

MINUTES OF ORGANIZATIONAL MEETING
OF THE
BOARD OF DIRECTORS

August 3, 2021

THE STATE OF TEXAS §

COUNTY OF COLLIN §

DOUBLE R MUNICIPAL UTILITY DISTRICT NO. 2A OF HUNT AND COLLIN
COUNTIES §

The Board of Directors (the "Board") of the Double R Municipal Utility District No. 2A of Hunt and Collin Counties (the "District") met in organizational session, open to the public, at 11:30 a.m. on Tuesday, August 3, 2021, via telephonic conference meeting as authorized by the Texas Governor's temporary suspension of certain provisions of Texas Government Code Chapter 551; whereupon, the roll was called of the members of the Board of Directors, to-wit:

Jon Kendall
Zack Knollenberg
Cassidy Arentsen
Gwen Alter
Jon Baker

All members of the Board of Directors were present, except Director Alter, thus constituting a quorum.

Also present at the meeting were Josh Luke of JBI Engineering, the District's Engineers; Evan Kist of Tierra Financial Advisors, the District's Financial Advisors; and Mindy L. Koehne and Joshua Bethke of Coats Rose, P.C., the District's Attorneys.

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit "A."

Ms. Koehne made a brief introduction to the Board and discussed the purposes and functions of municipal utility districts and the laws and regulations under which they operate. She noted that a water improvement district is a political subdivision of the State of Texas, which has a primary purpose of constructing water, sanitary sewer and drainage facilities, and road facilities to serve the land within the boundaries of the District. She explained that the District would finance the costs of constructing such facilities through the issuance of "tax-exempt" bonds. Ms. Koehne further noted that the District is subject to the rules and regulations of the Texas Commission on Environmental Quality (the "TCEQ").

HEAR FROM PUBLIC

The Board noted that no members of the public were present.

DEVELOPER'S REPORT

No Developer’s Report was presented at the meeting.

OATHS OF OFFICE AND STATEMENTS OF APPOINTED OFFICERS

The Board first considered executing statements of appointed officers and taking oaths of office. The Board recognized Ms. Koehne, who informed the Board that each of them has been appointed as temporary directors for the District to serve until their successors are elected or appointed and qualified. Each of the Directors present acknowledged their appointment as a temporary director of the District and executed their Oaths of Office and Statements of Appointed Officer.

ELECTION OF OFFICERS

Ms. Koehne noted that the officers of the Board consist of a President, Vice President, Secretary, and two Assistant Secretaries. After discussion, the Board decided unanimously to establish the offices listed below and to elect the following Directors to such offices listed below:

Jon Kendall	President
Zach Knollenberg	Vice President
Cassidy Arentsen	Secretary
Jon Baker	Assistant Secretary
Gwen Alter	Assistant Secretary

DISTRICT REGISTRATION FORM

The Board next considered authorizing Coats Rose, P.C. to prepare a District Registration Form and file it with the TCEQ as required. Ms. Koehne explained that the Texas Water Code requires that the form be completed with the names, offices, terms of office, addresses, and telephone numbers of the Directors, and updated each time a new Director is appointed or elected, or in the event of a change in any information.

OPEN MEETINGS ACT, PUBLIC INFORMATION ACT, AND CYBERSECURITY TRAINING

Ms. Koehne then explained that all elected and appointed public officials are required by state law to receive training in Texas open government laws. She noted that free video training recordings are available through the Office of the Attorney General of Texas or the training could also be completed online at www.oag.state.tx.us. She stated that it is important that all public officials receive appropriate training in these critical areas since failure to properly comply with either the Open Meetings Act or Public Information Act may result in civil and criminal penalties against any involved directors. Such actions can also lead to a general breakdown of confidence in the management of a district, he added. Finally, Ms. Koehne discussed the cybersecurity training required by Texas state law for public officials.

APPROVE DISTRICT BOOKKEEPING AGREEMENT

The Board next considered entering into a District Bookkeeping Agreement with L&S District Services, LLC (the “Bookkeeping Agreement”).

HEAR BOOKKEEPER'S REPORT

Ms. Koehne then presented the Bookkeeper's Report.

APPROVE ENGINEERING SERVICES AGREEMENT; HEAR ENGINEER'S REPORT

The Board next considered engaging an Engineer for the District. Ms. Koehne presented the proposed Professional Services Agreement with JBI Engineering for engineering services (the "Engineering Agreement"). The Board then recognized Mr. Luke, who noted the services to be provided to the District in connection with the construction of water, sewer, and drainage facilities and roads to serve the proposed development. Mr. Luke informed the Board that he had no Engineer's Report to present.

