

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY §

The Board of Directors (the "Board" or the "Board of Directors") of OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY (also sometimes referred to herein as the "District") met in special session at Winstead PC, 600 W. 5<sup>th</sup> Street, Suite 900, Austin, Texas 78701, on January 29, 2026 at 9:04 a.m., and the roll was called of the members of the Board to-wit:

Nicholas Brown	President
Dante Monsivais-Ochoa	Vice President
Jeremy Rogers	Secretary
Amanda Horsley	Assistant Secretary
Daniel Duffy	Assistant Secretary

All members of the Board were present except Director Brown and Director Horsley. 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"); Bryan Williams (in person) and Monica Zuniga (via conference call) of Gray Engineering, Inc.; Stephen Plevak, Austin Evetts and Jared Jehl, representing 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. Meeting Minutes: The Board reviewed the Minutes from the November 14, 2025 Board Meeting. Following a motion by Director Rogers, seconded by Director Duffy and unanimously carried, said Minutes were approved as written.
3. Developer Report: Mr. Evetts mentioned that the engineer opened bids for Phase 1 at the beginning of January. Once the contract is awarded, they will be ready to mobilize. Mr. Evetts also noted that the District conveyed the tract to the school.
4. Engineering Report: The engineer reviewed the Engineering Report, including bids received for Ellington Tract Phase 1, and presented a recommendation to award the construction contract to J.L. Gray Construction, Inc. in the total amount of \$6,403.50, inclusive of Add/Alternate No. 1 in the amount of \$88,425.00. Gray Engineering also recommended approval of Cloacina Invoice No. CL25-087-1 in the amount of \$184,031.77.

Upon motion by Director Rogers, seconded by Director Monsivais-Ochoa and unanimously carried, the Board approved the bid award to JL Gray Construction, Inc.

Upon motion by Director Monsivais-Ochoa, seconded by Director Rogers and unanimously carried, the Board approved the Invoice for Cloacina.

Upon motion by Director Monsivais-Ochoa, seconded by Director Duffy and unanimously carried, the Board accepted the Engineering Report.

5. Bookkeeping and Cash Activity Report: No report for today.
6. Order Calling Public Hearing on Exclusion: Mr. McPhail noted that this item was in relation to the school tract, but it has been determined that the school will remain in the District.
7. Director Election: Mr. McPhail explained that the District held the Confirmation, Director, Bond and Maintenance Tax Election last on November 4, 2025; however, the Attorney General's Office now requires bond ballot language to specify that the bonds will be used to pay principal and interest on the bonds. After prior discussions, it was determined that the District will be relying on the prior election for confirmation and director purposes but will hold a Bond and Maintenance Tax Election on May 2, 2026. As the terms of Directors Monsivais-Ochoa and Horsley expire on May 2, 2026, a Director Election is also required.

Upon motion by Director Monsivais-Ochoa, seconded by Director Rogers and unanimously carried, the Board approved the Order Calling Director Election to be held on May 2, 2026 and authorized the Election Service agreements with the Election Administrators of Williamson County. In addition, the Board approved the posting of any notices in connection thereof.

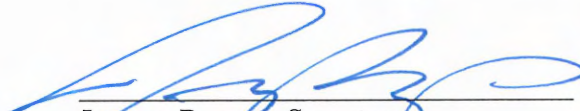
8. Supplemental Agenda: The Board reviewed the Order Calling Election and Approving Engineering Report and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election and Maintenance Tax Election.

Upon motion by Director Monsivais-Ochoa, seconded by Director Rogers and unanimously carried, the Board approved the Order Calling Election and Approving Engineering Report and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election and Maintenance Tax Election to be held on May 2, 2026. In addition, the Board approved the posting of any notices in connection thereof.

9. Calendaring: The Board tentatively scheduled a meeting to be held sometime in March.
10. Adjournment: There being no further business to conduct, Director Monsivais-Ochoa moved that the meeting be adjourned, which motion was seconded by Director Rogers, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 25<sup>th</sup> day of March 2026.

Overlook Municipal Utility District of Hays County



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Jeremy Rogers, Secretary

(DISTRICT SEAL)



THE STATE OF TEXAS

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COUNTY OF HAYS

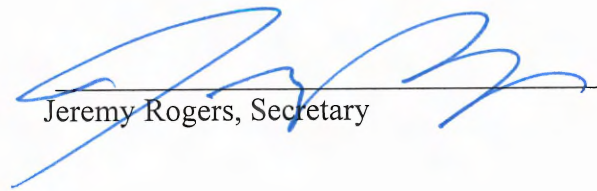
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OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY

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I, the undersigned Secretary of the Board of Directors of Overlook Municipal Utility District of Hays County, certify that the attached and foregoing is a true and correct copy of the Minutes of the Meeting of the Board of Directors of the District; the original of said Minutes of which is on file in the District's office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT this 25<sup>th</sup> day of ~~January~~, 2026.  
*March*

  
Jeremy Rogers, Secretary

(DISTRICT SEAL)

