MINUTES

FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

May 13, 2026

The Board of Directors (the "Board") of First Colony Municipal Utility District No. 10 (the "District") met in regular session open to the public, on the 13th day of May, 2026, at the offices of First Colony Community Services Association ("FCCA"), 4350 Austin Parkway, Sugar Land, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

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| Zac Cypert | President |
| Stephen D. Higgins | Vice President |
| Gordon L. Franklin | Secretary |
| Anna Kuo | Assistant Vice President |
| Marta Mohan | Assistant Secretary |

and all of the above were present in person, except Directors Higgins and Mohan, thus constituting a quorum.

Also present for all or part of the meeting were Devon Rodriguez of the City of Sugar Land (the "City"); Adam Williams of Lovett Commercial; Logan Haffelder of Quiddity Engineers, Inc. ("Quiddity"); Kase Pappert of The Morgan Group; David Smalling of Cedar Creek Municipal Advisors, LLC ("CCMA"); Chad Hablinski of Pape-Dawson Consulting Engineers, LLC ("Pape-Dawson"); Derek Davenport of McLennan & Associates, LP ("McLennan"); Shammarie Leon of Bob Leared Interests, Inc. ("Leared"); Bill Grantham of FCCA; and Greer Pagan and Maricela Guerrero of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the March 11, 2026, regular meeting. Following review and discussion, Director Cypert moved to approve the meeting minutes, as revised. Director Franklin seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Haffelder reviewed the engineering report, a copy of which is attached.

Mr. Haffelder and Mr. Hablinski updated the Board regarding construction of the Detention and Storm Outfall project. Mr. Hablinski reviewed and recommended approval of Change Order No. 3 to increase the contract in the amount of $255,397.74 for the addition of a two-foot retaining wall and raising the pond bottom to channelize ponding observed during construction within the pilot channel. The Board determined that Change Order No. 3 is beneficial to the District.

Mr. Haffelder noted that Quiddity requested approval of Change Order No. 3 be made subject to the City's acknowledgment. Mr. Pagan explained the request was made due to the potential dissolution of the District by the City. Discussion ensued, including discussion regarding project funding.

After review and discussion, Director Cypert moved to (1) approve the engineer's report; and (2) approve Change Order No. 3 in the amount of $255,397.74 as an increase to the contract with North Houston Tandem, Inc., subject to the City's acknowledgement, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation. Director Franklin seconded the motion, which passed unanimously.

REPORT REGARDING NEW DEVELOPMENT IN THE DISTRICT

Mr. Pappert updated the Board on the status of the proposed development of a 6.5-acre tract by The Morgan Group, including the anticipated schedule for development.

UPDATE ON LAKE POINT GREEN PROJECT AND ADJACENT ACCESS EASEMENT

Ms. Rodriguez and Mr. Williams gave a presentation on the Lake Point Green project and the adjacent access easement. A copy of the presentation is attached.

ARBITRAGE REBATE REPORT FOR SERIES 2016 REFUNDING BONDS

Mr. Pagan reviewed an Arbitrage Rebate Report for the Series 2016 Refunding Bonds, and stated the report reflects there are no payments due to the Internal Revenue Service.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented the bookkeeper's report, including the investment report and the invoices for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Cypert moved to approve the bookkeeper's report and authorize payment of the invoices as presented. Director Kuo seconded the motion, which passed unanimously.

ADOPT BUDGET FOR FISCAL YEAR END JULY 31, 2027

The Board reviewed a draft budget for fiscal year ending July 31, 2027. Following discussion, the Board concurred to defer action.

TERMINATE MUNICIPAL ADVISORY SERVICES AGREEMENT WITH ROBERT W. BAIRD & CO. INCORPORATED ("BAIRD") AND ENGAGE CCMA AS THE DISTRICT'S FINANCIAL ADVISOR

Mr. Smalling reported that he has resigned from Robert W. Baird & Co. Incorporated ("Baird") and has joined a new financial advisory company called CCMA. He discussed the new company and requested that the Board consider engaging CCMA as the District's new financial advisor. Mr. Smalling reviewed a proposed engagement letter between the District and CCMA for the Board's consideration. He discussed the termination provisions in the District's Municipal Advisory Services Agreement with Baird and noted that Baird has agreed to waive the 30-day termination requirement.

