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

September 17, 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 17th day of September, 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 with the exception of Director Addicks, 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; Manny Perez, Senior Information Technology System Administrator; Deputy Jeff Martinez with the Fort Bend County Sheriff's Office; Hector Pena with Ardurra Group Inc. ("Ardurra"), Engineer for the District; Jared Welsh of Masterson Advisors LLC, Financial Advisor for the District; Lisa Morgan, Andrew Malloy, Dorothy Malloy, and Michael Miller, Chao Bow, and Mr. and Mrs. T.H. Inman, residents of the District; Landon T. Gerlich of Wallace & Philbin, L.L.P., Attorneys for the District; Brittni Silva of Assessments of the Southwest, Tax Assessor/Collector for the District (via Zoom); and Chris Canonico with Ardurra, (via Zoom).

MINUTES

The Board first considered approval of the minutes of its regular meeting held on August 20, 2026. After discussion, upon motion duly made and seconded, the Board voted unanimously to approve the August 20, 2026, minutes as presented.

PUBLIC COMMENTS

There were no public comments.

DEVELOPER'S REPORT

Hector Pena gave an update on the proposed townhome development on Old Richmond Road. He stated multiple easements were required. Landon Gerlich then presented and reviewed the required Access Easement, Lift Station Site Access Easement, Sanitary Sewer Line Easement, and Water Line Easement (the "Easement Documents"), copies of which will be recorded in the real property records. He stated that the developer had signed the Easement Documents. After discussion and upon a motion

duly made and seconded, the Board voted unanimously to approve the Easement Documents subject to finalization by the Attorney and Engineer.

TAX ASSESSOR/COLLECTOR'S REPORT

Brittni Silva next presented and reviewed the Tax Assessor/Collector's Report for August 2026 (the "Tax Report"), a copy of which is attached hereto as **Exhibit "A"**. She reported that 98.5% of the District's 2025 tax levy had been collected as of August 31, 2026. Ms. Silva next reviewed transfers to and disbursements from the tax account. She also reviewed the delinquent tax roll, a copy of which is included in **Exhibit "A"**.

B. Conduct Public Hearing in Connection with the Levy of the District's 2026 Taxes.

Mr. Gerlich then opened the public tax rate hearing. Mr. Inman inquired if the tax bills would increase, and Mrs. Inman stated she would like the tax rate to be lower. The Board and residents present at the meeting then discussed the matter. Ms. Malloy stated she would rather pay higher monthly water bills if it resulted in lower annual tax bills. There being no further comments from the public, the hearing was closed.

C. Levy the District's 2026 Tax Rate and Adopt an Order in Connection Therewith.

Mr. Gerlich next presented the Order Levying Taxes for 2026 (the "Tax Order"), a copy of which is attached here to as **Exhibit "B"**. He stated that the Order called for a debt service tax rate of $0.56 per $100 of assessed valuation and a maintenance/operations tax rate of $0.25 per $100 of assessed valuation, for a total 2026 tax rate of $0.81 per $100 of assessed valuation.

D. Consider Approval of Amendment to District Information Form.

Mr. Gerlich then presented the Amendment to District Information Form (the "Information Form"), a copy of which is attached hereto as **Exhibit "C"**. He stated the Information Form listed the current tax rate and provided an updated Notice to Purchaser.

After discussion and upon motion duly made and seconded, the Board voted unanimously to (i) accept the Tax Assessor/Collector's Report and authorize payment of all disbursements listed thereon or otherwise presented at the meeting, (b) approve the Tax Order as presented, and (c) approve the Information Form as presented.

DELINQUENT TAX ATTORNEY'S REPORT

Leonela Ruvalcaba then reviewed the Delinquent Tax Attorney's Report, a copy of which is attached hereto as **Exhibit "D"**. She stated no Board action was required.

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 "E"**. He next reviewed the status of various projects with the Board.

Mr. Pena then discussed the Pheasant Creek water line replacement project. He then presented Amendment No. 1 to Task Order No. E-72 ("Task Order No. E-72 Amendment"), a copy of which is included in **Exhibit "E"**. He stated that additional engineering was required to determine the best method of replacing the water line while working within the constraints of existing rights-of-way. The Board, Mr. Pena, Mr. Canonico, and Mr. Reddick discussed potential cost savings and the construction and design process for the project. Mr. Pena informed the Board that the estimated cost of the Task Order No. E-72 Amendment would not exceed $135,250.

