

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN COUNTY §

The Board of Directors (the “Board” or the “Board of Directors”) of Honey Creek Municipal Management District No. 1 of Collin County (also sometimes referred to herein as the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated meeting place outside the boundaries of the District on July 28, 2025, and the roll was called of the members of the Board to-wit:

Ricardo Soto	President
Rafael Parker	Vice President
Hector Alba	Secretary
Laura Santos	Assistant Secretary
VACANT	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Santos, thus constituting a quorum. Also present were: Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); Mr. Ryan Hafner, attorney, and Ms. Genny Lutzell, paralegal, of Winstead PC; and Mr. Shane Seabolt of Republic Property Group.

The meeting was called to order at 12:26 p.m.

1. The Board called for public communications and comments. Hearing none, Director Soto moved that the Board close the public comment section of the meeting. Director Alba seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the April 24, 2025, Board of Directors meeting. Following a discussion Director Soto moved that the Board approve the Minutes as presented. Director Alba seconded said motion, which carried unanimously.

3. The Board deferred action with regard to appointment of a Director.

4. The Board deferred action with regard to the qualification of a Director.

5. The Board deferred action with regard to an Amended District Information Form.

6. The Board next considered a Termination of the Reimbursement Agreement by and between the District and RPG HC, LLC, a copy of which is attached hereto as Exhibit “A”. Mr. Hafner explained that the developers will be utilizing a different entity to provide funding for the

construction of improvements within the District. Following a discussion, Director Soto moved that the Board approve the termination as presented. Director Alba seconded said motion, which carried unanimously.

7. The Board next considered an Agreement for the Construction of Improvements and Reimbursement of Advances by and between the District and Honey Creek Land Company, LLC, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Soto moved that the Board approve the agreement as presented. Director Alba seconded said motion, which carried unanimously.

8. The Board next considered a Second Amendment to the Honey Creek Annexation and Development Agreement, a copy of which is attached hereto as Exhibit “C”. Mr. Hafner explained that the amendment to the agreement with the City of McKinney will allow for the annexation of approximately 136 additional acres into the District. Following a discussion, Director Soto moved that the Board approve the agreement as presented. Director Alba seconded said motion, which carried unanimously.

9. Consideration was next given to the engagement of Hilltop Securities, Inc. (“Hilltop”) to serve as the District’s financial advisor, and the Board reviewed and discussed a proposed Municipal Advisory Agreement, a copy of which is attached hereto as Exhibit “D”. Following a discussion, Director Soto moved that the Board (i) approve the engagement of Hilltop for financial advisory services; and (ii) authorize the Board President to execute same. Director Alba seconded said motion, which carried unanimously.

10. Consideration was next given to the engagement of LJA Engineering (“LJA”) to serve as the District’s engineer, and the Board reviewed and discussed a proposed Engineering Services Agreement, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Soto moved that the Board (i) approve the engagement of LJA for engineering services; and (ii) authorize the Board President to execute same. Director Parker seconded said motion, which carried unanimously.

11. The Board next recognized Mr. Sebolt, who updated the Board with regard to engineering within the District, and requested that the Board authorize the advertisement of bids for certain grading improvements. Following a discussion, Director Soto moved that the Board (i) authorize the advertisement of bids for certain grading improvements within the District; and (ii) approve the engineering report as presented. Director Alba seconded said motion, which carried unanimously.

12. The Board continued to recognize Mr. Sebolt, who updated the Board with regard to development within the District. Next, the Board considered the ratification of a Joinder Agreement of the District related to the Honey Creek Development Agreement. Following a discussion, Director Soto moved that the Board (i) ratify and approve the Joinder Agreement; and (ii) approve the developer’s report as presented. Director Alba seconded said motion, which carried unanimously.

13. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a bookkeeping report dated July 28, 2025, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Soto moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Alba seconded said motion, which carried unanimously.

14. The Board next considered an Amended Order Designating Offices Outside the District, a copy of which is attached hereto as Exhibit “G”. Following a discussion, Director Soto moved that the Board approve the order as presented. Director Parker seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion by Director Soto, seconded by Director Alba, and unanimously carried, the Board adjourned at 12:54 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 28th day of October, 2025.



Secretary
Board of Directors
Honey Creek Municipal Management District No. 1
of Collin County

