MINUTES OF REGULAR MEETING OF
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 25
OF FORT BEND COUNTY, TEXAS

May 21, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 25, of Fort Bend County, Texas (the "District"), met in regular session, open to the public, on the 21st day of May, 2026, at a regular meeting place thereof, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Jeffery Williams	President
Syed Wasim	Vice President
Mustafa Asif	Assistant Vice President
Brian Addicks	Secretary/Investment Officer
Jabirul Quadir	Assistant Secretary

and all of said persons were present, except Director Quadir, thus constituting a quorum.

Also present during all or a portion of the meeting were: Leonela Ruvalcaba, Executive General Manager; Dominique Reddick, Assistant Executive General Manager/Bookkeeper; José Cabrera, Project Manager/Regulatory Compliance; David Nguyen, Director of Information Technology; Hector Pena and Chris Canonico with Ardurra Group Inc. ("Ardurra"), engineer for the District; Deputy Jeff Martinez with the Fort Bend County Sheriff's Office; and Terrie Sechrist of Wallace & Philbin, L.L.P., attorneys for the District. David Patterson with Assessments of the Southwest ("ASW"), tax assessor/collector for the District (via Zoom); and Michael Miller, a resident of the District (via Zoom).

DIRECTORS ELECTION

The Board first considered approval of the Certificates of Election for Jeffery Williams and Brian Addicks (the "Certificates.") After discussion, a motion was made by Director Wasim to approve the Certificates as presented. The motion was seconded by Director Williams and carried unanimously.

The Board next considered the acceptance of the Statements of Official and Oaths of Office for Jeffery Williams and Brian Addicks (the "Director Qualification Documents.") After discussion, it was moved by Director Wasim that the Board approve the Director Qualification Documents and declare Jeffery Williams and Brian Addicks to be duly elected and qualified Directors of the District. The motion was seconded by Director Williams and carried unanimously.

The Board then considered reconstituting the positions of the Board of Directors and determined to retain the present positions.

MINUTES

The Board then considered approval of the minutes of its regular meeting held on April 16, 2026. After discussion, Director Wasim made a motion to approve the minutes of the April 16, 2026, Board meeting, as presented. Director Addicks seconded the motion and it carried unanimously.

PUBLIC COMMENTS

There were no public comments.

DEVELOPER'S REPORT

Mr. Pena stated that he had no information to report on this agenda item.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Patterson then presented the Tax Assessor/Collector's Report for April 2026 (the "Tax Report"), a copy of which is attached hereto as **Exhibit "A"**. He reported that 96.64% of the District's 2025 tax levy and 99.23% of the District's 2024 tax levy had been collected as of April 30, 2026. Mr. Patterson next reviewed transfers to and disbursements from the tax account. He also reviewed the delinquent tax roll, a copy of which is included in **Exhibit "A"**.

Mr. Patterson next reviewed one (1) request for waiver of penalties and interest with the Board. After discussion, the Board concurred to deny this request as it did not meet the statutory criteria which would allow granting the request.

After further discussion, Director Williams made a motion to accept the Tax Report and authorize payment of all disbursements listed thereon or otherwise presented at the meeting. Director Addicks seconded the motion, and it carried unanimously.

DELINQUENT TAX ATTORNEY'S REPORT

Ms. Ruvalcaba next presented the Delinquent Tax Attorney's Report (the "Delinquent Tax Report"), a copy of which is attached hereto as **Exhibit "C"**. She stated that no Board action was required on this agenda item.

ENGINEER'S REPORT

Mr. Pena then presented the Engineer's Report prepared by Ardurra (the "Engineer's Report"), a copy of which is attached hereto as **Exhibit "D"**.

Mr. Pena next presented Amendment No. 1 to Task Order No. E-71 for Geotechnical Services to investigate the use of the Windsor Estates amenity lakes as discharge points for receiving treated effluent (the "Amendment No. 1 to Task Order No. E-71") in the amount of $9,500.

