

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the “Board”) of Seven Springs Municipal Utility District of Collin County (the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on September 17, 2025, and the roll was called of the members of the Board to-wit:

Ryder Byrne	President
Joey Tyner	Vice President
Spencer Weber	Secretary
Christina Adamson	Assistant Secretary
Brittan Chrisman	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Jennifer Watts of Dye & Toverly, LLC (“Bookkeeper”); Mr. Luisenrique Aranda Beyer of Robert W. Baird & Co., Inc.; Mr. Daniel Betten and Mr. Ishmael Machoka of LJA Engineering, Inc. (“Engineer”); and Mr. Brian Hunnicutt of Green Brick Partners, a developer of lands within the District.

The meeting was called to order at 12:02 p.m.

1. The Board called for public communications and comments. Hearing none, the Board closed the public comment section of the meeting.

2. The Board next acknowledged receipt of the Minutes from the June 18, 2025, meeting of the Board of Directors. Following a discussion, Director Byrne moved that the Board approve the Minutes as presented. Director Chrisman seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that the District will include roughly 1,300 lots to be developed over 5-6 phases. Mr. Hunnicutt further reported that grading for 251 lots in Phase 1 is 20% complete with lot delivery expected in the third quarter of 2026, and construction of the District’s wastewater treatment plant will begin in December 2025, the plans for which are underway. No formal action was taken by the Board.

4. The Board next recognized Mr. Betten, who presented to and reviewed with the Board an engineering report dated September 17, 2025, a copy of which is attached hereto as Exhibit

"A". Mr. Betten updated the Board with regard to engineering matters within the District, reporting that advertising has gone out for the Phase 1 lift station, paving improvements, and wet utility improvements, and design for the District's master infrastructure is ongoing. Next, Mr. Betten recommended that the Board approve the following pay application and change orders:

- Pay Application No. 1 in the amount of \$801,526.35 from Hammett Excavation, Inc. ("Hammett") under the grading improvements contract for Seven Springs Phase 1.
- Change Order No. 2 in the amount of \$11,605.40 from Hammett under the grading improvements contract for Seven Springs Phase 1.
- Change Order No. 3 in the amount of \$7,446.33 from Hammett under the grading improvements contract for Seven Springs Phase 1.

Following a discussion, Director Byrne moved that the Board (i) approve the pay application and change orders as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Tyner seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a bookkeeping report dated September 17, 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Byrne moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Tyner seconded said motion, which carried unanimously.

There being no further business to conduct, Director Byrne moved that the meeting be adjourned at 12:13 p.m. Director Tyner seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 13th day of November, 2025.



Spencer Weber, Secretary
Board of Directors
Seven Springs Municipal Utility District of Collin
County

