammarie Leon of Bob Leared Interests; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Bill Sweitzer of Sweitzer & Associates; and Katie Sherborne and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Mr. Nelson addressed the Board regarding kudzu weed growing along Bessie's Creek behind Streamside Trail. Mr. Khoshakhlagh informed Mr. Nelson that this information will be provided to GLAMCO to investigate further and either a representative of GLAMCO or Mr. Khoshakhlagh will provide him with an update regarding same.

MINUTES

The Board considered approving the minutes of the June 24, 2026, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the June 24, 2026, regular meeting, as presented. Director White seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion on this agenda item.

AUDIT FOR FISCAL YEAR END APRIL 30, 2026

Ms. Villarreal reviewed a draft audit report for the fiscal year ending April 30, 2026. Following review and discussion, Director Catchings moved to approve the audit report, subject to final review, and direct that the audit report be filed appropriately and retained in the District's official records. Director White seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

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

Ms. Iguess presented additional Check No. 5065 in the amount of $408.19, payable to Director McArdle for completion of Texas Public Information Act and Texas Open Meetings Act trainings.

Ms. Iguess noted that the additional payment in the amount of $64,979.60 for Site No. 005 for the easement acquisition in connection with the erosion rehabilitation project has been received from Fulshear Municipal Utility District No. 2 ("FMUD2").

Following review and discussion, Director Catchings moved to approve the bookkeeper's report and payment of the bills, including Check No. 5065. Director Laird 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 99.1% collected as of June 30, 2026.

Following review and discussion, Director Catchings moved to approve the tax assessor/collector's report and payment of the tax bills. 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. He stated the letter to the Texas Commission on Environmental Quality ("TCEQ") requesting to proceed with the project pursuant to Texas Water Code Section 49.274 was submitted and approval has been received. Mr. Khoshakhlagh next requested the Board approve and authorize payment of the invoices from Cibor Inc. ("Cibor") and Balcones Field Services, LLC ("BFS") in the amounts of $18,292.00 and $1,975.00, respectively, for work performed in relation to Site No. 005.

Mr. Khoshakhlagh requested the Board authorize Pape-Dawson to coordinate with Director Tueting, ABHR and FMUD2 between meetings regarding costs associated with Site No. 005.

UPDATE ON REQUEST FROM ADJACENT LANDOWNER RELATED TO PROPOSED FULSHEAR TRACE EXTENSION, INCLUDING REVIEW OF TERM SHEET

Ms. Khoshakhlagh updated the Board on the request from the adjacent landowner regarding the proposed Fulshear Trace extension, as reflected in his report.

The Board next reviewed a draft of the proposed term sheet prepared by ABHR. Discussion ensued.

OTHER ENGINEERING MATTERS

Mr. Khoshakhlagh updated the Board on discussion from the last Board meeting regarding the wetlands area behind Fulbrook on Fulshear Creek, Sections 1, 11 and 4 and a resident's concern of standing water and the health of trees, as reflected in his report. He stated Mr. Swonke met with resident and will provide an update under agenda item no. 11.

Mr. Khoshakhlagh updated the Board on Fulbrook on Fulshear Creek, Section 11, as reflected in his report.

Mr. Khoshakhlagh updated the Board regarding the Recreation Center within Fulbrook on Fulshear Creek, Section 14, and presented and reviewed Pay Estimate No. 3 in the amount of $154,97.65, payable to Hurtado Construction Company ("Hurtado"). He reported that $52,685.42 of Pay Estimate No. 3 is related to park and recreation to be paid by Fulshear Land Partners ("FLP"). Mr. Khoshakhlagh stated that $102,302.23 of Pay Estimate No. 3 is the District's responsibility, as it is related to paving improvements that will be paid from the

District's Road Construction Funds, and requested approval of the District's paving-related payment.

Mr. Khoshakhlagh updated the Board on discussion from the last Board meeting regarding a request for the potential annexation of approximately 80 acres of land along FM 1093 between Fulshear Trace and Bois D' Arc into the District, as reflected in his report. He stated Pape-Dawson has provided Trademark Property Company ("Trademark") with the necessary information they requested. He stated Trademark will be meeting with the City of Fulshear and hopes to have an update later this week. Discussion ensued.

UTILITY COMMITMENTS

There was no discussion on this agenda item.

Following review and discussion, and as recommended by the engineer, Director Catchings moved to (1) approve the engineer's report; (2) approve and authorize payment of the invoices from Cibor and BFS in the amounts of $18,292.00 and $1,975.00, respectively, for work performed in relation to Site No. 005; (3) approve Pay Estimate No. 3 in the total amount of $154,987.65, including the District's paving-related portion in the amount of $102,302.23; and (4) authorize Pape-Dawson to coordinate with Director Tueting, ABHR and FMUD2 between meetings regarding costs associated with the Site No. 005 erosion rehabilitation project. Director McArdle 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 Site Work project, as reflected in his report.

