

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 January 22, 2026 at 9:32 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 and Director Palacios who arrived as stated below. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Stephen Trautmann of Trautmann & Garcia, Attorneys at Law, PLLC. ("Trautmann"), Andrew Brittingham of Brittingham Development Group, the owner and developer of lands within the District ("Developer"). In addition, Dan Martinez, attorney and Vicki Hahn, paralegal of Winstead PC ("Winstead"), co-counsel for the District attended the meeting via telephone conference.

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 reviewed the Minutes from the October 14, 2025 Special Board Meeting. Following a motion by Director Haynes, seconded by Director De Llano and unanimously carried, said Minutes were approved as written.
3. Order Calling Directors' Election: It was noted that Directors Palacios, Haynes and Savignon were up for re-election. It was also mentioned that if no other candidates applied for a place on the ballot, the election would be canceled. The Board then reviewed the Order Calling a Director Election on May 2, 2026. Upon motion by Director Haynes, seconded by Director De Llano 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 Webb County. In addition, the Board approved the posting of any notices in connection thereof.
4. Construction Water Plant Facilities / General Contractor: The Board discussed the General Contractor Agreement ("Prime Agreement") for the District's water facilities. Mr. Brittingham explained that the original project was bid based on an engineering design by

R.G. Miller. However, R.G. Miller failed to consider the water quality in the area in their design. Following water quality testing by the TCEQ, it was determined that an R.O. System would be required in order to comply with TCEQ and EPA standards. The requirement for an R.O. System resulted in a substantial increase to the original cost. Mr. Brittingham mentioned that his company had planned on being the general contractor on the project. He stated that counsel had advised him that such a structure could jeopardize the developer reimbursement so it was determined that the Prime Agreement would be assigned so that it is clear that the Developer is acting on behalf of the District. Mr. Martinez noted that the document before the Board for approval is an Assignment of that Prime Agreement. Mr. Martinez further noted that the Board has a related agreement addressing the increase in the contract price. Mr. Brittingham then noted that they spoke to other consultants in the area and because of the water quality and circumstances in Laredo, they believe the Change Order is appropriate and necessary.

Let the record reflect that Director Guajardo entered the meeting at this time.

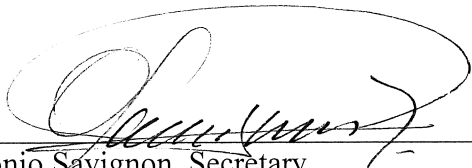
Upon a motion made by Director De Llano and seconded by Director Savignon, and unanimously carried, the Board approved the Assignment Agreement, the related Change Order increasing the cost, and all other related contract modifications.

5. Water Supply, Sanitary Sewer Service Agreement: Mr. Martinez reported that a draft agreement under which the City of Laredo (“City”) would provide water services to the District has been received but was not forwarded to the Board because he wanted additional time to review it. Upon his first review, he realized that the agreement contains quite a bit of language that is not applicable to the District, (i.e., annexation language, etc.). Mr. Brittingham stated that he requested the draft agreement to evaluate whether the City’s providing water to the District is a viable option. He has not heard back from the City but will follow-up with their engineer. Mr. Brittingham further advised that this option may require a substantial infrastructure investment. Upon motion by Director De Llano, seconded by Director Haynes and unanimously carried, the Board voted to table the matter for consideration at a future meeting.
6. Developer Report: Mr. Brittingham mentioned that the District’s electric work is nearing completion and that construction of the water plant, based on the original design, is currently underway. He further advised that completion of these projects is estimated to occur in May or June.
7. Engineers Report: There was no engineering report presented at this meeting.
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 Guajardo and unanimously carried, the Board approved the Cash Activity Report and authorized the payment expenditures as set forth therein.

Let the record reflect that Director Palacios entered the meeting at this time.

9. Calendaring: The next Board meeting will be held on March 26, 2026 at 10:00 a.m.
10. Adjournment: There being no further business to conduct, upon motion by Director Haynes, seconded by Director De Lelano and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this 26<sup>th</sup> day of March 2026.

  
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Antonio Savignon, Secretary  
Board of Directors

(DISTRICT SEAL)

