

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

THE STATE OF TEXAS §
COUNTY OF COLLIN §
NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of North Parkway Municipal Management District No. 1 (the “District”) met in regular session, open to the public, on Monday, November 17, 2025, at 1800 Valley View Lane, Suite 400, Farmers Branch, Texas 75234, an official meeting place outside the boundaries of the District, for which notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

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|-----------------|---------------------|
| Steve Mitchell | President |
| Mike Regan | Vice President |
| Robert Klarer | Secretary |
| James Rose | Assistant Secretary |
| Ronald Sorenson | Assistant Secretary |

All members of the Board were present at the commencement of the meeting with the exception of Director Rose. Others in attendance were: Ms. Kathleen Martinez of Dye & Tovery, LLC (“D&T”); Mr. Jim Knight of KFM Engineering; Mr. Evan Tate of T. Wilson & Associates; Mr. Mark Pfirman of Municap, Inc.; Mr. Ryan Hafner, attorney and Ms. Genny Lutzel, paralegal of Winstead PC.

The following persons participated by audio conference: Mr. John Stumpf and Ms. April Yeager of Samco Capital Markets.

1. The meeting was called to order at 1:09 p.m.
2. The Board called for public communication and comments. Hearing none, Director Klarer moved that the Board close the public comment session of the meeting. Director Sorenson seconded said motion, which carried unanimously
3. Consideration was given to the review and approval of the Minutes of the Board of Directors meeting held on October 20, 2025. Following a discussion, Director Klarer moved that the Board approve the minutes as transcribed. Director Sorenson seconded said motion, which carried unanimously.
4. Consideration was next given to the financial advisor report. No formal report was heard.

5. Consideration was next given to a report from Municap, Inc. Mr. Pfirmann provided an update on required quarterly disclosure reports and updates to the Collin Central Appraisal District to correct property tax statements inadvertently sent to property owners located within the public improvement district. Following a discussion, Director Regan moved that the Board accept said report. Director Sorenson seconded said motion, which carried unanimously.

6. Consideration was next given to a report from developer. Mr. Tate provided an overview of construction plans recently approved by the City. Next, the Board heard a timeline for a possible land substitution following preparation of related legal descriptions to evidence boundary changes. Mr. Hafner provided an overview of the proposed land substitution and action to be taken by the Board at a future meeting. No formal action was taken by the Board.

7. Consideration was next given to ratify and approve a Correction Instrument of Facilities Construction and Reimbursement Agreement by and among the District; GG TC, LP; and MM Celina 3200, LLC. Mr. Hafner reviewed said agreement with the Board, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Regan moved that the Board ratify and approve same. Director Sorenson seconded said motion, which carried unanimously.

8. Consideration was next given to the Engineer's Report, a copy of which is attached hereto as Exhibit "B". Mr. Knight reviewed the summary of construction permits with the Board relative to roadway improvements. He then reviewed the following change orders:

The Rise at Legacy Hills – Phase 1A (Lennar)

- a. Stephenson Dirt (earthwork contractor) – Change Order No. 010 - \$3,211.23;
- b. Glenn Thurman, Inc. (paving contractor) – Change Order No. 4 - \$185,631.50

Contractor Invoices:

- a. Stephenson Dirt (earthwork contractor) – Pay Application No. 9 - \$178,846.80;
- b. Stephenson Dirt (earthwork contractor) – Pay Application No. 10 - \$101,802.93;
- c. Stephenson Dirt (earthwork contractor) – Pay Application No. 11 - \$243,091.80;
- d. KCK Utility Construction, Inc. (utility contractor) – Pay Application No. 8 - \$37,260.01;
- e. KCK Utility Construction, Inc. (utility contractor) – Pay Application No. 9 - \$305,443.93.

