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 July 9, 2026 at 11:41 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 Easley. 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"), 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. Minutes: The Board confirmed receipt of the Minutes for the May 6, 2026 special meeting. Upon motion by Director Tickner seconded by Director Terrazas and unanimously carried, said minutes were unanimously approved.

3. Developer Report: Mr. Major presented the Developer's Report and updated the Board on the status of the proposed Development Agreement with the City. He discussed that homes in the District are being appraised at approximately $100,000 lower than expected. He is hoping to negotiate with the City regarding revising the Development Agreement to allow for smaller lot sizes in order to build smaller, more cost-efficient homes. However, he noted that the City of Jarrell has not replaced their staff so this will be a long process. Director Summers requested information regarding the actual sales data and appraisal values. Mr. Major noted he will track that information and forward to the Board. He further reported that the landscape maintenance agreement is being renewed. No action was taken by the Board.

4. City of Jarrell Development Agreement: The Board discussed the agenda item and agreed to remove it from future agendas for the time being until the City hires replacement staff. The Board directed that the item be placed back on the agenda once the City has the needed staff to move forward.

5. Engineering Report: Ms. Franklin reviewed the Engineering Report and presented Change Order No. 2 from Santa Rosa Well Service, which decreased the contract amount by $7,000 to reflect the removal of the caliper log from the scope of work. Upon a motion by Director Duke, seconded by Director Terrazas, and unanimously carried, the Board approved Change Order No. 2. Upon motion by Director Duke, seconded by Director Terrazas and unanimously carried, the Board approved the Engineering Report.

6. Accounting and Cash Activity Report: The Cash Activity Report was presented to the Board for review, including the approval of director and vendor payments. The Board noted that the per diem checks issued to Director Easley for this meeting would be voided and that additional developer funding is needed. Mr. Major stated that the Developer would expedite the funding advance. Upon a motion by Director Duke, seconded by Director Terrazas, and unanimously carried, the Board approved the Cash Activity Report and authorized the disbursements and transfers as set forth therein.

7. Sungrow Landscape Master Service Agreement: The Board considered the Master Service Agreement with Sungrow Landscape Maintenance. The Board discussed the annual increase of $3,703.07, noting that the agreement automatically renews each year. The Board further noted that, if it wishes to terminate the agreement, the matter should be placed on a future agenda prior to the renewal date so that the agreement may be canceled in accordance with its terms. Upon a motion by Director Terrazas, seconded by Director Duke, and unanimously carried, the Board approved the Master Service Agreement.

8. Annual Insurance Renewal: Mr. McPhail reviewed the insurance proposal for renewal, noting that the annual premium had increased by $759.00. Upon a motion by Director Tickner, seconded by Director Terrazas, and unanimously carried, the Board approved the insurance renewal.

9. Calendaring: The next Board Meeting is tentatively scheduled for August 11, 2026 at 11:00 a.m. and September 8, 2026 at 11:00 a.m.

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

APPROVED AND ADOPTED this 11th day of August 2026.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49

Noah Terrazas, Secretary

(DISTRICT SEAL)