After review and discussion, Director Kuo moved to (1) authorize termination of the Municipal Advisory Services Agreement with Baird; and (2) approve and authorize execution of the engagement letter with CCMA, subject to final review, and direct that it be filed appropriately and retained in the District's official records. Director Cypert seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's report for March and April, 2026, including a list of the checks presented for approval. Copies of the tax assessor/collector's reports are attached. Ms. Leon reported that the District's 2025 taxes were 97.503% collected as of April 30, 2026. She then reviewed the District's preliminary assessed valuation received from the Fort Bend Central Appraisal District.

Ms. Leon reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. A copy of the delinquent tax report is attached.

Following review and discussion, Director Cypert moved to approve the tax assessor/collector's report and payment of the tax bills. Director Kuo seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P., to proceed with the collection of the 2025 delinquent taxes. Following review and discussion, Director Cypert moved to authorize the delinquent tax attorney to proceed with the collection of delinquent taxes. Director Kuo seconded the motion, which passed unanimously.

MAINTENANCE AND REPAIR OF DISTRICT FACILITIES (FCCA) AND COMMUNITY DEVELOPMENT PROJECTS

Mr. Grantham reported on maintenance and repair of District facilities.

Mr. Grantham reviewed a proposal from Proper Landcare, LLC in the amount of $10,924.00 to replace freeze-damaged plants and bedding along the boardwalk.

Mr. Grantham reviewed a proposal from Four Palms in the amount of $1,150.00 to install four benches near the bridge.

Mr. Grantham reviewed a proposal from Ethoscapes in the amount of $140.00 to remove and grind a dead River Birch tree in the Lake Pointe Walking Trail.

Mr. Grantham updated the Board regarding fallen trees as a result of beavers and reviewed a proposal from Ethoscapes in the amount of $5,457.00 to replace nine trees and install mesh wire around the trunks.

Following review and discussion, Director Cypert moved to authorize FCCA to proceed with the (1) replacement of freeze-damaged plants and bedding at a cost not to exceed $10,924.00; (2) installation of four benches at a cost not to exceed $1,150.00; (3) removal of the dead tree at a cost not to exceed $140.00; and (4) replacement of nine trees at a cost not to exceed $5,457.00. Director Franklin seconded the motion, which passed unanimously.

BROOKS LAKE TRAIL AND REVIEW PLANS FOR IMPROVEMENT

There was no discussion regarding this matter.

UPDATE ON DISSOLUTION DISCUSSIONS WITH THE CITY

There was no additional discussion regarding this matter.

2026 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Anna Kuo and Marta Mohan to the Board, each for a four-year term. After review and discussion, Director Cypert moved to approve the Certificate of Election and the distribution of same to Directors Kuo and Mohan, and direct that the Certificate of Election be filed appropriately and retained in the District's official records. Director Franklin seconded the motion, which passed unanimously.

The Board reviewed the Sworn Statements and Oaths of Office for Directors Kuo and Mohan. After review and discussion, Director Cypert moved to approve the Sworn Statements and Oaths of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the

Secretary of State, as required by law. Director Franklin seconded the motion, which passed unanimously.

REORGANIZE THE BOARD AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered reorganizing the Board of Directors and concurred not to change the current organization and officers.

The Board then considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the terms of the newly elected directors. Following review and discussion, Director Cypert moved to authorize filing of the updated District Registration Form with the TCEQ. Director Franklin seconded the motion, which passed unanimously.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Mr. Pagan reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. He stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

MEETING SCHEDULE

Following discussion, the Board concurred to hold a regular meeting on August 12, 2026.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

[SIGNATURE PAGE FOR THE MINUTES OF THE MAY 13, 2026, BOARD MEETING]

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Secretary, Board of Directors

(SEAL)

FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

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# LIST OF ATTACHMENTS TO MINUTES