Mr. Canonico discussed the groundwater reduction program (the "GRP"). He stated that the new Fort Bend Subsidence District rules allow up to 60% of alternative (reuse) water to meet the GRP requirement. He also discussed educational credits and stated that $100,000 per year would sponsor 2,500 students.

A. Permit Amendments and renewals

Mr. Pena stated that he had no information to report on this agenda item.

B. Capacity analysis

Mr. Pena stated that he had no information to report on this agenda item.

C. Authorize and/or approve Bond application reports

Mr. Pena stated that he had no information to report on this agenda item.

D. Construction of non-capital projects

Mr. Pena stated that he had no information to report on this agenda item.

E. Coordination of projects with Project Management Engineer

Mr. Pena stated that he had no information to report on this agenda item.

F. Developer projects, new development, and requests for service

Mr. Pena stated that he had no additional information to report on this agenda item.

G. Authorize and/or concur with the design, advertisement for bids and/or award of contracts for the construction of water, sanitary sewer and drainage or other facilities within the District

Mr. Pena then presented and reviewed the bid tabulation for the Water Well No. 3 Rehabilitation project (the "Water Well No. 3 Project"). He informed the Board that three bids had been submitted, with the low bid submitted by J&S Water Wells in the amount of $172,840. Mr. Pena stated that Ardurra recommends awarding the contract to J&S Water Wells.

Mr. Pena next presented a bid tabulation and recommendation of award for the Sanitary Sewer Rehabilitation Annual Service (the "Sanitary Sewer Rehabilitation Annual Service"). He reported that three bids had been received, with the low bid submitted by TMS Utility, LLC ("TMS Utility") in the amount of $229,547.47. Mr. Pena stated that Ardurra recommends awarding the contract to TMS Utility.

Mr. Pena then presented a bid tabulation and recommendation of award for the Manhole Rehabilitation Annual Service (the "Manhole Rehabilitation Annual Service"). He reported that four bids had been received, with the low bid submitted by CDC Unlimited, LLC ("CDC Unlimited") in the amount of $153,089.29. Mr. Pena stated that Ardurra recommends awarding the contract to CDC Unlimited.

H. Approve and/or concur in the approval of pay estimates and change orders on current construction projects within the District

Mr. Pena presented (i) Pay Estimate No. 3 from AR Turnkee for the Sanitary Sewer Lift Stations 6 & 11 Improvements and 12" Sanitary Force Main Project (the "Lift Stations 6 & 11 and Force Main Improvements Project") in the amount of $513,621, and (ii) Pay Estimate No. 1 from AR Turnkee for the Red Gully Stormwater Outfall Repairs Project (the "Stormwater Outfall Repairs

Project") in the amount of $207,000. He then presented Change Order No. 1 from AR Turnkee for the Stormwater Outfall Repairs Project in the amount of $46,000.

I. Grant or accept site and/or easement conveyances for facilities constructed or to be constructed for or on behalf of the District.

Mr. Pena stated that he had no information to report on this agenda item.

J. Grant or consent to easements over District property

Mr. Pena stated that he had no information to report on this agenda item.

K. Review status of the developments within the District

Mr. Pena stated that he had no information to report on this agenda item.

L. Review summary of pending projects, including the status thereof

Mr. Pena stated that he had no information to report on this agenda item.

M. Procedures planned for remediation and recovery

Mr. Pena stated that he had no information to report on this agenda item.

N. Evaluation planned to determine status of storm drainage systems

Mr. Pena stated that he had no information to report on this agenda item.

O. Reimbursement and payment options

Mr. Pena stated that he had no information to report under this agenda item.

