MINUTES OF MEETING
BOARD OF DIRECTORS

July 23, 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, July 23, 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 Directors Bastawrous and Hogan, thus constituting a quorum.

Also in attendance were Brenda McLaughlin of Bob Leared Interests, the District's tax collector ("TAC"); Amy Carpenter of Myrtle Cruz, Inc., Bookkeepers for the District; Doug Konopka of DHK Fulshear LP, a developer within 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.

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.

APPROVE MINUTES OF MEETING OF JUNE 25, 2026

The Board reviewed the minutes from the meeting of June 25, 2026, previously distributed to the Board. Upon a motion made by Director Little, seconded by Director McMaken, the Board approved the minutes of the meeting of June 25, 2026.

BOOKEEPER'S REPORT

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

After further discussion and upon motion duly made by Director Alford, seconded by Director McMaken, 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 June 30, 2026, a copy of which is attached hereto as Exhibit "C."

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

ADOPT RESOLUTION ON DEVELOPMENT STATUS OF THE DISTRICT UNDER TEXAS WATER CODE SECTION 49.23602

The Board recognized Mr. Bacon who presented a Resolution Declaring Development Status of District for 2026 Tax Year, (the "Resolution"), a copy of which is attached hereto as Exhibit "D". He advised the Board that the development status of a district dictates how its voter

approval rate is calculated. The voter approval rate will be published with the Notice of Tax Hearing.

Mr. Bacon explained, based on analysis provided by the District's Engineer, that the District is not a "developed district" as defined by Section 49.23602 of the Texas Water Code as it has not financed, completed, or issued bonds to pay for all land, works improvements, facilities, plants, equipment, and appliances necessary to serve at least 95 percent of the projected build-out of the District.

Mr. Bacon recommended the District proceed with adopting the 2026 tax rate as a "developing" district pursuant to Texas Water Code, Section 49.23603. After further discussion and based on a motion by Director Little, seconded by Director McMaken, the Board voted unanimously to approve the Resolution.

FINANCIAL ADVISOR'S REPORT

Discuss 2026 tax rate, call public hearing, and authorize publication of notice

The Bord deferred action on this agenda item.

ENGINEER'S REPORT

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

DEVELOPER'S REPORT

The Board recognized Mr. Konopka who gave an update on the status of the proposed commercial development.

ATTORNEY'S REPORT

Channel Improvements

No update was available on this agenda item.

Annexation of Commercial Tract

No update was available on this agenda item.

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 27th day of August, 2026.

(DISTRICT SEAL)

Secretary, Board of Directors