

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

September 9, 2025

THE STATE OF TEXAS §

COUNTIES OF BRAZORIA AND FORT BEND §

BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3 §

The Board of Directors (the "Board") of Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the "District") met in regular session, open to the public, at 12:00 p.m. on Tuesday, September 9, 2025, at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated meeting place outside the boundaries of the District; and via zoom and telephone conference at (346) 248-7799, participant code 879 2502 1558#, whereupon, the roll was called of the members of the Board of Directors, to-wit:

Corinne Haworth	-	President
Julie Winkle	-	Vice President
Afolake Cannon	-	Secretary
Bret Fugate	-	Assistant Secretary
Quinan Chang	-	Assistant Secretary

All members of the Board of Directors were present, thus constituting a quorum.

Also present at the meeting were: a resident of the District; Kait Hoffman and Chris Prugar of Tierra Financial Advisors, LLC, the District's Financial Advisor; Brandon West of Touchstone District Services, the District's web services provider; Vanessa Hernandez of Myrtle Cruz, Inc., the District's Bookkeeper; Carlous Smith of SiEnvironmental ("Si"), the District's Operator; Hunter Soape of CDC Unlimited, LLC, the District's mowing/detention maintenance provider; Monica Pena of Utility Tax Service, LLC, the District's Tax Assessor-Collector ("TAC"); Abel Gallegos and Patrick Newton of LJA Engineering, the District's Engineer; and Emily Forswall, attorney, and Monica Britton, paralegal, of Coats Rose, P.C. ("Coats|Rose"), legal counsel for the District.

Whereupon, the meeting was called to order in accordance with the law and the notice posted, copies of which are attached hereto as Exhibit "A."

HEAR FROM THE PUBLIC

A resident of the District requested an adjustment to his current bill. He stated that he disputed the June and July billing amounts. He asked the Board's authorization to adjust the bill

by averaging the three (3) months usage prior to the two (2) disputed months. Mr. Smith addressed questions from the Board regarding the billing matter.

After discussion and the question being brought to Board, the Board approved a one-time three (3) month credit adjustment for the average usage per the District's policy.

#### APPROVE MINUTES OF MEETING

The Board reviewed the minutes from the meeting held August 12, 2025, which were previously distributed to the Board. Upon a motion by Director Fugate, seconded by Director Cannon, the Board voted unanimously to approve the minutes from the meeting held August 12, 2025.

#### CONDUCT PUBLIC HEARING ON 2025 TAX RATE

The Board opened the meeting to a public hearing on the proposed 2025 tax rate and confirmed that notice of such hearing was published according to applicable law. It was noted that no members of the public were in attendance to address the matter of the tax rate. The public hearing was closed, and the Board meeting resumed.

#### ADOPT ORDER SETTING TAX RATE

Having conducted a hearing on the tax rate and following discussion, Director Cannon made a motion to levy a 2025 tax rate of \$1.30 per \$100 of assessed valuation with the following components: \$0.46 per \$100 of assessed valuation for maintenance and operations, \$0.56 per \$100 of assessed valuation for utility debt service, and \$0.28 per \$100 of assessed valuation for road debt service and to adopt an Order Setting Tax Rate and Levying Tax for 2025 (the "Order") evidencing the same. The motion was seconded by Director Winkle and passed unanimously by the Board. A copy of the Order is attached hereto as Exhibit "B."

#### APPROVE AMENDED NOTICE TO SELLERS AND PURCHASERS

The Board next considered approving an Amended Notice to Sellers and Purchasers of Real Estate Situated in the District (the "Notice"). Ms. Forswall stated that the Notice needs to be updated to reflect the adoption of the 2025 tax rate. Ms. Forswall continued that the Notice will be filed in the Brazoria and Fort Bend Counties Property Records and with the TCEQ. Upon a motion duly made by Director Fugate, seconded by Director Winkle, the Board voted unanimously to approve the Notice and authorized the District's attorney to file the Notice in the Brazoria and Fort Bend Counties Real Property Records and with the TCEQ. A copy of said Notice is attached hereto as Exhibit "C."

