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 July 23, 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. Genny Lutzel, paralegal, each of Winstead PC; Ms. Esther Lara of Dye & Tovery, LLC ("Bookkeeper"); Mr. Daniel Betten of LJA Engineering, Inc. ("Engineer"); Mr. Devon Whitlock of Cedar Creek Municipal Advisors ("CCMA" or "Financial Advisor"); and Mr. Jimmy Caracheo of Green Brick Partners, a developer of lands within the District.

The meeting was called to order at 11:30 a.m.

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

2. The Board next acknowledged receipt of the Minutes from the May 28, 2026, meeting of the Board of Directors. Following a discussion, Director Rex moved that the Board approve the Minutes as presented. Director Rudis seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Whitlock, who presented to and reviewed with the Board the 2026 tax rate calculations and recommendations from the Financial Advisor, a copy of which is attached hereto as Exhibit "A". The total tax rate recommendation is $1.20 per $100 of net taxable value, all designated for maintenance and operations. Following a discussion, Director Rex moved that the Board (i) approve the proposed tax rate; (ii) call a public hearing on the proposed tax rate for August 27, 2026, at 11:30 a.m. at 2728 N. Harwood Street, Suite 500, Dallas,

Texas 75201; and (iii) authorize publication of a notice of the same. Director Rudis seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Caracheo, who updated the Board with regard to development within the District, reporting that construction of wet utilities is complete in Dakota Heights Phase 1, and a preconstruction meeting has been conducted for the wastewater treatment plant. No formal action was taken by the Board.

5. The Board next recognized Mr. Betten, who presented to and reviewed with the Board an engineering report dated July 23, 2026, a copy of which is attached hereto as Exhibit "B", and updated the Board with regard to engineering within the District. Next, Mr. Betten recommended that the Board approve the following pay application and change orders:

- Change Order No. 2 in the amount of $39,006.00 from KCK Utility Construction, Inc. ("KCK"), under the water, wastewater, and storm drainage improvements contract for Dakota Heights Phase 1.
- Change Order No. 3 in the amount of $16,925.00 from KCK under the water, wastewater, and storm drainage improvements contract for Dakota Heights Phase 1.
- Pay Application No. 2 in the amount of $1,949,609.34 from KCK under the water, wastewater, and storm drainage improvements contract for Dakota Heights Phase 1.
- Change Order No. 1 in the amount of $152,130.75 from Chris Harp Construction, LLC, under the paving improvements contract for Dakota Heights Phase 1.

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

6. 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 "C". Following a discussion, Director Rex 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 Rex moved that the meeting be adjourned at 11:42 a.m. Director Rudis seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

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

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

(DISTRICT SEAL)