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

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

Mr. Pena next presented Pay Estimate No. 5 ("Pay Estimate No. 5") from AR Turnkee ("Turnkee") in the amount of $428,220.00 for the Forcemain and Upgrades to Lift Station Nos. 6 and 11. A copy of Turnkee's Pay Estimate No. 4 is included in **Exhibit "E"**. He stated that Ardurra recommended payment of Turnkee's Pay Estimate No. 4.

Mr. Pena next presented Pay Estimate No. 2 ("Pay Estimate No. 2") from Elite Texas Industrial Services, LLC ("Elite") in the amount of $45,000.00 for the upgrades to Water Well Nos.

1 and 2. A copy of Elite's Pay Estimate No. 1 is included in **Exhibit "E"**. He stated that Ardurra recommended payment of Elite's Pay Estimate No. 1.

Mr. Pena then presented Pay Estimate No. 3 and Final ("Pay Estimate No. 3 and Final") from Smith Pump Company, Inc. ("Smith") in the amount of $2,932.00, representing retainage for the rehabilitation of Water Well No. 4. A copy of Smith's Pay Estimate No. 3 and Final is included in **Exhibit "E"**. He stated that Ardurra recommended payment of Smith's Pay Estimate No. 3 and Final.

Mr. Pena then presented Change Order No. 1 ("Change Order No. 1") from T&G Services ("T&G") in the amount of $7,220.00 for the Lift Station Piping and Check Valve replacement. A copy of T&G's Change Order No. 1 is included in **Exhibit "E"**. He stated that Ardurra recommended payment of T&G's Change Order No. 1.

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 and upon motion duly made and seconded, the Board voted unanimously to (i) approve Pay Estimate No. 5 from Turnkee, (ii) approve Pay Estimate No. 2 from Elite, (iii) approve Pay Estimate No. 3 and Final from Smith, (iv) approve Task Order No. E-72 Amendment in an amount not to exceed $135,250, (v) approve Change Order No. 1 from T&G, and (vi) accept the Engineer's Report.

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

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

B. Approval of utility commitment letters

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

C. Approval of developer reimbursement agreements

Mr. Gerlich stated that he 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

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

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

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

F. Adopt amendments to the District's Rate Order

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

G. Consider Order Regarding Sale of Surplus Personal Property

Mr. Gerlich presented the Order Regarding Sale of Surplus Personal Property (the "Sale Order"), a copy of which is attached hereto as **Exhibit "F"**. Mr. Reddick reviewed the Sale Order with the Board. He noted that the District would sell two trucks and related property via silent auction to be conducted September 21 through September 25, 2026. He said the bids would be opened on September 25.

H. Consider Second Amendment to Amended and Restated Waste Disposal Agreement Between the District and Fort Bend County F.W.S.D. No. 2

Mr. Gerlich stated that he was still drafting the Second Amendment to Amended and Restated Waste Disposal Agreement between the District and Fort Bend County F.W.S.D. No. 2.

After discussion and upon motion duly made and seconded, the Board voted unanimously to: (i) to approve the Sale Order as presented, and (ii) 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; and
(viii) QLIP items.

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 "G"**.

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 "G"**. He informed the Board that water accountability in August was 100%.

After discussion and upon motion duly made and seconded, the Board voted unanimously to accept the Field Operations Report, the Construction and Projects Summary Report and the Building and Maintenance Report.

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 and upon motion duly made and seconded, the Board voted unanimously 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.

D. Information Technology Report and other information to include:

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

Mr. Perez stated that new accessibility features had been added to the District's website.

E. Financial Services Report, including:

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

Dominique 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 "H"**.

Mr. Reddick next presented and reviewed the proposed Operating Budget for the fiscal year ending 2027, a copy of which is included in **Exhibit "H"**. The Board discussed the matter and concurred that a rate of $0.25 per $100 assessed valuation should be used as the basis for calculation of maintenance and operations revenue. After further discussion and upon motion duly made and seconded, the Board voted unanimously to (i) approve the Operating Budget for the fiscal year ending 2027, and (ii) accept the Bookkeeper's Report.

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) Review and approve third quarter results of Group Goals for fiscal year 2025-2026; and
(vi) 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;
(iv) Future/Strategic Planning Issues (overall); and
(v) Consider hiring a security company for the District.

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

There being no further business to come before the Board, upon motion duly made and seconded the Board voted unanimously to adjourn the meeting.

PASSED, APPROVED, and ADOPTED this day 15th day of October, 2026.

Secretary, Board of Directors

(DISTRICT SEAL)

