

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 §

The Board of Directors (the "Board" or the "Board of Directors") of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (also sometimes referred to herein as the "District") met in special session, accessible to the public, at Pape-Dawson Engineers, 10801 N. Mopac Expressway #200, Austin, Texas 78759 on May 13, 2025 at 11:30 a.m., and the roll was called of the members of the Board to-wit:

Walter Duke	President
Mark Tickner	Vice-President
Noah Terrazas	Secretary
Zachary Summers	Assistant Secretary
Nick Easley	Treasurer

All members of the Board were present except Director Terrazas. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead"), Jennifer Franklin of Pape-Dawson Engineers and Taylor Major, representing LGI Homes, the owner and developer of lands within the District ("Developer").

1. Public Comment: Mr. McPhail called for Public Comment. Hearing none, the Public Comment session was closed and the Board proceeded to the next item of business.
2. Minutes: The Board confirmed receipt of the Minutes from the January 7, 2025 special meeting and upon motion by Director Tickner seconded by Director Duke, said minutes were unanimously approved.
3. Developer: Mr. Major introduced himself and noted that he has been at LGI, the developer in the District, for several months and will be attending the meetings on behalf of the developer. Mr. Major mentioned that Phase 1 water line has been accepted. There is no permanent power yet. The wastewater has been postponed until the power is working. He also mentioned that there are some repairs that they will be making to the streets. With respect to Phase 2, construction is on hold until the District has permanent power, which will probably be in August. He discussed that they are trying to get water from the middle of the Trinity River whereas, they were previously working on getting water from the lower part of the Trinity River. This will require and incur new design costs. Mr. Major went on to discuss that the amenity center is under construction and discussed what other amenities are

planned for the District. Mr. Major also announced that the grand opening is coming up at the end of May.

4. Landscape Service Agreement: Mr. Major noted that he is working with Sunscape on a landscaping proposal for the District. Both the HOA and the District will use Sunscape and one agreement will cover the services for both the HOA and the District. Mr. McPhail mentioned that, if that is the case, an agreement between the HOA and the District will be required to cover the services and reimbursement for such services.
5. Consent and Development Agreement (“Development Agreement”): Mr. McPhail explained that there is a Development Agreement with the City of Jarrell. Mr. Major stated that he has spoken to the City Manager about getting the Development Agreement amended and having the Exhibit C replaced because the original Exhibit C was incorrect. Mr. Major sent the revised exhibit to the City’s engineers for review. Mr. McPhail noted that the Development Agreement needs to be approved and signed by the District. He would like to request that the Board approve the Development Agreement, authorize signature to the existing Development Agreement and any amendments thereto. Mr. Major stated that the City will be putting this amendment on their next Agenda.
6. Engineering Report: Ms. Franklin reviewed the Engineering Report.

Upon motion by Director Tickner, seconded by Director Easley unanimously carried, the Board approved Pay Applications’ No. 16 and No. 17 and Change Orders’ No. 5 and No. 6 as set forth in the Engineering Report.

Upon motion by Director Tickner, seconded by Director Duke unanimously carried, the Board approved all items as set forth in the Engineering Report and accepted the Engineering Report.

7. Accounting and Cash Activity Report: Mr. McPhail reviewed the Accounting Report and noted that Bott & Douthitt needs approval of the director fees and vendor payments noted in the report.

Upon motion by Director Tickner, seconded by Director Duke and unanimously carried, the Board approved the Accounting Report and authorized the payment expenditures as set forth therein.

8. Calendaring: The next Board Meeting is tentatively scheduled for June 10, 2025 at 11:30 a.m. but may be canceled if not needed.
9. Adjournment: There being no further business to conduct, Director Duke moved that the meeting be adjourned, which motion was seconded by Director Summers, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 8 day of July, 2025.



Noah Terrazas, Secretary
Williamson County Municipal Utility District No. 49

(DISTRICT SEAL)

