

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 §

The Board of Directors (the "Board" or the "Board of Directors") of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (also sometimes referred to herein as the "District") met in special session, accessible to the public, at Pape-Dawson Engineers, 10801 N. Mopac Expressway #200, Austin, Texas 78759 on January 13, 2026 at 11:35 a.m., and the roll was called of the members of the Board to-wit:

Walter Duke	President
Mark Tickner	Vice-President
Noah Terrazas	Secretary
Zachary Summers	Assistant Secretary
Nick Easley	Treasurer

All members of the Board were present except Director Terrazas. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead"), Jennifer Franklin and Tabby Farr of Pape-Dawson Engineers and Taylor Major, representing LGI Homes, the owner and developer of lands within the District ("Developer").

1. Public Comment: Mr. McPhail called for Public Comment. Hearing none, the Public Comment session was closed, and the Board proceeded to the next item of business.
2. Minutes: The Board confirmed receipt of the Minutes from the July 8, 2025 special meeting and upon motion by Director Tickner seconded by Director Duke, said minutes were unanimously approved.
3. Tax Assessment and Collection Agreement: After a review, upon motion by Director Tickner, seconded by Director Easley and unanimously carried, the Board approved the Tax Assessment and Collection Agreement and authorized signature
4. Director Election/May 2, 2026: The Board reviewed the Order Calling a Director Election on May 2, 2026. Upon motion by Director Duke, seconded by Director Tickner and unanimously carried, the Board approved the Order Calling Director Election to be held on May 2, 2026 and approved the Election Agreements with the Election Administrator. In addition, the Board authorized posting Notice of the Election as required.

5. Electronic Bidding Rules: The Board reviewed the Order Adopting Electronic Bidding Rules. Upon motion by Director Duke, seconded by Director Summers and unanimously carried, the Board approved such Order.
6. Developer: Mr. Major noted that they are building and selling homes in Phase 1. Phase 2 is on pause with plans to resume work in March. He is working on refiling the plat under the new name. The Pump Station has been drilled and is waiting on power before they can proceed.
7. Engineering Report: Ms. Franklin reviewed the Engineering Report. Ms. Franklin presented, discussed and recommended the Pay Application No. 18, 19, and 20 (Retainage) and Change Order Number 7 with respect to Phase 1. With respect to Canyon Ranch Well No. 1 Improvements, she reviewed Pay Application No. 2 and noted that she is requesting approval of Pay Application No. 3 for \$182,682.24 for Wet Rock and Santa Rosa which is not included in her engineering report.

Upon motion by Director Tickner, seconded by Director Duke and unanimously carried, the Board approved the Pay Applications and Change Orders as recommended for approval by Ms. Franklin in her Engineering Report and accepted the Engineering Report. In addition, the Board approved Pay Application No. 3 as verbally recommended by Ms. Franklin.

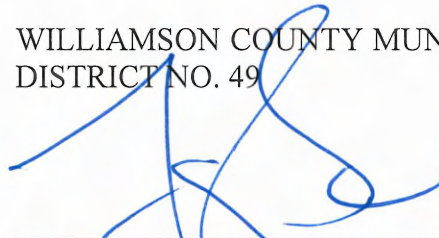
8. Accounting and Cash Activity Report: Mr. McPhail reviewed the Accounting Report and noted that Bott & Douthitt needs approval of the directors' fees and vendor payments noted in the report.

Upon motion by Director Tickner, seconded by Director Summers and unanimously carried, the Board approved the Accounting Report and authorized the payment expenditures as set forth therein.

9. Calendaring: The next Board Meeting will be scheduled for February 11, 2026 at 11:30 a.m.
10. Adjournment: There being no further business to conduct, Director Tickner moved that the meeting be adjourned, which motion was seconded by Director Summers, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 11th day of February, 2025.

WILLIAMSON COUNTY MUNICIPAL UTILITY
DISTRICT NO. 49



~~Noah Terrazas, Secretary~~

Zachary Summers, Asst. Secretary

(DISTRICT SEAL)

