

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the “Board”) of Seven Springs Municipal Utility District of Collin County (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 July 23, 2026, and the roll was called of the members of the Board to-wit:

Ryder Byrne	President
Joey Tyner	Vice President
Spencer Weber	Secretary
Christina Adamson	Assistant Secretary
Brittan Chrisman	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Victor Cristales, attorney, and Ms. Genny Lutzell, paralegal, each of Winstead PC; Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); Mr. Daniel Betten of LJA Engineering, Inc. (“Engineer”); Mr. Devon Whitlock of Cedar Creek Municipal Advisors (“CCMA” of “Financial Advisor”); and Mr. Philip Janco and Mr. Jimmy Caracheo of Green Brick Partners, a developer of lands within the District.

The meeting was called to order at 12:01 p.m.

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

2. The Board next acknowledged receipt of the Minutes from the June 25, 2026, meeting of the Board of Directors. Following a discussion, Director Byrne moved that the Board approve the Minutes as presented. Director Chrisman seconded said motion, which carried unanimously.

3. Upon motion duly made, seconded, and unanimously carried, the Board convened a public hearing regarding the District’s proposed 2026 tax rate. The notice of the hearing was published in accordance with the requirements of the Texas Water Code, and a copy of said notice is attached hereto as Exhibit “A”. The Board reviewed the tax rate recommendation prepared by the Financial Advisor for the District, and, hearing no public comment, Director Byrne moved that the Board close the public hearing. Director Chrisman seconded said motion, which carried unanimously. The Board reopened the meeting.

4. The Board next reviewed and discussed an Order Setting Tax Rate for 2026, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Byrne moved that the Board (i) levy a 2026 operations and maintenance tax of \$1.20 per \$100 of net taxable value; and (ii) adopt the Order Setting Tax Rate for 2026 to reflect the same. Director Adamson seconded said motion, which carried unanimously.

5. The Board next considered an Amended District Information Form to reflect the confirmation and bond election, a copy of which is attached hereto as Exhibit "C". Mr. Cristales explained that the form is being updated to reflect the District's levy of taxes. Following a discussion, Director Byrne moved that the Board (i) approve the Amended District Information Form; and (ii) authorize the District's legal counsel to record same with Collin County, Texas, and file the same with the Texas Commission on Environmental Quality. Director Chrisman seconded said motion, which carried unanimously.

6. The Board deferred action with regard to a Rate Order.

7. The Board deferred action with regard to an Agreement for Billing and Collection Services.

8. The Board next considered an Equipment Lease Agreement with AUC Group, LLC, a copy of which is attached hereto as Exhibit "D". It was noted that the developer is party to the agreement on behalf of the District. Following a discussion, Director Byrne moved that the Board approve the agreement subject to final developer approval. Director Chrisman seconded said motion, which carried unanimously.

9. The Board next recognized Mr. Janco, who updated the Board with regard to development within the District, reporting that paving improvements in Phase 1 are wrapping up.. No formal action was taken by the Board.

10. The Board next recognized Mr. Betten, who presented to and reviewed with the Board an Engineer's Report dated July 23, 2026, a copy of which is attached hereto as Exhibit "E", and updated the Board with regard to engineering matters within the District. Mr. Betten next presented bids received for construction of the District's wastewater treatment plant and recommended that the Board award the project to AUC Group, LLC, in the total base bid amount of \$2,366,400.00. Mr. Betten noted that this project is for construction of equipment pursuant to the Equipment Lease Agreement previously approved by the Board. Next, Mr. Betten recommended that the Board approve the following pay applications and change orders:

- Pay Application No. 1 in the amount of \$486,060.20 from Glenn Cashon Construction, LLC, under the 12" water line improvements contract for the Seven Springs development.
- Change Order No. 10 in the amount of \$16,358.10 from Hammett Excavation, Inc. ("Hammett"), under the excavation improvements contract for Seven Springs Phase 1.
- Change Order No. 11 in the amount of \$61,713.97 from Hammett under the excavation improvements contract for Seven Springs Phase 1.
- Pay Application No. 8 in the amount of \$286,589.02 from Hammett under the excavation improvements contract for Seven Springs Phase 1.

- Change Order No. 2 in the amount of \$334,749.00 from Chris Harp Construction, LLC (“Harp”), under the paving improvements contract for Seven Springs Phase 1.
- Pay Application No. 3 in the amount of \$2,171,272.09 from Harp under the paving improvements contract for Seven Springs Phase 1.
- Change Order No. 3 in the amount of \$195,129.00 from KCK Utility Construction, Inc. (“KCK”), under the water, wastewater, and storm drainage improvements contract for Seven Springs Phase 1.
- Pay Application No. 8 in the amount of \$226,134.00 from KCK under the water, wastewater, and storm drainage improvements contract for Seven Springs Phase 1.

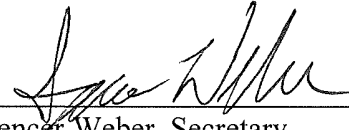
Following a discussion, Director Byrne moved that the Board: (i) award the waterwater treatment plant equipment improvements contract to AUC Group, LLC, as recommended by the District’s Engineer; (ii) approve the pay applications and change orders as recommended by the District’s Engineer; and (iii) approve the Engineer’s report as presented. Director Tyner seconded said motion, which carried unanimously.

11. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a Bookkeeper's Report dated July 23, 2026, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Byrne moved that the Board (i) approve the Bookkeeper's Report as presented; and (ii) authorize the payment of bills listed thereon. Director Tyner seconded said motion, which carried unanimously.

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

[Signature page follows]

APPROVED AND ADOPTED this 27th day of August, 2026.



Spencer Weber, Secretary

Board of Directors

Seven Springs Municipal Utility District of Collin
County

