

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 41

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular public meeting at 15500 Voss Road, No. 200, Sugar Land, Fort Bend County, Texas, 77498, said address being a meeting place of the District.

The meeting will be held on Monday, November 3, 2025, at 4:00 P.M.

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;
2. Review and approve the minutes of October 6, 2025, Board of Directors meeting;
3. Status of drainage and storm sewer easement for proposed neighboring development to be granted to Sunstone Two Tree;
4. Engineering report, including:
 - a) Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer and drainage facilities within the District;
 - b) Status of construction of facilities to serve land within the District, including capital improvement projects, and the approval of any change orders, pay estimates and/or supplemental bids in connection with same;
 - c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
 - d) Status of and actions required in connection with proposed or ongoing Development within the District; and
 - e) Miscellaneous engineering items, including:
 - i. Review and approval of Consent to Encroachment and Indemnity Agreement relative to resident obstruction within public utility easement;
5. Operations and Maintenance Report, including:
 - a) Status of payments of back charged invoices for damages to District facilities;
 - b) Compliance with permits;
 - c) Appeals of District charges;
 - d) Authorizing repair and maintenance of District facilities;
 - e) Refer accounts for collection; and
 - f) Approve write-off of uncollectible accounts;
6. Review and approval of Fourth Amendment to Professional Services Agreement by and between the District and Municipal Operations & Consulting, Inc.;
7. Discussion of matters regarding Duhacsek Village Green Park;

8. Bookkeeper's report, including financial and investment reports, Directors' Forms for Submission of Fees of Office, Capital Improvements Cash Flow Schedule;
9. Tax Assessment and Collection Report;
10. Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements and the filing of proofs of claim;
11. Matters related to the Directors Election to be called for May 4, 2026, including authorization to post Notice Regarding Candidate Filing Period;
12. Authorize attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2026, pursuant to § 2206.154, Texas Government Code;
13. Authorize preparation and filing of initial Local Government Bond, Tax, and Project report pursuant to chapter 403, Texas Gov't Code, as amended by H.B. 103;
14. Discussion of community issues, including:
 - a) Construction of pickleball courts and actions required in connection with the Recreational Facility Funding and Maintenance Agreement for Pickleball Courts and Related Facilities and Construction Contract related to same;
 - b) West Airport bridge repairs;
 - c) Construction of lighting along Red Gully sidewalks;
 - d) Other potential park and recreational projects; and
 - e) Irrigation evaluation and recommended repairs;
15. Discussion of District communications;
16. Attorney's report;
17. Closed Session for consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege pursuant to Section 551.07, Texas Government Code, as amended;
18. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
19. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: John H. Eichelberger III
John H. Eichelberger III
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.