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 August 26, 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 Alba, thus constituting a quorum. Director Parker joined the meeting later as noted below. Also present were: Ms. Esther Lara of Dye & Tovery, LLC ("Bookkeeper"); Mr. Ryan Hafner, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; Mr. Ishmael Machoka, Mr. Russell Walker, and Mr. Hayden Wright 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 12:37 p.m.

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

2. The Board next acknowledged receipt of the Minutes from the July 29, 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. The Board next continued 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, upon motion from Director Soto, seconded by Director Browne and unanimously carried, the Board held the hearing open until the next meeting of the Board on September 23, 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. At this time, Director Parker joined the meeting. The Board next recognized Mr. Walker, who presented to and reviewed with the Board an engineering report dated August 26, 2026, a copy of which is attached hereto as Exhibit "A", and updated the Board with regard to engineering within the District. Mr. Walker next presented to the Board bids received for Laud Howell Parkway at Trinity Falls Parkway signalization improvements contract and recommended award of said contract to the lowest qualified bidder, American Traffic Construction LLC ("ATC"), in the base bid amount of $332,583.76.

Next, Mr. Walker recommended that the Board approve the following change order:

- Change Order No. 5 in the amount of $8,851.00 from FCS Construction, LP, under the grading improvements contract for Laud Howell Parkway.

Following a discussion, Director Soto moved that the Board (i) award the Laud Howell Parkway at Trinity Falls Parkway signalization improvements contract to ATC as recommended by the District's Engineer; (ii) approve the change order as recommended by the District's Engineer; and (iii) approve the engineering report as presented. Director Browne seconded said motion, which carried unanimously.

8. The Board next recognized Mr. Seabolt, who updated the Board with regard to development within the District, reporting that the developers are actively planning for the first roughly 890 lots within the District, and discussions are ongoing with interested parties with respect to the commercial lots within the District. No formal action was taken by the Board.

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 "B", and preparation and filing of an annual financial report on behalf of the District, a copy of the proposal for which is attached hereto as Exhibit "C". 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 Soto moved that the Board approve the engagements as presented. Director Browne seconded said motion, which carried unanimously.

10. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a bookkeeping report dated August 26, 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 Soto, seconded by Director Browne, and unanimously carried, the Board adjourned at 12:48 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)

