

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

SOUTHEAST COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Southeast Collin County Municipal Utility District No. 1 (the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on November 20, 2025, and the roll was called of the members of the Board to-wit:

Brittany Crenshaw	President
Devon Rex	Vice President
Matt Rudis	Secretary
Tim Reimann	Assistant Secretary
VACANT	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 and Ms. Linda Proctor, paralegals, each of Winstead PC; Ms. Kathleen Martinez of Dye & Toverly, LLC (“Bookkeeper”); Mr. Daniel Betten of LJA Engineering, Inc. (“Engineer”); and Mr. Jimmy Caracheo of Green Brick Partners, a developer of lands within the District.

The meeting was called to order at 11:35 a.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 September 17, 2025, meeting of the Board of Directors. Following a discussion, Director Crenshaw moved that the Board approve the Minutes as presented. Director Rudis seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Caracheo, who updated the Board with regard to development within the District, reporting that the developer is working to acquire offsite waterline easements on behalf of the District. Mr. Caracheo also reported that the first residents of the District are expected in August or September of 2027. 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 November 20, 2025, a copy of which is attached hereto as Exhibit “A”. Mr. Betten updated the Board with regard to engineering matters within the District, and requested that the Board authorize the Engineer to advertise for bids for the wastewater treatment plant improvements contract to serve the District. Mr. Betten next presented bids received for the excavation improvements contract for Dakota Heights Phase 1 and recommended

award to the lowest qualified bidder, Obra Ramos Excavation, Inc. ("Ramos") in the total base bid amount of \$1,093,002.50 for 120 calendar days.

Following a discussion, Director Crenshaw moved that the Board (i) authorize the Engineer to advertise for bids for the wastewater treatment plant improvements contract for Dakota Heights; (ii) award the excavation improvements contract for Dakota Heights Phase 1 to Ramos as recommended by the District's Engineer; and (iii) approve the Engineer's report as presented. Director Rudis seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Martinez, who presented to and reviewed with the Board a bookkeeping report dated November 20, 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Crenshaw moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Rudis seconded said motion, which carried unanimously.

6. The Board deferred action with regard to a Resolution Establishing District's Regular Monthly Meeting Date.

There being no further business to conduct, Director Crenshaw moved that the meeting be adjourned at 11:42 a.m. Director Rudis seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 22nd day of January, 2026.



Matt Rudis, Secretary
Board of Directors
Southeast Collin County Municipal Utility District
No. 1

