

**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 March 26, 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, thus constituting a quorum. Also present were: Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. April Little of Dye & Toverly, LLC (“Bookkeeper”); Mr. Daniel Betten of LJA Engineering, Inc. (“Engineer”); Mr. Devon Whitlock of Robert W. Baird & Co., Inc. (“Financial Advisor”); and Mr. Philip Janco of Green Brick Partners, a developer of lands within the District.

The meeting was called to order at 12:04 p.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 February 26, 2026, meeting of the Board of Directors. Following a discussion, Director Byrne moved that the Board approve the Minutes as presented. Director Chrisman seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Janco, who updated the Board with regard to development within the District, reporting that installation of water and storm drainage facilities is underway and expected to be complete in late April or early May. 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 March 26, 2026, a copy of which is attached hereto as Exhibit “A”. Mr. Betten updated the Board with regard to engineering matters within the District,

reporting that Collin County has given full approval for all requested permits and a contract for construction of a 12" offsite water line to serve the District is out to bid. Mr. Betten requested that the Board ratify authorization of the Engineer to advertise for bids for such contract.

Next, Mr. Betten presented to the Board bids received for construction of the wastewater treatment plant to serve the District and recommended that the Board award the contract to the lowest qualified bidder, C-4 Partners, LLC ("C-4") in the base bid amount of \$5,074,010.00 for 335/365 calendar days. Next, Mr. Betten recommended that the Board approve the following change orders and pay applications:

- Change Order No. 1 in the amount of \$766,589.00 from KCK Utility Construction, Inc. ("KCK"), under the water, wastewater, and storm drainage improvements contract for Seven Springs Phase 1.
- Change Order No. 2 in the amount of \$44,445.50 from KCK under the water, wastewater, and storm drainage improvements contract for Seven Springs Phase 1.
- Pay Application No. 4 in the amount of \$1,302,977.25 from KCK under the water, wastewater, and storm drainage improvements contract for Seven Springs Phase 1.
- Pay Application No. 5 in the amount of \$1,329,901.83 from KCK under the water, wastewater, and storm drainage improvements contract for Seven Springs Phase 1.

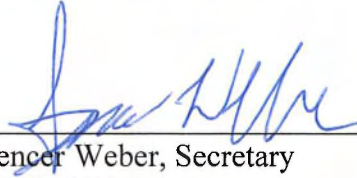
Mr. Betten noted that Change Order No. 1 above reflects a change in the scope of work of the contract to add construction of a force main. Following a discussion, Director Byrne moved that the Board (i) award the wastewater treatment plant improvements contract for the Seven Springs development to C-4 as recommended by the District's Engineer; (ii) approve all change orders and pay applications as recommended by the District's Engineer; and (iii) approve the Engineer's report as presented. Director Weber seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Little, who presented to and reviewed with the Board a Bookkeeper's Report dated March 26, 2026, a copy of which is attached hereto as Exhibit "B". 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 Chrisman seconded said motion, which carried unanimously.

There being no further business to conduct, Director Byrne moved that the meeting be adjourned at 12:11 p.m. Director Adamson seconded said motion, which carried unanimously. The Board adjourned until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 23<sup>rd</sup> day of April, 2026.



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