Mr. Sweitzer updated the Board on the Parkside Passage Recreation Center landscape improvements, as reflected in his report. He stated that bids were received for project and recommended the Board award the contract to Landecor, LLC ("Landecor") in the amount of $125,804.71. The Board concurred that, in its judgment, Landecor 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. Sweitzer presented and reviewed recommendations for screening for the proposed Fulshear Trace extension to help reduce impact to existing residential property, as reflected in his report. Discussion ensued.

Following review and discussion, and as recommended by the landscape architect, Director Catchings moved to (1) approve the landscape architect's report; and (2) award the Parkside Passage Recreation Center landscape improvements project to Landecor in the amount of $125,804.71, based upon the landscape architect's recommendation and subject to receipt of the payment and performance bonds and the certificates of insurance and endorsements, if any, provided by the contractor. Director Laird 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 Southpoint Way regarding trash removal and maintenance of the wooded area behind their residence. Mr. Swonke stated the previously approved work was completed.

The Board discussed correspondence previously received from a resident regarding the removal of vines from trees located along Fulshear Creek. He stated his contractor will charge $2,500 per day to perform the work. Discussion ensued. Following discussion, the Board requested GLAMCO explore other options and report back to the Board at the next meeting.

The Board discussed correspondence previously received from multiple residents in Section 18 of Fulbrook on Fulshear Creek regarding landscape and maintenance improvements, including the clean-up of additional debris behind their residences. Mr. Swonke stated landscaping has been installed and the weeds are scheduled to be sprayed this week.

The Board discussed correspondence previously received from a resident on Farm Hill Way regarding concerns of erosion near their residence. He stated the previously approved work should start this week.

The Board discussed correspondence previously received from the Fulbrook on Fulshear Creek HOA ("HOA") regarding turf damage caused by motor vehicles near the pecan tree at The Lodge Welcome Center. Mr. Swonke stated he will bring a proposal to the next Board meeting.

The Board discussed correspondence previously received from a resident regarding a dead magnolia tree along FM 1093, east of James Lane. Mr. Swonke stated the tree has been removed and replaced.

The Board discussed correspondence previously received from a resident regarding a fallen tree located along Stream Side Trail. Mr. Swonke stated the tree has been removed.

The Board discussed correspondence received from a resident on Wild Garden Way Court regarding tree branches growing over their fence. A copy of the correspondence is attached. Following discussion, the Board directed GLAMCO to notify the HOA to inform the resident that they can cut back any branches hanging over their property to the fence line.

The Board discussed correspondence received from a resident on Wastershed Way requesting the removal of a large tree limb behind their residence. A copy of the correspondence is attached. Mr. Swonke stated he believes the tree limb was removed, but he will confirm the work is complete.

Mr. Swonke informed the Board of reports from residents regarding removal of brush and three trees and concerns of standing water on Lodge Lake Drive. He presented and reviewed a proposal in the amount of $12,265.00 for tree and brush removal and disposal, resetting the flow line of the existing swale, and installation of sod along the fence line to prevent erosion. Following discussion, the Board concurred to approve the proposal.

Mr. Swonke reported that the pipeline easement in Fulbrook on Fulshear Creek, Section 16 needs overseeding. Following discussion, the Board directed GLAMCO to include the cost of one bag of overseed with the previously approved proposal for Lodge Lake Drive work in the amount of $12,265.00.

Following review and discussion, Director Tueting moved to (1) approve the proposal for Lodge Lake Drive in the amount of $12,265.00 for tree and brush removal, resetting the flow line of the existing swale, and installation of sod along the fence line to prevent erosion; and (2) approve overseeding of the pipeline easement in Fulbrook on Fulshear Creek, Section 16 and authorize the cost of one bag of overseed be included with the previously approved proposal for Lodge Lake Drive, as discussed. Director Laid seconded the motion, which passed unanimously.

Director Catchings requested an update on the Maintenance Agreement between the District and the HOA for shared maintenance of the detention facilities throughout the District. Mr. Swonke stated he would follow up with FLP and provide an update at the next Board meeting.

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

Ms. Sherborne provided an update from Lake Management Services, LP ("LMS") regarding the previously approved work for the one-time clean-up of the southern detention facility. She stated LMS confirmed that all of the cattails have been treated as well as the pondweed. Ms. Sherborne further advised that LMS completed some shredding around the perimeter, but they were somewhat limited by high water level. She stated LMS will check the water level later this week to attempt to get better access.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

CITY OF FULSHEAR (THE "CITY") MATTERS

There was no discussion on this agenda item.

DISCUSS MEETING SCHEDULE

The Board discussed the regular meeting schedule and concurred to hold the next regular Board meeting on August 26, 2026, at 12:00 p.m. at 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/OR SECTION 551.072 TEXAS GOVERNMENT CODE

The Board did not convene in executive session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

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)

LIST OF ATTACHMENTS TO MINUTES