

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

SOUTHEAST COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Southeast Collin County Municipal Utility District No. 1 (the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on May 28, 2026, and the roll was called of the members of the Board to-wit:

Brittany Crenshaw	President
Devon Rex	Vice President
Matt Rudis	Secretary
Tim Reimann	Assistant Secretary
Byron Norton	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Reimann, thus constituting a quorum. Also present were: Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); Mr. Daniel Betten of LJA Engineering, Inc. (“Engineer”); and Mr. Jimmy Caracheo of Green Brick Partners, a developer of lands within the District.

The meeting was called to order at 11:32 a.m.

1. The Board called for public communications and comment. Hearing none, the Board closed the public communications and comment section of the meeting.

2. Next, Mr. Cristales reported that following the District’s election, there is a vacant position on the Board and Mr. Byron Norton has expressed his desire to continue to serve on the Board. Mr. Cristales noted that Mr. Norton is qualified in all respects to be appointed to the vacant position on the Board. Following a discussion, Director Crenshaw moved that the Board (i) appoint Mr. Byron Norton to the Board of Directors to serve as Assistant Secretary for the remainder of the term expiring May 4, 2030; and (ii) adopt an order regarding the same. Director Rudis seconded said motion, which carried unanimously.

3. Consideration was next given to an Amended District Information Form (“ADIF”), a copy of which is attached hereto as Exhibit “A”. Mr. Cristales noted that the form has been amended to show the redefined boundaries of the District. Following a discussion, Director Anderson moved that the Board (i) approve the ADIF as presented; and (ii) authorize the filing of

same with the Texas Commission on Environmental Quality and Collin County. Director Scoggins seconded said motion, which carried unanimously.

4. The Board next acknowledged receipt of the Minutes from the April 23, 2026, and May 12, 2026, meetings of the Board of Directors. Following a discussion, Director Crenshaw moved that the Board approve the Minutes as presented. Director Norton seconded said motion, which carried unanimously.

5. The Board next considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as Exhibit "B". Following a discussion, Director Crenshaw moved that the Board approve the insurance of the District's current insurance coverages with the addition of a Commercial General Liability and Hired Car & Non Ownership Automobile Liability policy as proposed and presented. Director Rudis seconded said motion, which carried unanimously.

6. The Board next considered ratification of acceptance of water line easements and rights-of-way from Varma and Shireesha Penmatsa to the District, copies of which are attached hereto as Exhibit "C". Following a discussion, Director Crenshaw moved that the Board ratify acceptance of the water line easements and rights-of-way as presented. Director Norton seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Caracheo, who updated the Board with regard to development within the District, reporting that construction of wastewater improvements is complete in Dakota Heights Phase 1, and storm drainage will begin shortly as approval of plans has been received from Collin County. Mr. Caracheo also noted sitework for the wastewater treatment plant will begin shortly. No formal action was taken by the Board.

8. The Board next recognized Mr. Betten, who presented to and reviewed with the Board an engineering report May 28, 2026, a copy of which is attached hereto as Exhibit "D", and updated the Board with regard to engineering within the District. Mr. Betten next presented bids received for a pond liner improvements contract and recommended that the Board award the contract to the lowest qualified bidder, De Leon Fencing & Construction Services, LLC, d/b/a De Leon Excavating ("De Leon") in the total base bid amount of \$97,518.00.

Next, Mr. Betten recommended that the Board approve the following pay application and change order:

- Change Order No. 1 in the amount of \$400,159.80 from KCK Utility Construction, Inc. ("KCK"), under the water, wastewater, and storm drainage improvements contract for Dakota Heights Phase 1.
- Pay Application No. 1 in the amount of \$2,134,938.96 from KCK under the water, wastewater, and storm drainage improvements contract for Dakota Heights Phase 1.

Following a discussion, Director Crenshaw moved that the Board (i) award the pond liner improvements contract to De Leon pursuant as recommended by the District's Engineer; (ii) approve the pay application and change order as recommended by the District's Engineer; and (iii)

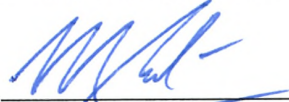
approve the Engineer's report as presented. Director Rex seconded said motion, which carried unanimously.

9. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a Bookkeeper's Report dated May 28, 2026, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Crenshaw moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize the payment of bills listed thereon. Director Rudis seconded said motion, which carried unanimously.

There being no further business to conduct, Director Crenshaw moved that the meeting be adjourned at 11:45 a.m. Director Norton seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 23rd day of July, 2026.



Matt Rudis, Secretary
Board of Directors
Southeast Collin County Municipal Utility District
No. 1

