MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF COLLIN §

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10 §

The Board of Directors (the "Board") of Collin County Municipal Utility District No. 10 (the "District") met in regular session, open to the public, at 10003 Technology Blvd. W, Dallas, Texas 75220, outside the boundaries of the District, on August 10, 2026, and the roll was called of the members of the Board to-wit:

Brent Wall	President
Ashley Eckeberger	Vice President
Blake Gustafson	Secretary
Michael Hanschen	Assistant Secretary
Matthew Ledlie	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Ledlie and Director Hanschen, thus constituting a quorum. Also present were: Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Mr. John Sparrow, Mr. Kyle Bradley, Mr. Austin Wolfenberger, Mr. Shane Williams, Mr. Stephen Triplett, and Mr. James Haddock, developers of lands within the District; Ms. Wendy Randall of Dye & Tovery, LLC; and Ms. Lydia Stafford of Kimley-Horn and Associates ("Engineer").

The meeting was called to order at 12:05 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, Director Eckeberger moved that the Board close the public comment section of the meeting. Director Wall seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the June 8, 2026, meeting of the Board of Directors. Following a discussion, and upon motion by Director Eckeberger, seconded by Director Wall, and unanimously carried, the Board approved the minutes as presented.

3. 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 "A". Following a discussion, Director Eckeberger moved that the Board approve the renewal of District insurance coverages as presented. Director Wall seconded said motion, which carried unanimously.

4. The Board next recognized Ms. Elliott, who presented to and reviewed with the Board the 2026 tax rate calculations and recommendations from Hilltop Securities, Inc., the District's Financial Advisor, a copy of which is attached hereto as Exhibit "B". The total tax rate recommendation is $1.00 per $100 of net taxable value with $0.3078 designated for maintenance and

operations and $0.6922 designated for road debt service. Following a discussion, Director Eckeberger moved that the Board (i) approve the proposed tax rate; (ii) call a public hearing on the proposed tax rate for September 14, 2026, at 12:00 p.m. at 10003 Technology Blvd. W, Dallas, Texas 75220; and (iii) authorize publication of a notice of the same. Director Wall seconded said motion, which carried unanimously.

5. The Board next considered the conveyance of detention ponds to the District. Ms. Elliott explained to the Board that the detention ponds must be owned by the District in order for the expenses to be reimbursable to the District's developer, by the landscaping and ponds in this area will be maintained by Arbor Trails Residential Community, Inc. (the "HOA"). Following a discussion, Director Eckeberger moved that the Board accept conveyance of the detention ponds. Director Wall seconded said motion, which carried unanimously.

6. The Board next considered a Maintenance and Operations Agreement by and between the District and the HOA, a copy of which is attached hereto as Exhibit "C". Ms. Elliott explained that the agreement is related to maintenance of detention ponds owned by the District. Following a discussion, Director Eckeberger moved that the Board approve the agreement as presented. Director Wall seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Wolfenberger, who updated the Board with regard to proposed development within the District, reporting that Arbor South is complete, walking trails are under construction, Arbor Lakes Phase 1A is ready for final walkthrough, and paving in Arbor Lakes Phase 2A will begin next month. No formal action was taken by the Board.

8. The Board next recognized Ms. Stafford, who presented to and reviewed with the Board an engineering report dated August 10, 2026, a copy of which is attached hereto as Exhibit "D", and updated the Board with regard to engineering matters within the District. Next, Mr. Loeffel recommended that the Board approve following pay applications and change orders:

- Pay Application No. 8 in the amount of $28,187.82 from EIII Underground, LLC ("EIII") under the water, wastewater, and storm drainage improvements contract for Arbor Lakes Phase 1A.
- Pay Application No. 3 in the amount of $157,275.90 from Mario Sinacola & Sons Excavating, Inc., under the paving improvements contract for Arbor Lakes Phase 1A.
- Pay Application No. 3 in the amount of $40,545.01 from RPM xConstruction, LLC ("RPM"), under the grading improvements contract for Arbor Lakes Phase 1A.
- Change Order No. 3 in the amount of $3,300.00 from RPM under the grading improvements contract for Arbor Lakes Phase 1A.
- Pay Application No. 3 in the amount of $63,003.96 from Obra Ramos Excavation, Inc., under the grading improvements contract for Arbor Lakes Phase 2A.
- Pay Application No. 1 in the amount of $13,365.00 from EIII under the water, wastewater, and storm drainage improvements contract for Arbor Lakes Phase 2A.
- Pay Application No. 2 in the amount of $476,461.31 from EIII under the water, wastewater, and storm drainage improvements contract for Arbor Lakes Phase 2A.
- Change Order No. 1 in the amount of $19,618.48 from EIII under the water, wastewater, and storm drainage improvements contract for Arbor Lakes Phase 2A.

Following a discussion, Director Eckeberger moved that the Board (i) approve all pay applications and change orders as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Wall seconded said motion, which carried unanimously.

9. The Board next considered the engagement of Tovery Accounting Consultants, LLC, for bookkeeping services on behalf of the District, a copy of the proposal for which is attached hereto as Exhibit "E". It was noted that the company formerly known as Dye & Tovery, LLC, has changed its name to Tovery Accounting Consultants, LLC, so the engagement reflects that change in name. Following a discussion, Director Eckeberger moved that the Board approve the engagement as presented. Director Wall seconded said motion, which carried unanimously.

10. The Board next recognized Ms. Randall, who presented to and reviewed with the Board a bookkeeping report dated August 10, 2026, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Eckeberger moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Wall seconded said motion, which carried unanimously.

There being no further business to conduct, Director Eckeberger moved that the meeting be adjourned at 12:17 p.m. Director Wall seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 14th day of September, 2026.

Blake Gustafson, Secretary
Board of Directors
Collin County Municipal Utility District No. 10

(DISTRICT SEAL)