

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the “Board”) of Seven Springs Municipal Utility District of Collin County (the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on January 22, 2026, and the roll was called of the members of the Board to-wit:

Ryder Byrne	President
Joey Tyner	Vice President
Spencer Weber	Secretary
Christina Adamson	Assistant Secretary
Brittan Chrisman	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Tyner, thus constituting a quorum. Also present were: Mr. Victor Cristales, attorney, and Ms. Amy Bieber and Ms. Linda J. Proctor, paralegals, each of Winstead PC; Ms. Brandi Galindo of Dye & Toverly, LLC (“Bookkeeper”); Mr. Daniel Betten of LJA Engineering, Inc. (“Engineer”); and Mr. Brian Hunnicutt of Green Brick Partners, a developer of lands within the District.

The meeting was called to order at 12:03 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 November 13, 2025, meeting of the Board of Directors. Following a discussion, Director Byrne moved that the Board approve the Minutes as presented. Director Weber seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that grading for Phase 1 is complete. He also noted that wet utilities for Phase 1 are underway and are expected to be complete in late March or early April 2026, and that bidding for the wastewater treatment plant is expected to occur in the first quarter of 2026. No formal action was taken by the Board.

4. The Board next recognized Mr. Betten, who presented to and reviewed with the Board an Engineer's Report dated January 22, 2026, a copy of which is attached hereto as Exhibit "A". Mr. Betten updated the Board with regard to engineering matters within the District.

Next, Mr. Betten recommended that the Board approve the following pay applications and change orders:

- Change Order No. 5 in the amount of \$10,089.20 from Hammett Excavation, Inc. ("Hammett") under the excavation improvements contract for Seven Springs Phase 1.
- Change Order No. 6 in the amount of \$79,541.32 from Hammett under the excavation improvements contract for Seven Springs Phase 1.
- Change Order No. 7 in the amount of \$32,716.20 from Hammett under the excavation improvements contract for Seven Springs Phase 1.
- Change Order No. 8 in the amount of \$5,277.00 from Hammett under the excavation improvements contract for Seven Springs Phase 1.
- Pay Application No. 3 in the amount of \$218,633.25 from Hammett under the excavation improvements contract for Seven Springs Phase 1.
- Pay Application No. 4 in the amount of \$78,139.94 from Hammett under the excavation improvements contract for Seven Springs Phase 1.
- Pay Application No. 1 in the amount of \$63,450.00 from KCK Utility Construction, Inc. ("KCK"), under the excavation improvements contract for Seven Springs Phase 1.
- Pay Application No. 2 in the amount of \$533,530.26 from KCK under the excavation improvements contract for Seven Springs Phase 1.

Following a discussion, Director Byrne moved that the Board (i) approve the pay applications and change orders as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Weber seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board a Bookkeeper's Report dated January 22, 2026, a copy of which is attached hereto as Exhibit "B". Ms. Galindo also noted a cost-of-living increase of hourly rates pursuant to the District's bookkeeping services agreement. Following a discussion, Director Byrne moved that the Board (i) approve the Bookkeeper's Report as presented; and (ii) authorize the payment of bills listed thereon. Director Weber seconded said motion, which carried unanimously.

6. The Board next recognized Mr. Cristales, who reviewed the District's current Investment Policy, dated April 4, 2025, with the Board. Mr. Cristales noted that an annual review of said Policy is required, and that no amendments to the Investment Policy are recommended by the District's legal counsel at this time. Next, Mr. Cristales presented to and reviewed with the Board a Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Bryne moved that the Board approve the Resolution as presented. Director Weber seconded said motion, which carried unanimously.

7. Mr. Cristales then presented to and reviewed with the Board a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit

"D". Following a discussion, Director Byrne moved that the Board approve the Resolution as presented. Director Weber seconded said motion, which carried unanimously.

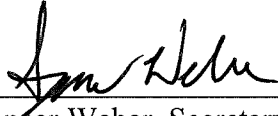
8. Mr. Cristales then presented to and reviewed with the Board a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Byrne moved that the Board approve the Resolution as presented. Director Weber seconded said motion, which carried unanimously.

9. The Board next considered the supplemental agenda. Mr. Cristales presented to and reviewed with the Board an Order Calling Director Election, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Byrne moved that the Board (i) approve the Order as presented; and (ii) authorize distribution of the Notice of Election. Director Weber seconded said motion, which carried unanimously.

There being no further business to conduct, Director Byrne moved that the meeting be adjourned at 12:14 p.m. Director Weber seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 26th day of February, 2026.



Spencer Weber, Secretary
Board of Directors
Seven Springs Municipal Utility District of Collin
County