## REVIEW CPI INCREASE FROM TEXAS PRIDE AND CONSIDER AMENDING RATE ORDER

This action was deferred.

## HEAR CDC UNLIMITED REPORT

The Board recognized Mr. Soape who presented the CDC Unlimited Report, a copy of which is attached hereto as Exhibit "D." Mr. Soape provided updates on maintenance in the District. No action was taken.

## BOOKKEEPER'S REPORT

The Board recognized Ms. Hernandez who presented the Bookkeeper's Report for the Board's review and approval, along with certain checks for payment. A copy of the Bookkeeper's Report is attached hereto as Exhibit "E." Ms. Forswall requested bond tracking be included in the monthly reports going forward.

Upon a motion duly made by Director Fugate, seconded by Director Cannon, the Board voted unanimously to approve the Bookkeeper's Report and payment of the bills therein.

## TAX ASSESSOR-COLLECTOR'S REPORT

The Board recognized Ms. Pena, who presented the Tax Assessor-Collector's Report for the Board's review and approval, along with certain checks for payment for the month of August, 2025. Ms. Pena stated that 99.22% of the 2024 tax levy has been collected as of August 31, 2025. A copy of the Tax Assessor-Collector's Report is attached hereto as Exhibit "F."

After review and discussion, Director Fugate moved to approve the Tax Assessor-Collector's Report and payment of the bills presented therein. Director Winkle seconded the motion, which passed unanimously.

## OPERATOR'S REPORT

The Board recognized Mr. Smith who presented the Operator's Report, a copy of which is attached hereto as Exhibit "G." Mr. Smith noted that there were 1,822 connections in the month ending August, 2025, and that the total water accountability for the District was 96.26%. He also presented a list of delinquent accounts.

Next, Mr. Smith presented a proposal for Water Plant No. 1 PLC Replacement from Gilroy & Dixon for the Board's review and consideration, a copy of which is attached hereto as Exhibit "H." He stated that the replacement will allow the District's capacity and availability to increase.

Following review and discussion, upon a motion made by Director Cannon and seconded by Director Fugate, the Board voted unanimously to approve (i) the Operator's Report and the action items listed therein and (ii) the proposal for Water Plant No. 1 PLC Replacement.

#### ENGINEER'S REPORT

The Board recognized Mr. Gallegos who presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "I."

#### Ratify approval of Capital Improvement Plan

Consideration was given to ratify the approval of the Capital Improvement Plan (the "CIP").

After review and discussion, upon a motion made by Director Cannon and seconded by Director Fugate, the Board voted unanimously to (i) approve Engineer's Report and (ii) ratify the approval of the CIP.

#### TOUCHSTONE DISTRICT SERVICE'S REPORT

The Board recognized Mr. West who presented Touchstone District Services' Communications Report, a copy of which is attached hereto as Exhibit "J." Mr. West provided updates on communication projects and tasks that have occurred since the last meeting. No action was taken.

#### ATTORNEY'S REPORT

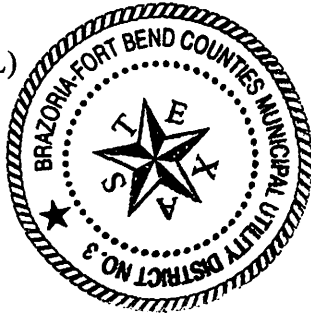
The Board recognized Ms. Forswall who presented the Attorney's Report. No action was taken.

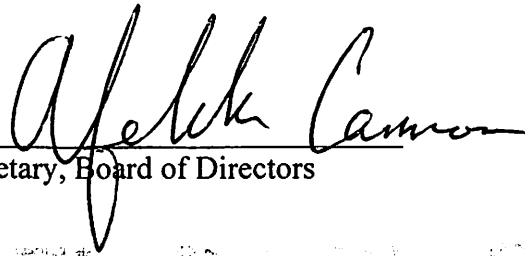
There being no further business to come before the Board, upon a motion duly made, seconded and approved unanimously, the meeting was adjourned.

[signature page follows]

PASSED, APPROVED AND ADOPTED this 14th day of October, 2025.

(DISTRICT SEAL)



  
Secretary, Board of Directors