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 September 23, 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 Pennington and Director Alba, thus constituting a quorum. Also present were: Ms. Esther Lara of Tovery Accounting Consultants, LLC ("Bookkeeper"); Mr. Ryan Hafner, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; Mr. Ishmael Machoka of LJA Engineering ("Engineer"); and Mr. Shane Seabolt, a developer of lands within the District.

The meeting was called to order at 12:41 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 August 26, 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 been received for consideration. The Board declined any action with regard to the exclusion of lands and reopened the meeting.

4. The Board declined any action with regard to an Order Excluding Lands and Redefining Boundaries.

5. The Board declined any action with regard to an Amended District Information Form.

6. At this time, Director Parker joined the meeting. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated September 23, 2026, a copy of which is attached hereto as Exhibit "A", and updated the Board with regard to engineering within the District. Mr. Machoka next presented to the Board bids received for the following construction contracts and recommended award of said contracts to the lowest qualified bidders as follows:

- Paving improvements contract for Laud Howell Parkway, Project 1, Phase 2, to Mario Sinacola & Sons Excavating, Inc. ("Sinacola") in the base bid amount of $5,947,000.00.
- Bridge improvements contract for Laud Howell Parkway, Project 1, Phase 2, to Sinacola in the base bid amount of $6,711,500.00.
- Paving improvements contract for Wildwood Phase 1 to L.H. Lacy Company, Ltd. ("Lacy") in the base bid amount of $3,324,202.91.
- Water, wastewater, and storm drainage improvements contract for Wildwood Phase 1 to Blue Star Materials II, LLC, dba AHR Texas ("AHR") in the base bid amount of $6,497,000.00.

Next, Mr. Machoka recommended that the Board approve the following pay applications and change orders:

- Change Order No. 6 in the amount of ($19,198.40) from FCS Construction, LP ("FCS"), under the grading improvements contract for Laud Howell Parkway.
- Pay Application No. 9 in the amount of $7,965.90 from FCS under the grading improvements contract for Laud Howell Parkway.
- Pay Application No. 10 (Retainage) in the amount of $300,199.92 from FCS under the grading improvements contract for Laud Howell Parkway.
- Change Order No. 1 in the amount of $562,113.34 from KIK Underground, LLC ("KIK"), under the drainage improvements contract for Laud Howell Parkway.
- Pay Application No. 3 in the amount of $589,542.21 from KIK under the drainage improvements contract for Laud Howell Parkway.
- Pay Application No. 4 in the amount of $250,956.63 from KIK under the drainage improvements contract for Laud Howell Parkway.
- Pay Application No. 1 in the amount of $4,275.00 from Benchmark Gardens, LLC, under the landscape improvements contract for Laud Howell Parkway Phase 1.
- Pay Application No. 1 in the amount of $16,200.00 from Glenn Thurman, Inc., under the paving improvements contract for Laud Howell Parkway Phase 1.

Following a discussion, Director Soto moved that the Board (i) award the paving improvements contract for Laud Howell Parkway, Project 1, Phase 2, to Sinacola as recommended by the District's Engineer; (ii) award the bridge improvements contract for Laud Howell Parkway, Project 1, Phase 2, to Sinacola as recommended by the District's Engineer; (iii) award the paving improvements contract for Wildwood Phase 1 to Lacy as recommended by the District's Engineer; (iv) award the water, wastewater, and storm drainage improvements contract for Wildwood Phase 1 to AHR as recommended by the District's Engineer; (v) approve the pay applications and change

orders as recommended by the District's Engineer; and (vi) approve the engineering report as presented. Director Browne seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Seabolt, who updated the Board with regard to development within the District, reporting that the lots within residential pod 2 are under contract to be sold to homebuilders for development with closing planned within the next 60 days, and the developers are working on the sale of residential pod 3. No formal action was taken by the Board.

8. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a bookkeeping report dated September 23, 2026, a copy of which is attached hereto as Exhibit "B". 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.

9. The Board next considered a Resolution Establishing District's Regular Monthly Meeting Date, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Soto moved that the Board (i) adopt the 3rd Wednesday of each month at 12:30 p.m. as the District's regular monthly meeting date; and (ii) adopt the Resolution as presented. 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 1:02 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 21st day of October, 2026.

Secretary, Board of Directors
Honey Creek Municipal Management District No. 1
of Collin County

(DISTRICT SEAL)