After discussion, Director Asif made a motion to: (i) accept the Engineer's Report; (ii) approve Amendment No. 1 to Task Order No. E-71 for geotechnical services subject to review and approval by Districts staff and legal counsel; (iii) approve Pay Estimate No. 3 from AR Turnkee for the Lift Stations 6 & 11 and Force Main Improvements Project; (iv) approve Pay Estimate No. 1 from AR Turnkee for the Stormwater Outfall Repairs Project; (v) approve Change Order No. 1 for the Stormwater Outfall Repairs Project; (vi) award the Water Well No. 3 Project contract to J&S Water Wells subject to review by the District's attorney of the payment and performance bonds and insurance certificates submitted in connection therewith to determine if they met the requirement of the Texas Insurance Code, the rules of the Texas Commission on Environmental Quality (the "TCEQ"), and the provisions of the Texas Water Code; (vii) award the Sanitary Sewer Rehabilitation Annual Service contract to TMS Utility subject to review by the District's attorney of the insurance certificates submitted in connection therewith to determine if they met the requirement of the Texas Insurance Code, the rules of the TCEQ, and the provisions of the Texas Water Code; and (viii) award the Manhole Rehabilitation Annual Service contract to CDC Unlimited subject to review by the District's attorney of the insurance certificates submitted in connection therewith to determine if they met the requirement of the Texas Insurance Code, the rules of the TCEQ, and the provisions of the Texas Water Code. Director Wasim seconded the motion, which carried by unanimous vote.

ATTORNEY'S REPORT

A. Consider requests for annexation of land into the District and authorize all appropriate action, including acceptance of annexation petitions from landowners, execution of petitions to the City of Houston for consent to annexation, adoption of Order(s) Adding Land into the District and approval of Amendment to District Information Form

Ms. Sechrist presented the Order Adding a 10.79 Acre Tract and Redefining the Boundaries of the District relating to the Sunstone Two Tree development (the "Order Adding Land"). After discussion, a motion was made by Director Asif to adopt the Order Adding Land. The motion was seconded by Director Willams and carried by unanimous vote.

B. Approval of utility commitment letters

Ms. Sechrist stated that she had no information to report on this agenda item.

C. Approval of developer reimbursement agreements

Ms. Sechrist stated that she had no information to report on this agenda item.

D. Approval of resolutions to the Texas Commission on Environmental Quality (the "TCEQ") regarding the release of escrowed funds, the use of surplus funds or a change in use of funds

Ms. Sechrist then presented a resolution to the TCEQ (the "Surplus Funds Resolution") for release of surplus interest earnings on invested bond proceeds in the total amount of $2,576,815 to pay (i) the costs for the Sanitary Sewer Rehabilitation Annual Service Project ($1,280,082), (ii) the Manhole Rehabilitation Annual Service Project ($711,233), (iii) the Red Gully Outfall Repair Project ($230,000), and (iv) the Water Plant Nos. 1 and 2 Rehabilitation Project ($355,500). After discussion, a motion was made by Director Asif to adopt the Surplus Funds Resolution. The motion was seconded by Director Willams and carried by unanimous vote.

E. Approval of the audit of reimbursements to be made to a developer from the proceeds of the sale of the District's Bonds

Ms. Sechrist stated that she had no information to report on this agenda item.

F. Adopt amendments to the District's Rate Order

Ms. Sechrist stated that she had no information to report on this agenda item.

After discussion, upon a motion made by Director Addicks and seconded by Director Williams, the Board voted unanimously to accept the Attorney's Report.

GENERAL MANAGER'S REPORT

A. Operations and Projects Reports, including:

(i) Overall Field Operations Report;
(ii) Illegal Hookups and/or violations of the District's Rate Order;

(iii) **Construction, Engineering, and project updates;**
(iv) **Other Operations issues;**
(v) **General Operations issues;**
(vi) **General construction issues;**
(vii) **Detention and outfall updates;**
(viii) **QLIP items; and**
(ix) **Authorize Operations staff to prepare draft Consumer Confidence Report.**

Mr. Cabrera next presented the monthly Field Operations Report, and the Construction and Projects Summary Report, copies of which are attached hereto as part of **Exhibit "E"**.

