MINUTES OF MEETING
BOARD OF DIRECTORS

September 24, 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, September 24, 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 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 via Zoom; Doug Konopka of DHK Fulshear LP, a developer within the District; and John Cannon and Samuel Johnson, 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 12:02 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.

PUBLIC HEARING ON PROPOSED 2026 TAX RATE

The Board opened the meeting to a public hearing on the proposed 2026 tax rate for the District at 12:01 p.m. The Board recognized Mr. Cannon, who reminded the Board that at the District's meeting on August 27, 2026, the Board discussed the District's tax rate for 2026. At such meeting the Board established its intent to set and levy a 2026 tax rate of $1.08 per $100 of assessed valuation, Mr. Cannon also stated that the notice of the proposed 2026 tax rate of $1.08 per $100 assessed value was published, as required by the Texas Water Code, in a newspaper of general circulation in Fort Bend County at least seven days prior to this public hearing. The Board, noting that there were no members of the public present who wished to comment on the 2026 tax rate, closed the public hearing at 12:02 p.m. and resumed the meeting.

ORDER SETTING TAX RATE FOR 2026

Consideration was then given to the adoption of an Order Setting Tax Rate for 2026. Director Hogan proposed a tax rate of $1.02 per $100 assessed valuation. After further discussion and based on a motion by Director Alford, seconded by Director Little, after full discussion and the question being put to the Board, the Board voted unanimously to (i) set and levy a 2026 tax rate of $1.02 per $100 of assessed valuation which tax shall be allocated a maintenance and operations tax of $0.29 per $100 assessed valuation for the 2026 tax year; a Road Debt Service tax rate of $0.48 per $100 assessed valuation for the 2026 tax year; and a WSD Debt Service tax rate of $0.25 per $100 assessed valuation of the 2026 tax year, and (ii) to

adopt the Order Setting Tax Rate evidencing the same, a copy of which is attached hereto as Exhibit "B".

CONSIDER AMENDING NOTICE TO SELLERS AND PURCHASERS

The Board next considered approving an Amended Notice to Sellers and Purchasers of Real Estate Located within the District. Mr. Cannon stated that the Texas Water Code stipulates the form of the Notice and the information the Notice is to contain, including the name of the District, the District's tax rate, the services provided by the District, a metes and bounds description of the District and a boundary map of the District. Mr. Cannon continued that any time any of the above information changes, an amended Notice will be prepared and approved by the Board. Mr. Cannon stated that the original Notice and all subsequent amended Notices will be filed in the Fort Bend County Real Property Records and with the Commission. Upon motion duly made by Director McMaken, seconded by Director Little, the Board unanimously approved the Amended Notice to Sellers and Purchasers of Real Estate Located Within the District and authorized Mr. Cannon to file said Notice in Fort Bend County Real Property Records and with the Commission, a copy of which is attached hereto as Exhibit "C."

APPROVE MINUTES OF MEETING OF AUGUST 27, 2026

The Board reviewed the minutes from the meeting of August 27, 2026, previously distributed to the Board. Upon a motion made by Director McMaken, seconded by Director Little, the Board approved the minutes of the meeting of August 27, 2026.

BOOKEEPER'S REPORT

The Board recognized Ms. Carpenter 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 Little, seconded by Director Alford, 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 July 31, 2026, a copy of which is attached hereto as Exhibit "E."

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.

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

The attorney noted that he had nothing further to add.

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 22nd day of October, 2026.

(DISTRICT SEAL)

Secretary, Board of Directors