MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF COLLIN §

HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN COUNTY §

The Board of Directors (the "Board" or the "Board of Directors") of Honey Creek Municipal Management District No. 1 of Collin County (also sometimes referred to herein as the "District") met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated meeting place outside the boundaries of the District on May 6, 2026, and the roll was called of the members of the Board to-wit:

Ricardo Soto	President
Rafael Parker	Vice President
Hector Alba	Secretary
Kiki Pennington	Assistant Secretary
Frank Stuart Browne	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Ms. Esther Lara of Dye & Tovery, LLC ("Bookkeeper"); Mr. Ryan Hafner, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; Ms. Yarit Tovar of LJA Engineering ("Engineer"); and Mr. Shane Seabolt and Mr. Levi Wild, developers of lands within the District.

The meeting was called to order at 12:37 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 April 15, 2026, Board of Directors meeting. Following a discussion Director Browne moved that the Board approve the Minutes as presented. Director Pennington seconded said motion, which carried unanimously.

3. The Board deferred action with regard to a professional services agreement by and between the District and HDR, Inc.

4. The Board next considered a term sheet for the Third Amendment to the Honey Creek Development Agreement, a copy of which is attached hereto as Exhibit "A". Following a discussion. Director Parker moved that the Board ratify and approve the term sheet as presented. Director Soto seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Tovar, who presented to and reviewed with the Board an engineering report dated May 6, 2026, a copy of which is attached hereto as Exhibit "B", and updated the Board with regard to engineering within the District. Ms. Tovar next requested that the Board ratify and approve authorization of the Engineer to advertise for bids for the following contracts:

- Mass grading improvements contract for Honey Creek Wilson Phases 1 and 2.
- Paving, water, wastewater, and storm drainage improvements for Honey Creek Wilson Phase 1.
- Paving, water, wastewater, and storm drainage improvements for Honey Creek Wilson Phase 2.

Next, Ms. Tovar recommended that the Board approve the following pay application and change order:

- Pay Application No. 7 in the amount of $567,501.83 from FCS Construction, LP ("FCS"), under the grading improvements contract for Laud Howell Parkway.
- Change Order No. 3 in the amount of $16,165.10 from FCS under the grading improvements contract for Laud Howell Parkway.

Following a discussion, Director Browne moved that the Board (i) ratify and approve authorization of the Engineer to advertise for bids for all contracts; (ii) approve the pay application and the change order as recommended by the District's Engineer; and (iii) approve the engineering report as presented. Director Soto seconded said motion, which carried unanimously.

6. The Board next recognized Mr. Seabolt, who updated the Board with regard to development within the District, reporting that with the term sheet signed by all parties, the Third Amendment to the Honey Creek Development Agreement with the City of McKinney should be approved and executed in the next 30-60 days. No formal action was taken by the Board.

7. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a bookkeeping report dated May 6, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Parker moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Soto seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion by Director Parker, seconded by Director Alba, and unanimously carried, the Board adjourned at 12:50 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 18th day of June, 2026.

Asst. Secretary, Board of Directors
Honey Creek Municipal Management District No. 1
of Collin County

(DISTRICT SEAL)

Honey Creek Municipal Management District No. 1 of Collin County
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