

**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 November 13, 2025, 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, thus constituting a quorum. Also present were: Mr. Victor Cristales and Mr. Ross Martin, attorneys, and Ms. Genny Lutzell and Ms. Linda Proctor, paralegals, each of Winstead PC; Ms. Debbie Trautmann and Ms. Patti Clay of Dye & Toverly, LLC (“Bookkeeper”); Mr. Luisenrique Aranda Beyer of Robert W. Baird & Co., Inc.; Mr. Ishmael Machoka 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 11:33 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 Byrne moved that the Board approve the Minutes as presented. Director Tyner seconded said motion, which carried unanimously.

3. The Board next considered the returns of the November 4, 2025, election from Collin County, Texas, and copy of which is attached hereto as Exhibit “A”. Mr. Cristales noted that a majority of voters voted in favor of all propositions and in favor of election of all directors in the District’s Confirmation Election, Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election. Mr. Cristales next presented to and reviewed with the Board copies of an Order Canvassing the Returns and Declaring Results of Confirmation and Directors Election, Utility

Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election, a copy of which is attached hereto as Exhibit "B". Mr. Cristales also reviewed with the Board the terms of office. Following a discussion, Director Byrne moved that the Board adopt said Order as presented. Director Tyner seconded said motion, which carried unanimously.

4. Mr. Cristales next reviewed with the Board an Amended District Information Form ("ADIF"), a copy of which is attached hereto as Exhibit "C". Mr. Cristales reviewed the amendment with the Board, noting that the form is being updated to reflect the election results. Following a discussion, Director Byrne moved that the Board approve the ADIF as presented. Director Tyner seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that grading for Phase 1 is nearly complete. No formal action was taken by the Board.

6. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated November 13, 2025, a copy of which is attached hereto as Exhibit "D". Mr. Machoka updated the Board with regard to engineering matters within the District. Mr. Machoka next presented bids received for the Phase 1 lift station, paving improvements, and wet utility improvements contracts and recommended awards to: (a) the second lowest qualified bidder for the Phase 1 lift station, Triad Service Group, LLC ("Triad"), in the total base bid amount of \$1,384,261.00, for 330/360 calendar days. Mr. Machoka advised the Board that the lowest bidder's experience did not present the best value for the District; (b) the lowest qualified bidder for the Phase 1 paving improvements, Chris Harp Construction, LLC ("Harp Construction"), in the total base bid amount of \$5,451,530.95 for 45/40 calendar days; and (c) the second lowest qualified bidder for the Phase 1 wet utility improvements, KCK Utility Construction, Inc. ("KCK"), in the total base bid amount of \$7,277,466.80 for 100/10 calendar days. Mr. Machoka explained to the Board that the lowest bidder's proposed duration of the project was not advantageous to and did not present the best value to the District.

Next, Mr. Machoka recommended that the Board approve the following pay application and change order:

- Pay Application No. 2 in the amount of \$430,928.96 from Hammett Excavation, Inc. ("Hammett") under the excavation improvements contract for Seven Springs Phase 1.
- Change Order No. 4 in the amount of \$41,600.00 from Hammett under the excavation improvements contract for Seven Springs Phase 1.

Following a discussion, Director Byrne moved that the Board (i) award the Phase 1 lift station contract to Triad, as recommended by the District's Engineer; (ii) award the paving improvements contract for Phase 1 to Harp Construction, as recommended by the District's Engineer; (iii) award the wet utility improvements for Phase 1 to KCK Construction, as recommended by the District's Engineer; (iv) approve the pay application and change order as

recommended by the District's Engineer; and (v) approve the Engineer's report as presented. Director Chrisman seconded said motion, which carried unanimously.

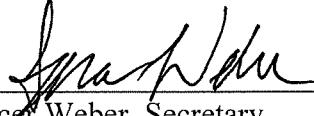
7. The Board next recognized Ms. Trautmann, who presented to and reviewed with the Board a bookkeeping report dated October 23, 2025, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Byrne moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Tyner seconded said motion, which carried unanimously.

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

There being no further business to conduct, Director Byrne moved that the meeting be adjourned at 11:50 a.m. Director Tyner seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

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



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

