MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

CREEDMOOR MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Creedmoor Municipal Utility District (also sometimes referred to herein as the "District") met in regular session, open to the public, at 7401 B. Hwy 71 West, Suite 160, Austin, Texas, at a designated office of the District outside the boundaries of the District on July 9, 2026, and the roll was called of the members of the Board to-wit:

Joe Regalado	President
Bryon Brown	Vice President
Heron Salinas	Secretary
Charles Thompson	Treasurer/Asst. Secretary
Michael DeBonis	Assistant Secretary

All members of the Board were present at the commencement of the meeting except Director Thompson and Director Brown. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC, Maya Rai, paralegal, of Winstead PC, Hieu Nguyen of Doucet & Associates, Inc., engineers for the District, Cody Abshire of Si Environmental, operations for the District, Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Eric Willis and Doug Goss of Davaus Three LP, representing the owner and developer of lands within the District.

1. The Board called for public communications and comments, however none being heard, the Board moved on to the next item of business.

2. The Board acknowledged receipt of the Minutes of Meeting of the Board of Directors conducted on June 11, 2026, and following a full review and upon motion by Director Regalado, seconded by Director Salinas and unanimously carried, the Board approved such Minutes as written.

3. Mr. Goss representing the developer reported that 37 homes closed, 3 are complete, 47 homes are under construction with 12 of those sold. There is not a new phase under construction, and they need to work on landscape maintenance on the roads. It was reported that next year the Amenity Center should be completed. It will take 2-3 weeks for Lockhart Road approval and once

Travis County signs off on the plan, it will be sent to Mr. Nguyen. Lastly, Mr. Barrett discussed looking over any contracts regarding Kimley-Horn.

4. Mr. Nguyen then provided the engineering report, a copy of which report is attached as **EXHIBIT ""**. Mr. Nguyen noted that Creedmoor Phase 1A, 2A, 1B completed projects with over $21 million in construction value for reimbursement are waiting for assessment of taxable values and allowable bond amount for Municipal Utility District ("MUD") utility bond application. Regarding Old Lockhart Road improvements, Old Lockhart Road license agreement adjacent to the Laws Ranch Subdivision Development was approved by Travis County legal on April 16, 2026, and accepted with Mustang Ridge MUD. The License Agreement was approved by May 12, 2026, by the Commissioner Court. Old Lockhart Road license agreement adjacent to Creedmoor 216 has completed legal review with City of Creedmoor and revision was placed on the June 25 Board of Aldermen meeting agenda for approval. The license agreement for section adjacent to Creedmoor 216 with Travis County are still in review, and plans are in design from Kimley-Horn but have not been submitted to MUD for review. Lastly, Porter tract annexation was approved by the City of Creedmoor and the preliminary plans were approved by Creedmoor on April 16, 2026. The Final Plat was conditionally approved at the May 19, 2026 meeting. Construction plans have completed reviews with the MUD and Creedmoor Maha Water Supply Corporation. After a full discussion, and upon motion by Director DeBonis, seconded by Director Regalado, the Board unanimously approved the Engineer's Report.

5. With regard to the Financial Advisor's Report, there was nothing to discuss at such time due to no financial advisor at the meeting.

6. The Board was then asked to consider and approve an Order Authorization Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds. After a brief discussion, and upon motion by Director DeBonis, seconded by Director Regalado, the Board unanimously approved an Order Authorization Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds.

7. With regard to any additional water and sewer related agreements, easements or assignments with the City, Travis County, water and wastewater service providers or other service providers, and as is such, Mr. Barrett reported there was nothing to discuss at such time.

8. Mr.Taack then discussed the Accounting Report with the Board, noting Bott & Douthitt would need the Board's approval on disbursement of checks related to the director and vendor payments as well as Bott & Douthitt's bookkeeping fee, all as reflected in said Report. Upon motion by Director DeBonis, seconded by Director Salinas, said Accounting Report and the disbursement of funds in accordance therewith, were unanimously approved.

9. Mr. Abshire gave the Board an update with regard to District operations, and it was noted that visual inspection of the wet pond was completed on 06/15/26 and the landscape maintenance and mowing was completed 06/29/2026. Mr. Abshire reported that there have been no builder violations. Mr. Abshire discussed having a proposal ready for the next meeting regarding vegetation on the pond walls to avoid erosion. After a full discussion, and upon motion by Director DeBonis, seconded by Director Regalado, the Board unanimously approved the Operation's Report.

10. The Board confirmed their next meeting date to be Thursday, August 13, 2026, and there being no further business to conduct, Director DeBonis moved that the meeting be adjourned, which motion was seconded by Director Regalado, and unanimously approved, and the Board adjourned until further call

APPROVED AND ADOPTED this 13th day of August 2026.

Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

(DISTRICT SEAL)

