MINUTES OF MEETING
BOARD OF DIRECTORS

June 25, 2026

THE STATE OF TEXAS	§
COUNTY OF FORT BEND	§
FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 2	§

The Board of Directors (the "Board") of Fulshear Municipal Utility District No. 2 of Fort Bend County (the "District") met in regular session on Thursday, June 25, 2026 at 9 Greenway Plaza, Suite 1000, Houston, Texas, a designated meeting place outside the boundaries of the District, whereupon, the roll was called of the members of the Board, to-wit:

Jeff Hogan	-	President
Mary Alford	-	Vice President
Connie McMaken	-	Secretary
David A. Little	-	Assistant Secretary
Joy Bastawrous	-	Assistant Secretary

All members of the Board of Directors were present except Director Bastawrous attending via zoom, thus constituting a quorum.

Also in attendance were Brenda McLaughlin of Bob Leared Interests, the District's tax collector ("TAC"); Mindy Selby of Myrtle Cruz, Inc., Bookkeepers for the District; Doug Konopka of DHK Fulshear LP, a developer within the District; Tim Applewhite of McGrath & Co., PLLC, auditor for the District; and John Cannon via zoom and Michael Bacon, attorneys, and Beth Van Doren, paralegal, of Coats|Rose, P.C. ("Coats|Rose"), Attorney for the District. Also in attendance were Lance Taylor, Ed Page and Roan Richards of Trademark Property Company.

Whereupon, the meeting was called to order at 12:04 p.m. Copies of the notices of the meeting are attached hereto as Exhibit "A".

HEAR FROM PUBLIC

No members of the public were present.

HEAR PROPOSAL FROM TRADEMARK PROPERTY FOR COMMERCIAL LAND

The Board recognized Mr. Taylor, Mr. Page and Mr. Richards, who each provided a brief overview of their professional backgrounds. They then delivered a conceptual presentation outlining a proposed commercial tract to be annexed in the District.

APPROVE PETITION FOR CONSENT TO ANNEXATION OF LAND INTO FULSHEAR MUD NO. 2

The Board reviewed the Petition for Consent to Annexation of Land into Fulshear Municipal Utility District No. 2 submitted to the District by Pickard Fulshear, LLC, (55.848 acres) a copy of which is attached hereto as Exhibit "B." Following full discussion as to the annexation of the tract and consideration of the Petition, Director McMaken moved that the Board approve the Petition for Consent to Annexation of Land into Fulshear MUD No. 2. This motion was seconded by Director Hogan, and after full discussion and the question being put to the Board, the motion was carried unanimously.

APPROVE MINUTES OF MEETING OF MAY 28, 2026

The Board reviewed the minutes from the meeting of May 28, 2026, previously distributed to the Board. Upon a motion made by Director Alford, seconded by Director Little, the Board approved the minutes of the meeting of May 28, 2026.

APPROVE AUDIT FOR FISCAL YEAR ENDING FEBRUARY 28, 2026

The Board recognized Mr. Applewhite who reviewed a draft copy of the District's audit with the Board, a copy of which is attached hereto as Exhibit "C." Following review and discussion of the audit and based on a motion by Director Little, which was seconded by Director McMaken, the board voted unanimously to approve the audit for the fiscal year ended February 28, 2026, and authorize the filing of same with the Texas Commission on Environmental Quality per applicable rules

BOOKEEPER'S REPORT

The Board recognized Ms. Selby who reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "D."

After further discussion and upon motion duly made by Director McMaken seconded by Director Little, the Board voted unanimously to approve the bills presented for payment and approve the Bookkeeper's Report.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board recognized Ms. McLaughlin who reviewed the TAC report for the period ending May 31, 2026, a copy of which is attached hereto as Exhibit "E".

After further discussion and upon motion made by Director Little, seconded by Director McMaken, the Board voted unanimously to approve the TAC's Report and authorize payment of tax-related checks.

ENGINEER'S REPORT

In the absence of the engineer, no report was given.

ATTORNEY'S REPORT

Consider approval of condemnation payment for drainage channel right of way

The Board discussed the Decision and Award of Special Commissioners, a copy of which is attached hereto as Exhibit "F." The Special Commissioners assessed the damages to be paid b Plaintiff for the condemnation in the amount of $230,000.00.

<u>Discuss next steps in condemnation/drainage channel repair</u>

Mr. Cannon noted that ownership has been completed and the District is proceeding with the project.

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

PASSED, APPROVED AND ADOPTED this 23rd day of July, 2026.

Secretary, Board of Directors

(DISTRICT SEAL)

FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 2
TEXAS