MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS	§
COUNTY OF TRAVIS	§
CREEDMOOR MUNICIPAL UTILITY DISTRICT	§

The Board of Directors (the "Board" or the "Board of Directors") of Creedmoor Municipal Utility District (also sometimes referred to herein as the "District") met in special session, open to the public, at 7401 B. Hwy 71 West, Suite 160, Austin, Texas, at a designated office of the District outside the boundaries of the District on March 12, 2026, and the roll was called of the members of the Board to-wit:

Charles Thompson	President
Bryon Brown	Vice President
Heron Salinas	Secretary
Joe Regalado	Treasurer/Asst. Secretary
Michael DeBonis	Assistant Secretary

All members of the Board were present at the commencement of the meeting except Director Brown. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC, Maya Rai, paralegal, of Winstead PC, Hieu Nguyen of Doucet & Associates, Inc., engineers for the District, Cody Abshire of Si Environmental, operations for the District, Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Eric Willis and Doug Goss of Davaus Three LP, representing the owner and developer of lands within the District.

1. The Board called for public communications and comments, however none being heard, the Board moved on to the next item of business.

2. The Board acknowledged receipt of the Minutes of Meeting of the Board of Directors conducted on February 12, 2026, and following a full review and upon motion by Director Thompson, seconded by Director Regalado and unanimously carried, the Board approved such Minutes as written.

3. The Board next reviewed a letter from the Board Secretary confirming that the candidates in the upcoming May 2, 2026 directors' election (Charles Thompson, Bryon Brown and Heron Salinas) were unopposed. The Board next reviewed an Order Declaring Unopposed

Candidates Elected and Canceling Election, and upon motion by Director Regalado, seconded by Director DeBonis and unanimously carried, the Board approved such Order and canceled the election as authorized by Section 5.003, Texas Election Code.

4. It was noted that following the May 2, 2026 election date, the newly elected directors will execute Statement of Officer Forms and be administered new Oaths of Office. The Board next considered the reelection of officers to be effective May 2, 2026, and upon motion by Director Thompson, seconded by Director Regalado and unanimously carried, the following slate of officers were elected:

Joe Regalado	President
Bryon Brown	Vice President
Heron Salinas	Secretary
Charles Thompson	Treasurer/Asst. Secretary
Michael DeBonis	Assistant Secretary

5. Mr. Willis representing the developer briefly discussed plans for the development of the District, noting there are 10 families in the District and there needs to be a license agreement for MUD, right way, and pavement between the City of Creedmoor and Travis County. Mr. Willis also noted they are working on an electric easement for the lift station as part of the wholesale agreement with Camino Real.

6. Mr. Nguyen then provided the engineering report, a copy of which report is attached as **EXHIBIT ""**. Mr. Nguyen noted that Doucet & Associates requests to update terms of service for engineering and professional services including rates and services items that have been reviewed with MUD attorney, noting that the existing terms were accepted with MUD in 2022, and the company has since merged with Kleinfelder, Inc. It was also noted that the budgets for services will be determined by annual forecasts or by work requests authorized from the MUD. Rates will be updated every three years with approval. After a full discussion, and upon motion by Director DeBonis, seconded by Director Salinas, the Board unanimously approved the updated engineering and professional services agreement.

Mr. Nguyen then discussed with the Board a proposal for Bond Issue to the Texas Commission of Environmental Quality ("TCEQ"). It was noted that the bond application for completed Creedmoor Phases 1A, 2A, and 1B, and will need to be submitted in June to TCEQ for approval to issue bond by end of fiscal year. The compensation fee is tiered by the bond amount. After a full discussion, and upon motion by Director Salinas, seconded by Director Thompson, the bond proposal was unanimously approved.

7. With regard to proposed addition of lands, Mr. Barrett noted there are 204.5 acres After a full discussion, and upon motion by Director Salinas, seconded by Director Thompson, the Board unanimously approved Order Adding Land to the District. The Board also approved filing an Amended District Information Form and requisite documents with Travis County to reflect the annexation.

8. With regard to any additional water and sewer related agreements, easements or assignments with the City, Travis County, water and wastewater service providers or other service providers, and as is such, Mr. Barrett noted they need a License Agreement authorization with the City of Creedmoor and Travis County. After a full discussion, and upon motion by Director Salinas, seconded by Director Thompson, the Board unanimously approved entering into a License Agreement and directed the District's attorneys to create a License Agreement for signature for the District and City of Creedmoor and Travis County. In addition, the topic of Electric Easement with Pedernales Electric Coop arose. This easement is necessary to supply power to the Lift Station. After a full discussion, and upon motion by Director Regalado, seconded by Director Thompson, the Board unanimously approved the language of the Easement and directed the attorneys to obtain consent of Pedernales Electric Coop. Finally, upon Motion by Director Regalado and Seconded by Director Thompson, the Board authorized the request to Travis County Appraisal District to obtain an Estimate of Value as of April 1, 2026.

9. Justin Taack with Bott & Douthitt then discussed the Accounting Report with the Board, noting he would need the Board's approval on disbursement of checks related to the director and vendor payments as well as Bott & Douthitt's bookkeeping fee, all as reflected in said Report. Mr. Taack noted they did cut checks for appraisal fees in between meetings. Lastly, Mr. Taack reported they collected $60,000.00 in taxes. Upon motion by Director DeBonis, seconded by Director Regalado, said Accounting Report and the disbursement of funds in accordance therewith, were unanimously approved.

10. Mr. Abshire gave the Board an update with regard to District operations, and it was noted that visual inspection of the wet pond was completed on 02/16/26 and the landscape maintenance and mowing was completed 02/28/2026. Mr. Abshire then asked the Board to consider additional seed distribution to take advantage of the wet season. Perfect Cuts of Austin, LLC quoted the District $6,967.50 for material and labor needed to apply a round of rye grass to both detention ponds located with the Creedmoor District. After a full discussion, and upon motion by Director DeBonis, seconded by Director Regalado, the Board unanimously approved, pending Developer review, the seed distribution proposal with Perfect Cuts of Austin, LLC.

11. The Board confirmed their next meeting date to be Thursday, April 9, 2026, and there being no further business to conduct, Director Salinas moved that the meeting be adjourned, which motion was seconded by Director Thompson, and unanimously approved, and the Board adjourned until further call

APPROVED AND ADOPTED this 9th day of April 2026.

(DISTRICT SEAL)

Creedmoor Municipal Utility District

T E X A S

Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District