APPROVE FINANCIAL ADVISORY SERVICES AGREEMENT; HEAR FINANCIAL ADVISOR'S REPORT

The Board considered engaging a Financial Advisor for the District. Ms. Koehne presented and discussed the proposed Financial Advisor Services Agreement with Tierra Financial Advisors (the "FA Agreement"). The Board then recognized Mr. Kist, who provided a summary of the services his organization provides and would provide to the District. Mr. Kist informed the Board that he had no Financial Advisor's Report to present.

APPROVE LEGAL FEE AGREEMENT WITH COATS ROSE, P.C.

The Board next considered engaging attorneys to represent the District. Ms. Koehne presented a Legal Fee Agreement with Coats Rose, P.C. (the "Legal Fee Agreement"), and she explained that the District would be billed monthly on an hourly basis for certain general services rendered to the District, including all matters required for conducting elections, negotiating contracts, attending Board of Directors meetings, and any follow-up work which would be required after such meetings, including preparation of the minutes of the meetings. She further explained that Coats Rose, P.C. would also act as bond counsel to the District for which the firm would be paid a percentage of each of the District's bond sales.

ATTORNEY'S REPORT; ACCEPT A PETITION FOR ADDITION OF LAND INTO THE DISTRICT; APPROVAL OF AN ORDER ADDING LAND AND REDEFINING BOUNDARIES OF THE DISTRICT; APPROVAL OF A NOTICE TO PURCHASERS AND SELLERS; APPROVE FIDELITY BONDS AND PURCHASE OF INSURANCE; RESOLUTION ADOPTING FISCAL YEAR END; RESOLUTION REGARDING FEES OF OFFICE; DISTRICT SEAL; RESOLUTION DESIGNATING LOCATION IN DISTRICT TO POST NOTICES OF MEETINGS; ORDER DESIGNATING ADMINISTRATIVE OFFICE AND DESIGNATING MEETING PLACES INSIDE AND OUTSIDE THE DISTRICT; REIMBURSEMENT AGREEMENT WITH DEVELOPER; APPROVE WAIVER OF SPECIAL APPRAISAL

The Board recognized Ms. Koehne, who presented to the Board a Petition for Addition of Land from Double R Land Company, LLC ("Double R Land Petition"). She explained that the land is comprised of 203.884 acres not in the extraterritorial jurisdiction or corporate limits of any city, town, or village.

Ms. Koehne then presented an Order Adding Land and Redefining boundaries of the District (the "Order"). She explained that the Order finalizes the addition of the Double R Land tracts and provides a legal description of the boundaries of the District with the addition of the tracts and a map of the new boundaries as well. The total acreage being added is 203.884 acres, thus bringing the total acreage of the District to 208.884 acres.

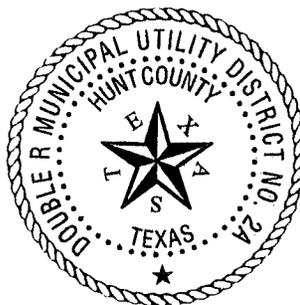
Ms. Koehne then presented a Notice to Sellers and Purchasers of Real Estate Situated within the District (the "Notice"). She explained that each time the District takes action that redefines the boundaries of the District, sets a tax rate, sells bonds, or takes any other material action the Notice must be updated and filed with the Real Property Records of Hunt County and Collin County and filed with the TCEQ. Ms. Koehne also noted that the Notice would be provided to sellers and purchasers of property in the District.

Ms. Koehne stated that the directors of a municipal utility district are required by the Texas Water Code to obtain a fidelity bond in the amount of \$10,000.00 for each director. she stated that such coverage in the form of a public official's position bond in an amount of \$50,000.00 per claim has been secured by the Board of Directors. Ms. Koehne recommended that the Board purchase directors' and officers' liability insurance coverage and a consultants' bond, and she presented a policy for such insurance from McDonald & Wessendorff Insurance. She stated that the policy provides an annual limit of \$1,000,000 per claim with no aggregate limit and an annual premium of \$1,795.00 (the "Insurance Proposal").

Ms. Koehne then presented a Resolution Adopting Fiscal Year End. She explained that the resolution would establish the District's fiscal year, pursuant to Texas Water Code, Section 49.158, as June 1 through May 31.

The Board considered establishing directors' fees of office and adopting a Resolution Regarding Fees of Office.

