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 August 11, 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 Summers who arrived shortly after the meeting started. 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"), Jennifer Franklin and Tabby Farr of Pape-Dawson Engineers, Tyler Douthitt of Bott & Douthitt and, attending by telephone conference, Corey Howell of GMS, the District's Financial Advisors.

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 July 9, 2026 special meeting.

   Upon motion by Director Tickner seconded by Director Terrazas and unanimously carried, said minutes were unanimously approved.

Let the record reflect that Director Summers arrived at the meeting.

3. FYE 2027 Proposed Budget: Mr. Douthitt reviewed the budget with the Board noting that he has based it on the published tax rate of $1.20. He will revise if the tax rate is not increase from the cap of $.49 to $1.20.

4. 2026 Certified Tax Roll: The Board reviewed the certified tax rolls for 2026.

   Upon motion by Director Tickner, seconded by Director Duke and unanimously carried, the Board acknowledged receipt from the Williamson Central Appraisal District of the District's certified tax rolls for 2026.

5. Tax Rate Study: Mr. Howell reviewed his tax rate recommendations for 2026. He reported that Mr. Major is currently working with the City of Jarrell (the "City") to amend the Development Agreement, including a proposed increase to the tax rate cap to $0.49 per $100 of taxable value. In anticipation of the proposed amendment being approved prior to the next Board meeting when the District will set its tax rate for 2026, Mr. Howell recommended that the District publish a tax rate of $1.20 per $100 of taxable value in the Notice of Public Hearing on the 2026 Tax Rate. If the City does not approve the increase to the tax rate cap, Mr. Howell noted that the District must adopt a maximum tax rate of $0.49 per $100 of taxable value. Mr. Howell also requested confirmation that the District qualifies as a Developing District.

   Upon motion by Duke, seconded by Director Terrazas and unanimously carried, the Board confirmed its status as a Developing District.

   The Board continued to discuss the recommended tax rate.

6. TNT Worksheet: The Board reviewed the TNT Worksheet.

   Upon motion by Director Terrazas, seconded by Director Duke and unanimously carried, the Board approved the TNT Worksheet and authorized the President to sign.

7. Notice of Public Hearing on Tax Rate: The Board reviewed the draft Notice of Public Hearing on the Tax Rate for 2026.

   Upon motion by Director Terrazas, seconded by Director Tickner and unanimously carried, the Board (i) approved the Notice of Public Hearing on Tax Rate, (ii) called a public hearing on the proposed tax rate for September 8, 2026 at 11:00 a.m.; and (iii) authorized publication of the Notice of Public Hearing on Tax Rate with a proposed tax rate of $1.20.

8. Appraisal of Homes within the District: This will be discussed next month when Mr. Major is in attendance.

9. Developer Report: No Developer Report was given.

10. City of Jarrell Development Agreement: This item was tabled until next month.

11. Engineering Report: Ms. Franklin reviewed the Engineering Report in detail and presented Pay Application No. 6 from CC Carlton for $111,066.80.

    Upon a motion by Director Tickner, seconded by Director Terrazas, and unanimously carried, the Board approved Pay Application No. 6.

    Upon motion by Director Tickner, seconded by Director Duke and unanimously carried, the Board approved the Engineering Report as set forth therein.

12. Accounting and Cash Activity Report: The Cash Activity Report was presented to the Board for review, including the approval of director and vendor payments.
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.

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

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

APPROVED AND ADOPTED this 8th day of September 2026.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49

Noah Terrazas, Secretary

(DISTRICT SEAL)

