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 July 29, 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 with the exception of Director Parker and Director Pennington, thus constituting a quorum. Also present were: Ms. Esther Lara of Dye & Tovery, LLC ("Bookkeeper"); Mr. Ryan Hafner, attorney, and Ms. Genny Lutzel, paralegal, of Winstead PC; Mr. Ishmael Machoka and Mr. Russell Walker 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 12:41 p.m.

1. The Board called for public communications and comments. Hearing none, Director Alba moved that the Board close the public comment section of the meeting. Director Soto seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the June 18, 2026, Board of Directors meeting. Following a discussion Director Alba moved that the Board approve the Minutes as presented. Director Soto seconded said motion, which carried unanimously.

3. The Board next opened a public hearing on the exclusion of land for the District boundaries. It was noted that no petitions have yet been received for consideration, and the Board held the hearing open until the next meeting of the Board on August 26, 2026, at 12:30 p.m.

4. The Board deferred action with regard to an Order Excluding Lands and Redefining Boundaries.

5. The Board deferred action with regard to an Amended District Information Form.

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

7. The Board next considered an Agreement for District Consulting and Administrative Services by and between the District and Municap, Inc., a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Alba moved that the Board (i) approve the engagement of Municap, Inc., as administrator for the District; and (ii) approve the agreement as presented. Director Browne seconded said motion, which carried unanimously.

8. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated July 29, 2026, a copy of which is attached hereto as Exhibit "B", and updated the Board with regard to engineering within the District. Mr. Machoka next presented to the Board bids received for construction contracts and recommended award of said contracts to the lowest qualified bidders as follows:

- Grading improvements contract for Honey Creek Phases 1 & 2 to De Leon Fence & Construction Services, LLC ("De Leon"), in the base bid amount of $1,974,200.00.
- Signalization improvements contract for Laud Howell Parkway at Trinity Falls Parkway to American Traffic Construction LLC ("ATC") in the base bid amount of $332,583.76.

Next, Mr. Machoka recommended that the Board approve the following pay application:

- Pay Application No. 2 in the amount of $1,100,409.52 from KIK Underground, LLC, under the drainage improvements contract for Laud Howell Parkway.

Following a discussion, Director Alba moved that the Board (i) award the grading improvements contract for Honey Creek Phases 1 & 2 to De Leon as recommended by the District's Engineer; (ii) award the signalization improvements contract for Laud Howell Parkway at Trinity Falls Parkway to ATC as recommended by the District's; (iii) approve the pay application as recommended by the District's Engineer; and (iv) approve the engineering report as presented. Director Soto seconded said motion, which carried unanimously.

9. The Board next recognized Mr. Seabolt, who updated the Board with regard to development within the District, reporting that plats for Honey Creek Phase 1 and Phase 2 have been submitted for approval with a total of 250 lots and 390 lots, respectively. Mr. Seabolt noted that lot delivery is expected in the middle of 2028. No formal action was taken by the Board.

10. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a bookkeeping report dated July 29, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Alba 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 Alba, seconded by Director Soto, and unanimously carried, the Board adjourned at 12:55 p.m. until further call.

APPROVED AND ADOPTED this 26th day of August, 2026.

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

(DISTRICT SEAL)