The Rise at Legacy Hills – Phase 1B (Lennar)

- a. Stephenson Dirt (earthwork contractor) – Pay Application No. 6 - \$112,476.52;
- b. C&W Stoneworks (stone contractor) – Pay Application No. 3 - \$57,738.60;
- c. KCK Utility Construction, Inc. (utility contractor) - Pay Application No. 10 - \$228,626.00;

The Rise at Legacy Hills – Phase 2 (Lennar)

- a. KIK Underground (Utility Contractor) - Pay Application #FINAL - \$228,301.47
- b. DeLeon Fence & Construction Services (Excavation Contractor) - Pay Application No. 7 - \$14,085.00
- c. DeLeon Fence & Construction Services (Excavation Contractor) - Pay Application No. 8 - \$107,800.46
- d. Glenn Thurman, Inc. (Paving Contractor) - Pay Application No. 2 - \$1,068,715.80

- e. Glenn Thurman, Inc. (Paving Contractor) – Pay Application No. 3 - \$15,984.00
- f. Glenn Thurman, Inc. (Paving Contractor) – Pay Application No. 4 - \$162,038.25
- g. Glenn Thurman, Inc. (Paving Contractor) – Pay Application No. 5 - \$173,670.92

Del Webb at Legacy Hills (Pulte Group)

- a. Obra Ramos Construction (Earthworks Contractor) – Pay Application No. 5 – FINAL - \$1,961.96.

Pulte at Legacy Hills (Pulte Group)

- a. Obra Ramos Construction (Earthworks Contractor) – Pay Application No. 17 - \$3,418.50

Enclave at Legacy Hills (Beazer Homes) – Phase 2

- a. Hammett Excavation, Inc. (Clearing and Grading Contractor) – Pay Application No. 6 - \$27,194.89;
- b. Hammett Excavation, Inc. (Clearing and Grading Contractor) – Pay Application No. 8 - \$102,292.01

Brookshire at Legacy Hills (Ashton Woods)

- a. Rich & Burns Utilities, LLC (Utility Contractor) – FINAL - \$490,000.47

The Bluffs at Legacy Hills (First Texas Homes)

- a. Chris Harp Construction (Earthwork Contractor) – Pay Application No. 7 - \$18,810.00;
- b. Chris Harp Construction (Earthwork Contractor) – Pay Application No. 8 - \$22,050.00;
- c. Chris Harp Construction (Earthwork Contractor) – Pay Application No. 4 - \$1,232,224.92;
- d. Chris Harp Construction (Earthwork Contractor) – Pay Application No. 5 - \$67,927.50;
- e. EIII Under JV (Utility Contractor) – Pay Application No. 6 - \$984,599.84;
- f. EIII Under JV (Utility Contractor) – Pay Application No. 7 - \$72,160.43;
- g. EIII Under JV (Utility Contractor) – Pay Application No. 6 - \$44,425.96;
- h. EIII Under JV (Utility Contractor) – Pay Application No. 7 - \$72,160.43;
- i. EIII Under JV (Utility Contractor) – Pay Application No. 8 - \$44,425.96;
- j. EIII Under JV (Utility Contractor) – Pay Application No. 9 - \$111,280.55

Next, Mr. Hafner presented to and reviewed with the Board one certification for payment relative to the Major Improvements Account in the amount of \$55,461.50. Following a discussion, Director Regan moved that the Board approve said certification for payment as presented. Director Klarer seconded said motion, which carried unanimously.

9. Consideration was next given to the review and approval of a contingent fee contract with Abernathy, Roeder, Boyd & Hullett, PC pursuant to Texas Tax Code, Section 6.30, and Government Code 2254.1036 for collection of delinquent taxes owed to the North Parkway Municipal Management District No. 1 (Single-Family Defined Area No. 1). Mr. Hafner presented the proposed contract to the Board and reviewed the scope of services and fees for same, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Klarer moved that the Board approve the contingent fee contract with Abernathy, Roeder, Boyd & Hullett, P.C. as presented, and adopt a related Resolution for same. Director Regan seconded said contract, which carried unanimously.

10. Consideration was next given to the bookkeeper's report. Ms. Martinez reviewed with the Board copies of a bookkeeper report prepared by D&T, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Klarer moved that the Board (i) approve the bookkeeping report; (ii) adopt the operating and debt service budgets as presented; and (iii) authorize payment of bills. Director Regan seconded said motion, which carried unanimously.

11. Consideration was next given to the next board meeting date. Upon motion duly made, seconded and unanimously carried, the Board set the next meeting date for Monday, December 15, 2025 at 1:00 p.m.

There being no further business before the Board, the meeting adjourned at 1:43 p.m.

APPROVED AND ADOPTED this 15th day of December, 2025.



Secretary
North Parkway Municipal Management District No. 1

