

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §  
COUNTY OF BASTROP §  
WILDWOOD MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Wildwood Municipal Utility District (also sometimes referred to herein as the "District") met in special session, open to the public, at 4201 W Parmer Lane, Building C, Suite 100, Austin, Texas 78727, at a designated office of the District on January 29, 2025 at 12:15 p.m., and the roll was called of the members of the Board to-wit:

Billy Wayne (Trey) Newby III	President
Hudson Hall	Vice President
John Azar	Secretary
Fred Nagel	Treasurer/Assistant Secretary
Suzan Leigh Randall	Assistant Secretary

All members of the Board were present in person at the commencement of the meeting, with the exception Director Azar. All directors present in person at the time a vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC, and Kimberly Studdard, paralegal, of Winstead PC, and Justin Taack with Bott & Douthitt, PLLC, bookkeepers for the District, and Faris Abboushi of HR Green Development TX, LLC, engineers for the District. Additionally, Bob Wunsch, David Howell, Nancy Carter, and Wyatt Henderson of Atlantis WKA Bastrop, LLC, representing owners and developers of land within the District, were present as well.

The meeting was called to order, and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board called for public communications and comments, however none being heard, the Board moved on to the next item of business.

2. The Board acknowledged receipt of the minutes of the meeting of the Board of Directors conducted on December 5, 2024, and following a full review and upon motion by Director Newby, seconded by Director Nagel and unanimously carried, the Board approved such minutes as written.

3. Ms. Studdard discussed with the Board the Municipal Securities Rulemaking Board Rule G-10 Disclosure Letter received by the District's financial advisor, The GMS Group, L.L.C., and after a brief discussion, and upon motion by Director Randall, seconded by Director Hall, the Board confirmed receipt of the District's annual Municipal Securities Rulemaking Board Rule G-10 Disclosure Letter.

4. With regard to a developer's report, Mr. Henderson noted it is currently under construction. He stated that the first set of lots started in March or April and models will be open by May or June before they start selling. It was noted that a second point of access is needed. Mr. Henderson reported that Texas Department of Transportation just agreed to sell to the developer the strip along Highway 71 between multi-family and the rest of the District.

Ms. Carter noted one amendment to the Reimbursement Agreement to include state law verification and one provision related to reimbursable of payments to Aqua Water Supply Corporation. The Board was then asked to approve and confirm they will be reimbursed for those fees to the extent allowed by Texas Commission of Environmental Quality and the Attorney General. After a full discussion, and upon motion by Director Randall, seconded by Director Newby, the Board unanimously approved an Amendment to the Reimbursement Agreement following review by District 's Attorney and the Texas Public Infrastructure attorneys.

5. Discuss and consider acceptance of various easements from the developer to the District, and any filing or recording, as may be necessary, with regard thereto. The Board was asked to approve eight separate easements. After a full discussion, and upon motion by Director Randall, seconded by Director Nagel, the Board unanimously approved eight separate easements.

6. Discuss and consider any additional items needed related to the PFA Texas Infrastructure Program bond issuance currently underway by the developer, and other documents or approvals, as may be necessary, with regard thereto. It was noted there was nothing to discuss at such time.

7. Mr. Abboushi then presented the Board with an Engineering Report, a copy of which is attached hereto as EXHIBIT "B" and discussed the five construction contracts currently underway, noting Pro Dirt is the main contractor and that construction is on schedule with rough grading and utilities progressing. Mr. Abboushi reported that on January 16, 2025, the City of Bastrop approved the request to "consent for MUD creation" for areas that were recently released from the City of Austin's Extra Territorial Jurisdiction (ETJ). A separate MUD Area Boundary revision process will need to be completed at a future date, if the Board and development team agree that this is beneficial to the MUD. It was noted that there were no new change orders for approval by the Board since their prior meeting, but upon motion by Director Randall, seconded by Director Newby, the following recommended pay applications and the Engineering Report were unanimously approved:

**Spine & Parcel 5**

Pay Application No. 6 (\$287,734.31).

**Parcel 6 North**

Pay Application No. 6 (\$11,371.50).

**Parcel 6 South**

Pay Application No. 6 (\$17,602.65).

**Parcel 7 East**

Pay Application No. 1 (\$550,031.94).

**Parcel 7 West:**

Pay Application No. 6 (\$96,647.46).

8. The Board then deferred the discussion with regard to proposed substitution or exclusion of lands, and adopt any orders, set a possible hearing date, and authorize any publications with regard thereto;

9. The Board then discussed the proposed addition of lands into the District. A Petition to the Board was presented to annex 60.72 acres into the District as well as an Order Adding Lands and Redefining the Boundaries of the District. Mr. Barrett asked the Board to approve the Petition for annexation of 60.72 acres of land and the Order Adding Lands and Redefining the Boundaries of the District. After a full discussion, and upon motion by Director Newby, seconded by Director Nagel, both documents for the annexation of 60.72 acres of land was unanimously approved by the Board.

10. Consideration was next given to an Amendment to the District Information Form (the "ADIF") regarding the annexation. Ms. Studdard explained that the ADIF was being amended to include the newly annexed land. Following a discussion, Director Newby moved that the Board (i) approve the ADIF as presented; and (ii) authorize the filing of same with the Texas Commission on Environmental Quality and Collin County. Director Nagel seconded said motion, which carried unanimously.

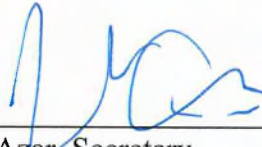
11. The Board then heard a report from the District's attorney, and Mr. Barrett noted there was nothing to report at this time.

12. Mr. Taack provided the Board with an update with regard to the District's bank account and status of director payments, and it was noted that action was needed with regard to director and vendor payments, including December Bookkeeper fees, all of which are presented in the Cash Activity Report attached hereto as EXHIBIT "C." Mr. Taack reported that the developer received an advance in between meetings, and the insurance renewal was paid. Additionally, it was noted Director Azar's check would be voided due to missing the Board meeting. Upon motion by Director Randall, seconded by Director Nagel, disbursement of checks as presented on the Cash Activity Report were unanimously approved.

It was noted that there was no need to set a next meeting date at such time, and there being no further business to conduct, Director Randall moved that the meeting be adjourned, which motion was seconded by Director Newby, and unanimously approved, and the Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 18th day of June, 2025.



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John Azar, Secretary  
Board of Directors  
Wildwood Municipal Utility District

(DISTRICT SEAL)

