

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WEBB §

WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board" or the "Board of Directors") of WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 (also sometimes referred to herein as the "District") met in special session, open to the public, on October 14, 2025 at 10:03 a.m. at the Brittingham Companies, 5810 San Bernardo Avenue, Suite 103, Laredo, Texas 78041, a designated office of the District. The roll was called of the members of the Board to-wit:

Jose A. Palacios	President
Chris M. Haynes	Vice President
Antonio Savignon	Secretary
Fernando A. De Llano	Asst. Secretary
Luis Emmanuel Guajardo	Asst. Secretary

All members of the Board were present at the commencement of the meeting except Director Guajardo. All Directors present at the time votes were taken voted on all items that came before the Board. Also present were Stephen Trautmann of Trautmann & Garcia, Attorneys at Law, PLLC. ("Trautmann"), co-counsel for the District, Andrew Brittingham of Brittingham Development Group, the owner and developer of lands within the District ("Developer"). In addition, Daniel Martinez, Matt McPhail, attorneys and Vicki Hahn, paralegal of Winstead PC ("Winstead"), co-counsel for the District.

1. Public Comment: Mr. Trautmann called for Public Comment. Hearing none, the Public Comment session was closed and the Board proceeded to the next item of business.
2. Meeting Minutes: The Board confirmed receipt of the Minutes from the September 16, 2025 Special Board Meeting. Upon motion by Director Haynes, seconded by Director De Llano and unanimously carried, the Board approved such Meeting Minutes.
3. Amended District Information Form: The Board reviewed the Amended District Information Form ("ADIF") which was updated to reflect the tax rate adopted for 2025. Upon motion by Director De Llano, seconded by Director Palacios, the Board unanimously approved the ADIF and authorized execution and filing thereof with Webb County and with the Texas Commission on Environmental Quality.
4. Construction Water Plant Facilities/General Contractor: Mr. Martinez mentioned that the attorney representing the contractor was out of the office last week so there is no new update at this time. As mentioned to the Board at a prior meeting, the TCEQ is requiring additional water supply equipment to treat the water in the District which is necessitating the change to the contractor's agreement. This is a significant change to the contract which

may create reimbursement issues. The possible reimbursement issues have been discussed with Mr. Brittingham. The change to the contract requires an assignment of the original agreement and a change order. The attorneys are aware of the time constraints and are working to get this done as quickly as possible.

Upon motion by Director Palacios, seconded by Director DeLlano and unanimously carried, the Board authorized legal counsel to review and approve the agreement with the General Contractor, subject to legal review.

5. Water Supply, Sanitary Sewer Service Agreement: Mr. McPhail explained that the agreement received from the City of Laredo (“City”) did not accurately address the structural functions of the District and needed to be revised. Mr. McPhail adapted the agreement utilizing agreements from other cities to get a comprehensive agreement that covers the applicable functions of the District. Mr. McPhail believes the City will be amenable and will understand what the District is trying to do. One of the issues with the City’s proposed agreement is that it included water and annexation language but those items do not apply to the District. Per Mr. Brittingham, when the District was first created, the District was going to provide water and septic services. However, the local engineer recommended a sanitary sewer option recently because there are corporate users that would prefer a sanitary sewer system to a septic system. We were told that it may be possible to connect to the City’s nearest sanitary sewer system which is approximately a mile and a half away. We would like to present the idea to the City to see if they will approve it. Mr. McPhail noted that the engineering exhibits will be added to the agreement at a later date once completed by the engineer. Mr. Brittingham confirmed that there are no engineering exhibits yet but the engineer is working on them. Mr. McPhail recommends that the Board approve the District’s attorneys and engineers to continue working on this agreement between meetings and then bring the final agreement to the Board for their approval.

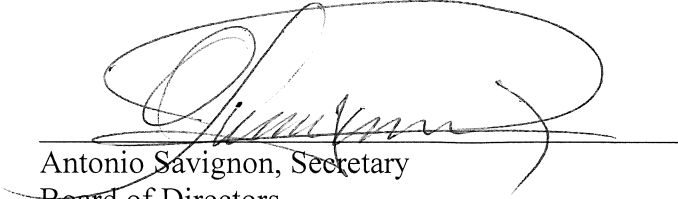
Upon motion by Director Haynes, seconded by Director Palacios and unanimously carried, the Board authorized the attorneys and engineers to continue working towards finalizing the agreement with the City.

6. Developer Update: Mr. Brittingham informed the Board that they are currently installing electricity in Phase 1. The utility subcontractor has already installed underground utilities. They are hoping to have the electricity completed by the end of the year.
7. Engineers Report: No Engineering Report was given.
8. Cash Activity Report: The Cash Activity Report was reviewed. It was noted that the bookkeeper needs approval for the disbursements as presented in the Cash Activity Report. Upon motion by Director Haynes, seconded by Director De Llano and unanimously carried, the Board approved the Cash Activity Report and authorized the payment expenditures as set forth therein.
9. Calendaring: The next meeting will be scheduled as necessary.

10. Adjournment: There being no further business to conduct, Director De Llano moved that the meeting be adjourned, which motion was seconded by Director Palacios, and unanimously approved, and the Board adjourned at 10:17 a.m. until further call.

APPROVED AND ADOPTED this 22<sup>nd</sup> day of January 2026.

Webb County Municipal Utility District No. 1



Antonio Savignon, Secretary  
Board of Directors

(DISTRICT SEAL)

