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 May 6, 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, Tyler Douthitt of Bott & Douthitt and, attending by telephone conference; 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. Re-Elected Directors: It was noted that the Oaths of Office and Statements of Officer must be administered at the commencement of each new term. Ms. Hahn confirmed that the Oaths of Office were duly administered and that the Statements of Officer were properly completed for Director Summers and Director Easley following their re-election on May 2, 2026.

3. Minutes: The Board confirmed receipt of the Minutes for the April 8, 2026 special meeting. Upon motion by Director Tickner seconded by Director Easley and unanimously carried, said minutes were unanimously approved.

4. Order Adopting an Investment Policy and Appointing an Investment Officer: Mr. McPhail noted that it is required that a District adopt an investment policy once the District has a minimum amount of funds to manage. The District is required to comply with certain public investment laws. Typically, the Bookkeeper is appointed as the investment officer since they maintain the accounts. In this case, it is recommended that the District's

bookkeeper, Bott & Douthitt be appointed as the Investment Officer. The Investment Officer is responsible for ensuring the funds are deposited correctly.

Upon a motion by Director Duke, seconded by Director Tickner and unanimously carried, the Board approved the order adopting the investment policy and appointing Bott & Douthitt as investment officer.

5. Developer Report: Mr. Major reported that Phase 2 has been split in three phases of construction, Phase 2A-1, 2A-2 and Phase 2B.

6. City of Jarrell Development Agreement: Mr. Major mentioned that three key people from the City of Jarrell have left and the new people and he working on the terms of an amendment to the Agreement with the new group. He stated that he plans to attend the Council Meeting in June to discuss, however, no vote is expected at that time. He anticipates that the matter will be brought to a vote in July.

7. Engineering Report: Ms. Franklin presented the Engineering Report and requested approval of Pay Application No. 1 and Pay Application No. 2. from Utz Environmental Services. Upon a motion by Director Summers, seconded by Director Duke, and unanimously carried, the Board approved Pay Application No. 1, Pay Application No. 2 and approved the Engineering Report.

8. Accounting and Cash Activity Report: The Cash Activity Report was presented to the Board for review, including the approval of director and vendor payments. He will void Director Terrazas' per diem check for this meeting. Upon motion by Director Easley, seconded by Director Summers and unanimously carried, the Board approved the Accounting Report and authorized the disbursements and transfers as set forth therein.

9. Calendaring: The next Board Meeting is tentatively scheduled for July 9, 2026 at 11:30 a.m.

10. Adjournment: There being no further business to conduct, upon motion by Director Duke, seconded by Director Easley and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this 9th day of July 2026.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49

Noah Terrazas, Secretary

Williamson County Municipal Utility District No. 49
T E X A S

(DISTRICT SEAL)