

FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2

VOTER INFORMATION DOCUMENT FOR BOND ELECTION

Fort Bend County Water Control and Improvement District No. 2 (the "District") will be holding a bond election on May 1, 2021, for voting upon the following:

<p>FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 BALLOT LANGUAGE</p>
<p><u>OFFICIAL BALLOT</u></p>

FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2  
PROPOSITION A

- |                    |   |
|--------------------|---|
| <p>( ) FOR</p>     | <p>) THE ISSUANCE OF \$150,000,000 BONDS FOR<br/>) WATER AND SANITARY SEWER SYSTEMS<br/>) AND THE LEVY OF TAXES, WITHOUT<br/>) LIMIT AS TO RATE OR AMOUNT,<br/>) SUFFICIENT TO PAY THE PRINCIPAL OF<br/>) AND INTEREST ON THE BONDS<br/>)</p> |
| <p>( ) AGAINST</p> | <p>)</p>  |

FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2  
PROPOSITION B

- |                    |  |
|--------------------|--|
| <p>( ) FOR</p>     | <p>) THE ISSUANCE OF \$25,000,000 BONDS FOR<br/>) REFUNDING WATER AND SANITARY<br/>) SEWER SYSTEMS BONDS OF THE DISTRICT<br/>) AND THE LEVY OF TAXES, WITHOUT<br/>) LIMIT AS TO RATE OR AMOUNT,<br/>) SUFFICIENT TO PAY THE PRINCIPAL OF<br/>) AND INTEREST ON THE BONDS<br/>)</p> |
| <p>( ) AGAINST</p> | <p>)</p>   |

ESTIMATED DEBT SERVICE REQUIREMENTS FOR PROPOSED BONDS SECURED BY AD VALOREM TAXES		
	Proposition A	Proposition B
Principal for Proposed Bonds to be authorized	\$150,000,000	\$25,000,000
Estimated Interest for Proposed Bonds to be authorized <sup>1</sup>	\$161,904,723	\$26,991,233
Estimated Combined Principal and Interest Requirements for the Proposed Bonds <sup>1</sup>	\$311,904,723	\$51,991,233

<sup>1</sup>Assumes an interest rate of 3.50 – 5.00% on the Proposed Bonds and issuance in accordance with the amortization schedule shown below. The estimated interest and amortization schedule are based upon current assumptions and projections of interest rates, property development, assessed valuations and tax collection rates. To the extent that such assumptions and projects are not realized, the actual interest on the bonds may vary substantially from the estimated interest presented herein. The estimated interest provided herein shall not be considered part of the bond propositions to be submitted to the voters and shall not be considered as a limitation on the District’s authority to levy, assess and collect an unlimited tax as to rate or amount pursuant to the Texas Constitution and laws.

OUTSTANDING BONDS SECURED BY AD VALOREM TAXES AS OF FEBRUARY 10, 2021	
Principal of Outstanding Bonds	\$93,080,000
(+) Estimated Remaining Interest on Outstanding Bonds <sup>2</sup>	\$46,348,606
(=) Estimated Combined Principal and Interest Requirements <sup>2</sup>	\$139,428,606

<sup>2</sup>Assumes the principal of and interest on the Outstanding Bonds are paid on time in accordance with the maturity schedules set forth in the Official Statement for each series of the bonds, and that no such bonds are refunded, defeased, or otherwise called for redemption prior to their scheduled maturities.

ESTIMATED MAXIMUM ANNUAL INCREASE IN TAXES		
	Proposition A	Proposition B
Estimated Maximum Annual Increase in Taxes on Residential Homestead with Appraised Value of \$100,000	\$0	\$0

**SUMMARY OF MAJOR ASSUMPTIONS**

The estimated maximum annual increase in taxes listed above for the Proposed Bonds is based upon the assumptions presented in this section regarding the estimated growth in appraised value of the District, amortization schedule for the District’s outstanding bonds and Proposed Bonds, the District’s tax collection rate, no change in the District’s other tax rate components, if any, and the exemptions currently granted by the District, if any. To the extent that such assumptions are not realized, the actual maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the District with an appraised value of \$100,000 to repay the bonds may vary substantially from the estimated maximum annual increase presented herein. The estimated maximum annual increase presented herein shall not be considered part of the bond propositions to be submitted to the voters and shall not be considered as a limitation on the District’s authority to levy, assess and collect an unlimited tax as to rate or amount pursuant to the Texas Constitution and laws.

Changes in Future Appraised Value:

Tax Year	Annual Growth	Appraised Value
2021	4.0%	\$4,702,747,839
2022	4.0%	\$4,890,857,752
2023	4.0%	\$5,086,492,063

2024	4.0%	\$5,289,951,745
2025	4.0%	\$5,501,549,815
2026	4.0%	\$5,721,611,807
2027	4.0%	\$5,950,476,280
2028	4.0%	\$6,188,495,331
2029	4.0%	\$6,436,035,144
2030	4.0%	\$6,693,476,550
2031	4.0%	\$6,961,215,612
2032	4.0%	\$7,239,664,236
2033	4.0%	\$7,529,250,806
2034	4.0%	\$7,830,420,838

Amortization of  
Debt Service:

Year	Outstanding Bonds	Proposition A Proposed Bonds	Proposition B Proposed Bonds
2021	\$6,527,510		
2022	6,545,805	\$325,838	\$54,306
2023	6,551,345	1,824,829	300,746
2024	6,107,955	2,530,586	423,389
2025	6,103,820	2,892,000	481,775
2026	6,100,651	3,259,764	542,236
2027	6,097,391	3,640,125	604,950
2028	6,099,071	4,036,511	670,239
2029	6,103,761	4,448,921	738,104
2030	5,852,669	4,881,036	813,614
2031	5,856,494	5,322,964	886,311
2032	5,853,631	5,790,954	962,796
2033	5,848,756	6,267,686	1,046,464
2034	5,849,300	6,775,764	1,128,461
2035	5,849,231	7,299,071	1,219,166
2036	6,185,081	7,685,550	1,283,825
2037	6,207,538	7,670,925	1,281,300
2038	6,222,475	7,660,250	1,278,600
2039	6,232,869	7,653,350	1,275,725
2040	6,251,025	7,645,050	1,272,675
2041	6,261,063	7,635,350	1,274,450
2042	6,275,875	7,624,250	1,270,875
2043	6,287,250	7,616,750	1,272,125
2044		7,697,675	1,283,025
2045		7,703,875	1,283,225
2046		7,697,800	1,283,075
2047		13,784,800	2,297,575
2048		13,701,550	2,281,200
2049		12,175,750	2,027,000
2050		12,083,500	2,014,250
2051		11,978,500	1,999,250
2052		11,950,750	1,992,000
2053		11,905,750	1,982,000
2054		13,773,500	2,299,250
2055		11,167,500	1,852,250

Amortization of  
Debt Service:

Year	Outstanding Bonds	Proposition A Proposed Bonds	Proposition B Proposed Bonds
2056		11,160,750	1,863,250
2057		11,163,500	1,860,250
2058		11,164,250	1,858,750
2059		11,162,000	1,858,500
2060		11,145,750	1,874,250

Interest Rate on Proposed Bonds:

3.50 – 5.00%

Annual District Tax Collections Rate:

99.46% for 2019 taxes

Residence Homestead Exemption:

\$40,000 for persons over 65 or disabled

[EXECUTION PAGE FOLLOWS]

BY ORDER OF THE BOARD OF DIRECTORS.

/s/John K. Rose  
President, Board of Directors