B. **Building Maintenance and Landscaping/Grounds Maintenance Items, including:**

(i) **General building items; and**
(ii) **General landscape and grounds items.**

Mr. Cabrera next presented the Building Maintenance Report, a copy of which is attached hereto as part of **Exhibit "E"**. He informed the Board that water accountability in April was 99%. He then reported that a recent sample sent to the TCEQ had failed due to a miscommunication with the lab.

After discussion, a motion was made by Director Addicks to accept the Field Operations Report, the Construction and Projects Summary Report and the Building and Maintenance Report. The motion was seconded by Director Williams and carried by unanimous vote.

C. **Billing & Collections Report, including:**

(i) **Conduct hearing and authorize termination of water service to delinquent accounts;**
(ii) **Review of customer communications regarding billing issues;**
(iii) **Consider Rate Order issues; and**
(iv) **Consider other actions or issues associated with billing.**

Ms. Ruvalcaba next presented the Billing and Collections Report. The Board then conducted a hearing regarding water and sewer service terminations. Ms. Ruvalcaba informed the Board that the customers on the Termination List were delinquent in the payment of their utility bills and were given written notification at least seven (7) days prior to the meeting of the opportunity to appear before the Board to explain, contest or correct their utility bills and to show reason why utility service should not be terminated for reason of non-payment.

After discussion, a motion was made by Director Addicks to accept the Billing and Collections Report and to authorize termination of delinquent accounts that have not paid in accordance with the District's Rate Order or an approved payment plan. The motion was seconded by Director Wasim and carried by unanimous vote.

D. Information Technology Report and other information to include:

- **(i) Fixed Network Update (meter reads and analytics); and**
- **(ii) Other Information Technology related items.**

No Information Technology Report was presented.

E. Financial Services Report, including:

- **(i) Approve the District Bookkeeper's Report, the Investment Report and other Financial Reports and payment of bills.**

Mr. Reddick then presented the bookkeeper's report, a list of bills presented for payment, a summary of the District's budget and expenditures, and an investment report prepared in accordance with the Public Funds Investment Act (collectively, the "Bookkeeper's Report"), a copy of which is attached hereto as **Exhibit "F"**.

After discussion, a motion was made by Director Addicks to accept the Bookkeeper's Report. The motion was seconded by Director Wasim and carried by unanimous vote.

F. Human Resources, Operations Group Goals, Policies and General Policy matters, including:

- **(i) Update, review, and approve, if appropriate, Policy Manuals, SOPs, etc.; and**
- **(ii) Any other matters deemed appropriate and related to overall Administrative items, Human Resources, etc.**

Ms. Ruvalcaba stated that she had no information to report under these agenda items.

G. Risk Management Policies, Regulatory Compliance Matters, Standard Operations Procedures (SOPs), Red Flag Policies, Safety Reports, Group Goals, and other related administrative items, including:

- **(i) Approve SOPs presented;**
- **(ii) Approve any policy changes and/or amendments;**
- **(iii) Ongoing training items;**
- **(iv) Community Projects and Communication; and**
- **(v) Risk Management items.**

Ms. Ruvalcaba stated that she had no information to report under these agenda items.

H. Executive Management Reports to include Financial/Budget, Group Goals, Strategic, Legal, Engineering, Project, and Future Strategic Planning updates, including:

- **(i) General legal items;**
- **(ii) General engineering items;**
- **(iii) General project items; and**
- **(iv) Future/Strategic Planning Issues (overall).**

Ms. Ruvalcaba stated that she had no information to report under these agenda items.

A motion was then made by Director Williams to adjourn the meeting. The motion was seconded by Director Addicks and carried unanimously.

PASSED, APPROVED, and ADOPTED this day 18th day of June, 2026.

Secretary, Board of Directors

(DISTRICT SEAL)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 25
FORT BEND COUNTY
T E X A S
TEXAS