

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 §

The Board of Directors (the "Board" or the "Board of Directors") of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (also sometimes referred to herein as the "District") met in special session, accessible to the public, at Pape-Dawson Engineers, 10801 N. Mopac Expressway #200, Austin, Texas 78759 on April 8, 2026 at 11:30 a.m., and the roll was called of the members of the Board to-wit:

Walter Duke	President
Mark Tickner	Vice-President
Noah Terrazas	Secretary
Zachary Summers	Assistant Secretary
Nick Easley	Treasurer

All members of the Board were present except Director Terrazas. 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"), Jennifer Franklin and Tabby Farr of Pape-Dawson Engineers and Taylor Major, representing LGI Homes, 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. Minutes: The Board confirmed receipt of the Minutes for the February 11, 2026 special meeting. Upon motion by Director Tickner seconded by Director Duke and unanimously carried, said minutes were unanimously approved.
3. Director Election: The Board reviewed a letter from the Board Secretary confirming that the candidates for the upcoming May 2, 2026, Director's Election (Zachary Summers and Nick Easley) were unopposed. The Board next reviewed an Order Declaring Unopposed Candidates Elected and Canceling Election.

Upon motion by Director Duke, seconded by Director Tickner and unanimously carried, the Board acknowledged the letter confirming candidates who filed for a place on the ballot were unopposed and approved such Order canceling the election as authorized by Section 5.003, Texas Election Code.

4. Developer Report: Mr. Major reported that the pump station is anticipated to be completed by the end of the following week. Work on the pump station control panel is ongoing. He

further indicated that the retainage is expected to be released in early May. With respect to Phase 2, the project has been divided into Phase 2A-1 and Phase 2A-2.

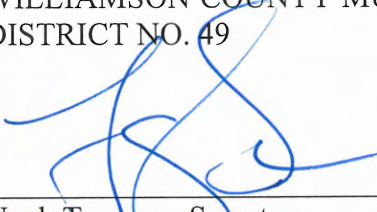
5. NFA Texas Special Revenue Capital Appreciation Bond Issuance: Consideration was next given to the review and approval of items related to the National Finance Authority ("NFA") Special Revenue Capital Appreciation Bond Issuance. Mr. McPhail reviewed with the Board the following instruments: (i) Acknowledgment, Agreement and Consent to Sale and Assignment Agreement; and the (ii) District Certificate. Upon motion by Director Duke, seconded by Director Ticker and unanimously carried, the Board approved the Acknowledgement, Agreement and Consent to Sale and Assignment Agreement. Upon motion by Director Duke, seconded by Director Tickner and unanimously carried, the Board approved the District Certificate.
6. Engineering Report: Ms. Franklin presented the Engineering Report and requested approval of Pape Dawon's Additional Service Request No. 1 for preparation of the Launch DFA Engineer's Report. Upon a motion by Director Tickner, seconded by Director Summers, and unanimously carried, the Board approved ASR No. 1 and approved the Engineering Report.
7. Accounting and Cash Activity Report: The Cash Activity Report was presented to the Board for review, including the approval of director and vendor payments. Upon motion by Director Summers, seconded by Director Duke and unanimously carried, the Board approved the Accounting Report and authorized the disbursements and transfers as set forth therein.
8. Calendaring: The next Board Meeting will be tentatively scheduled for May 6, 2026 at 11:30 a.m.
9. Adjournment: There being no further business to conduct, upon motion by Director Tickner, seconded by Director Duke and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this 6th day of May 2026.



(DISTRICT SEAL)

WILLIAMSON COUNTY MUNICIPAL UTILITY
DISTRICT NO. 49



Noah Terrazas, Secretary

Zachary Summers, Asst Sec.