

**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 October 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
VACANT	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: Ms. Kerry Tovery of Dye & Tovery, LLC (“Bookkeeper”); Mr. Ryan Hafner, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; Mr. Ishmael Machoka of LJA Engineering (“Engineer”); and Mr. Shane Seabolt of Republic Property Group.

The meeting was called to order at 12:10 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 July 28, 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 next considered a Petition for Addition of Lands into the District (“Petition for Addition”) submitted by the Estate of Tom B. Wilson, a copy of which is attached hereto as Exhibit “A”. Mr. Hafner reviewed the Petition with the Board, noting that the parcel to be considered for addition is located within the corporate limits of the City of McKinney, and the City has consented to the annexation of the property into the District. Next, Mr. Machoka discussed the feasibility of the annexation of additional lands with the Board. Following a

discussion, Director Alba moved that the Board accept the Petition for Addition as presented. Director Soto seconded said motion, which carried unanimously.

5. The Board next considered an Order Adding Lands and Redefining Boundaries (“Order”), a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Soto moved that the Board (i) adopt such Order; and (ii) authorize the recording of the Petition for Addition and Order in the deed records of Collin County, Texas, and with the Texas Commission on Environmental Quality (“TCEQ”). Director Alba seconded said motion, which carried unanimously.

6. The Board next considered an Amended District Information Form, a copy of which is attached hereto as Exhibit “C”. Mr. Hafner noted that an amendment is required due to the change in the District’s boundaries. Following a discussion, Director Soto moved that the Board (i) approve the Amended District Information Form as presented; and (ii) authorize the filing of same with the Texas Commission on Environmental Quality and Collin County. Director Alba seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated October 28, 2025, a copy of which is attached hereto as Exhibit “D”, and updated the Board with regard to engineering within the District. Mr. Machoka requested that the Board authorize the District’s Engineer to advertise for bids for the paving improvements contract and the water, wastewater, and storm drainage improvements contract for Laud Howell Parkway, and next recommended that the Board approve Change Order No. 1 from FCS Construction, LP, in the amount of \$270,763.73 under the paving improvements contract for Laud Howell Parkway. Following a discussion, Director Alba moved that the Board (i) authorize the advertisement of bids for the paving improvements contract and the water, wastewater, and storm drainage improvements contract for Laud Howell Parkway District; (ii) approve the change order as recommended by the District’s Engineer; and (iii) approve the engineering report as presented. Director Soto seconded said motion, which carried unanimously.

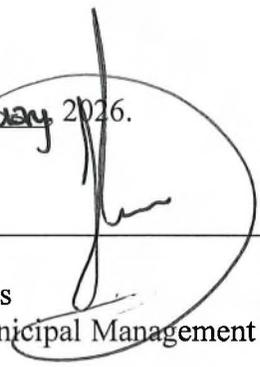
8. The Board next recognized Mr. Seabolt, who updated the Board with regard to development within the District. No formal action was taken by the Board.

9. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board a bookkeeping report dated October 28, 2025, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Alba moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Soto 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 12:19 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 18th day of February 2026.



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