The Board next considered adopting a District seal, an impression of which follows:



The Board next considered designating a place within the District to post notice of its Board of Directors meetings, and presented a Resolution Regarding Posting of Notices of Board of Directors Meetings (the "Posting Resolution"). Ms. Koehne stated that the Texas Water Code provides that a district shall designate a place to post notices of meetings that is reasonably available to the public, within the boundaries of the District. She stated that the location is: northing/easting of the southeast corner of the Director Lot; northing = 7,084,186.681, Easting = 2,645,308.516, the bearing/distance tie from the centerline intersection of County Road 2706 and

County Road 2708 to the southeast corner of Director Lot MUD 2A; north 82 degrees 18 minutes 18 seconds; west, 4,161.33 feet.

Consideration was next given to designating meeting places outside the boundaries of the District and designating an administrative office for the District. Ms. Koehne explained that the Texas Water Code provides that if a district holds Board of Directors meetings outside the District, an order must be adopted designating these places and notice of such designation be published in a newspaper of general circulation within the county where the district is located. She then presented an Order Designating Administrative Office and Designating Meeting Places Inside and Outside the District designating the following locations as the District's meeting place inside the District: northing/easting of the southeast corner of the Director Lot; northing = 7,084,186.681, Easting = 2,645,308.516, the bearing/distance tie from the centerline intersection of County Road 2706 and County Road 2708 to the southeast corner of Director Lot MUD 2A; north 82 degrees 18 minutes 18 seconds; west, 4,161.33 feet; and places outside the District: the offices of Coats Rose, P.C., 14755 Preston Road, Suite 600, Dallas, Texas 75254. The Board further designated 14755 Preston Road, Suite 600, Dallas, Texas 75254 as the District's administrative office.

The Board then considered approving a Facilities and Operating Costs Reimbursement Agreement with Double R Land Company, LLC (the "Developer") for reimbursement for utilities and roads constructed and expenses paid on behalf of the District (the "Reimbursement Agreement"). Ms. Koehne noted that the Reimbursement Agreement outlines the terms and conditions whereby the District will reimburse the Developer for funds advanced to the District for construction of District facilities and operating expenses. She stated that the Reimbursement Agreement provides that the District would reimburse the Developer for certain costs related to the construction of water, sanitary sewer, and drainage facilities as well as creation and administrative costs of the District, which would be advanced by the Developer. Ms. Koehne further noted that if feasible, the District would issue "tax-exempt" bonds secured by an ad-valorem tax of which a portion of the proceeds would be used to reimburse the Developer.

Ms. Koehne presented the Waiver of Special Appraisal for the benefit of the District by the Developer. Ms. Koehne next explained that the Waiver of Special Appraisal assured the valuation on the property in the District owned by the Developer would not be reduced with special appraisals unless such reductions were in place at the time of issuance of bonds.

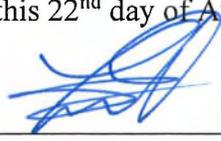
Ms. Koehne advised the Board that she had no additional items to present. After full review and discussion and upon a motion duly made by Director Kendall, and seconded by Director Knollenberg, the Board voted unanimously by roll-call vote to: (i) elect the officers to their positions on the Board, as described above; (ii) approve the District Registration Form; (iii) approve the Bookkeeping Agreement; (iv) approve the Bookkeeper's Report and authorize payment of the checks listed therein; (v) approve the Engineering Agreement; (vi) approve the FA Agreement; (vii) approve the Legal Fee Agreement; (viii) approve the Double R Land Petition; (ix) approve the Order; (x) approve the Notice and authorize filing of the same with the TCEQ and in the Real Property Records of Collin County and Hunt County; (xi) approve the Oaths of Office and Statements of Appointed Officers; (xii) approve the Insurance Proposal; (xiii) adopt the Resolution Adopting Fiscal Year End; (xiv) adopt the Resolution Regarding Fees of Office, setting the director per diem rate at a rate of \$150.00 payable to each Director attending a District meeting or performing a function related to his or her service as a Director; (xv) adopt the official seal of the District in accordance with the provisions of Section 49.061 of the Texas Water Code; (xvi)

adopt the Posting Resolution; (xvii) adopt the Order Designating Administrative Office and Designating Meeting Places Inside and Outside the District and to authorize Coats Rose, P.C. to have notice of the designations published in a newspaper of general circulation in the area where the District is located; (xviii) approve the Reimbursement Agreement; and (xix) approve the Waiver of Special Appraisal and authorize Coats Rose, P.C. to file the Waiver in the Real Property Records of Hunt County and Collin County and with the Hunt and Collin County Central Appraisal Districts.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned.

(SIGNATURE PAGE TO FOLLOW)

PASSED, APPROVED AND ADOPTED this 22nd day of August, 2025.



Secretary, Board of Directors

