**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 June 18, 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 Park and Director Alba, thus constituting a quorum. Also present were: Ms. Esther Lara of Dye & Tovery, LLC ("Bookkeeper"); Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; and Mr. Ishmael Machoka, Ms. Yarit Tovar, and Mr. Russell Walker of LJA Engineering ("Engineer"). Mr. Seth Carpenter, a developer of lands within the District, joined the meeting by telephone conference.

The meeting was called to order at 12:34 p.m.

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

2. The Board next acknowledged receipt of the Minutes from the May 6, 2026, Board of Directors meeting. Following a discussion Director Soto moved that the Board approve the Minutes as presented. Director Browne seconded said motion, which carried unanimously.

3. Consideration was next given to an Order Calling Public Hearing on Exclusion of Land, a copy of which is attached hereto as <u>Exhibit "A"</u>. Ms. Landiak explained that a landowner within the District has indicated that they intend to submit a petition for exclusion of their property from the District, and it would be appropriate at this time to call a hearing to accept and consider such petition. Following a discussion, Director Soto moved that the Board (i) call a public hearing on the proposed exclusion of land for July 29, 2026, at 12:30 p.m. at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201; (ii) approve the Order as presented; and (iii) authorize publication

of notice of said hearing as required by law. Director Browne seconded said motion, which carried unanimously.

4. The Board next considered the Third Amendment to the Honey Creek Development Agreement, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Soto moved that the Board approve the amendment subject to minor revision by the District's legal counsel. Director Browne seconded said motion, which carried unanimously.

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

6. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated June 18, 2026, a copy of which is attached hereto as Exhibit "C", and updated the Board with regard to engineering within the District. Mr. Machoka next presented to the Board bids received for Laud Howell Parkway, Project 1, Phase 1, and recommended award of said contracts to the lowest qualified bidders as follows:

- Landscaping improvements contract for Laud Howell Parkway, Project 1, Phase 1, to Benchmark Gardens, LLC ("Benchmark"), in the base bid amount of $175,627.08.
- Paving improvements for Laud Howell Parkway, Project 1, Phase 1, to Glenn Thurman, Inc. ("Thurman"), in the base bid amount of $1,744,308.85.

Next, Mr. Machoka recommended that the Board approve the following pay applications and change order:

- Pay Application No. 8 in the amount of $179,754.53 from FCS Construction, LP ("FCS"), under the grading improvements contract for Laud Howell Parkway.
- Change Order No. 4 in the amount of $122,556.75 from FCS under the grading improvements contract for Laud Howell Parkway.
- Pay Application No. 1 in the amount of $156,053.57 from KIK Underground, LLC, under the drainage improvements contract for Laud Howell Parkway.

Following a discussion, Director Soto moved that the Board (i) award the landscaping improvements contract for Laud Howell Parkway, Project 1, Phase 1, to Benchmark as recommended by the District's Engineer; (ii) award the Paving improvements for Laud Howell Parkway, Project 1, Phase 1, to Glenn Thurman as recommended by the District's; (iii) approve the pay applications and the change order as recommended by the District's Engineer; and (iv) approve the engineering report as presented. Director Browne seconded said motion, which carried unanimously.

7. The Board deferred action with regard to a developer's report.

8. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a bookkeeping report dated June 18, 2026, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Soto moved that the Board (i) approve the bookkeeping report as

presented; and (ii) authorize the payment of bills listed thereon. Director Browne seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion by Director Pennington, seconded by Director Browne, and unanimously carried, the Board adjourned at 12:48 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 29th day of July, 2026.

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

(DISTRICT SEAL)