

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

November 7, 2025

The Board of Directors (the "Board") of Fulshear Municipal Utility District No. 1 of Fort Bend County (the "District") met in special session, open to the public, on the 7th day of November, 2025, 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 Catchings, thus constituting a quorum.

Also present at the meeting in person or via teleconference were Wayne Courville, Scott Raphael, Matt Friedhoff, and Ryan, Dawn and Art Beatty, residents of the District; Doug Knopka of DHK Development Inc.; John G. Cannon of Coats Rose; Bobby Deden of Robert Deden Services, Inc.; David Little, Connie McMaken, Mary Alford, Jeff Hogan, and Joy Bastawrous of Fulshear Municipal Utility District No. 2 ("MUD 2"); Alex Khoshakhlagh and Stephen Wilcox of Pape-Dawson Engineers, Inc ("Pape-Dawson"); Anna Phillips of McFadden Trachtenberg PLLC; and Katie Carner and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Mr. Art Beatty addressed the Board regarding erosion concerns along Fulshear Creek and the eastern channel.

Mr. Raphael addressed the Board regarding erosion concerns along Fulshear Creek and the eastern channel.

Mr. Friedhoff addressed the Board regarding erosion concerns along Fulshear Creek and the eastern channel.

ENGINEERING MATTERS

EROSION PROTECTION ALONG FULSHEAR CREEK BANK AND EASTERN CHANNEL

Mr. Tueting discussed the purpose of today's meeting regarding erosion along Fulshear Creek and the eastern channel and remediation efforts by the District to mitigate the erosion. Ms. Carner further discussed remediation efforts to mitigate erosion along Fulshear Creek and the eastern channel and the process of obtaining a grant from the Natural Resources Conservation Service ("NRCS") to assist in funding of remediation efforts. Discussion ensued.

Ms. Carner discussed the District's efforts regarding land acquisition and preliminary design for erosion repairs along the eastern channel. Discussion ensued.

Mr. Wilcox next reviewed and presented a memorandum prepared by Pape-Dawson regarding proposed concept plans for erosion repairs for the eastern channel. A copy of the memorandum is attached. Discussion ensued. Following discussion, the District and MUD 2 agreed to pursue the revised concept 3, which Pape-Dawson will update to include additional proposed right of way. The Board requested that Mr. Deden and Mr. Wilcox work with the Fort Bend County Drainage District engineer to walk the site and determine if there is an effective, but a more economical option for the repairs.

Discussion ensued regarding sharing of the costs for land acquisition and construction for the eastern channel erosion repairs. Following discussion, the District and MUD 2 agreed on a 70 percent MUD 2/30 percent District split for construction and land acquisition costs. Ms. Carner stated ABHR will update the Interlocal Agreement for Drainage Channel Improvements and Maintenance to reflect the updated cost sharing and will update the maintenance section once a final design concept is determined.

DEEDS AND EASEMENTS, PHASE I ENVIRONMENTAL PROPOSALS, AND CONSENTS TO ENCROACHMENT OF EASEMENTS, AND IF APPROPRIATE, ENGAGE SPECIAL COUNSEL

Ms. Carner reviewed and presented an engagement letter prepared by McFarland PLLC ("McFarland") for acquisition of a drainage easement for a 2.325-acre tract.

Following review and discussion, Director Tueting moved to engage McFarland to proceed with acquisition of a drainage easement for a 2.325-acre tract. Director White seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 557.071, TEXAS

GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS PENDING OR CONTEMPLATED LITIGATION, OR A SETTLEMENT OFFER

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

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Memorandum regarding erosion assessment and preliminary recommendations	2