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 August 27, 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. Ross Martin, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Esther Lara of Dye & Tovery, LLC ("Bookkeeper"); Mr. Ishmael Machoka and Mr. Hayden Wright of LJA Engineering, Inc. ("Engineer"); and Mr. Brian Hunnicutt 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 July 23, 2026, meeting of the Board of Directors. Following a discussion, Director Crenshaw moved that the Board approve the Minutes as presented. Director Rex seconded said motion, which carried unanimously.

3. The Board next considered Tax Collection Services Agreement by and between the District and Collin County, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Crenshaw moved that the Board approve the agreement as presented. Director Rudis seconded said motion, which carried unanimously.

4. The Board next considered the engagement of Abernathy, Roeder, Boyd & Hullett, PC, for the collection of delinquent taxes, a copy of the proposed contract for which is attached

hereto as Exhibit "B". It was noted that the services are provided on a contingent fee basis. Following a discussion, Director Crenshaw moved that the Board (i) approve the contract as presented; and (ii) adopt a resolution approving the contingent fee contract. Director Norton seconded said motion, which carried unanimously.

5. Upon motion by Director Crenshaw, seconded by Director Rex, 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 "C". The Board reviewed the tax rate recommendation prepared by the Financial Advisor for the District, and, hearing no public comment, Director Crenshaw moved that the Board close the public hearing. Director Rex seconded said motion, which carried unanimously. The Board reopened the meeting.

6. The Board next reviewed and discussed an Order Setting Tax Rate for 2026, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Rex 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 Norton seconded said motion, which carried unanimously.

7. 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 "E". Mr. Martin explained that the form is being updated to reflect the District's levy of taxes. Following a discussion, Director Rudis 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 Norton seconded said motion, which carried unanimously.

8. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that paving will be complete in Phase 1 within the next two weeks, followed by installation of franchise utilities. Mr. Hunnicutt further reported that the District's wastewater treatment plant is planned to be operational in summer 2027 following lot delivery in spring 2027. No formal action was taken by the Board.

9. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated August 27, 2026, a copy of which is attached hereto as Exhibit "F", and updated the Board with regard to engineering within the District. Next, Mr. Machoka presented to and reviewed with the Board bids received for the wastewater treatment facility equipment contract to serve the Dakota Heights development and recommended that the Board award said contract to the lowest qualified bidder, AUC Group, LLC, in the total base bid amount of $2,488,080.00.

Mr. Machoka recommended that the Board approve the following pay application and change order:

- Pay Application No. 3 in the amount of $103,644.00 from KCK Utility Construction, Inc., under the water, wastewater, and storm drainage improvements contract for Dakota Heights Phase 1.
- Change Order No. 2 in the amount of $31,955.20 from Chris Harp Construction, LLC, under the paving improvements contract for Dakota Heights Phase 1.

Following a discussion, Director Rudis moved that the Board (i) award the wastewater treatment facility equipment contract to serve the Dakota Heights development to AUC Group, LLC, as recommended by the District's Engineer; (ii) approve the pay application and change order as recommended by the District's Engineer; and (iii) approve the Engineer's report as presented. Director Rex seconded said motion, which carried unanimously.

10. 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 "G", 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 "H". 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 Norton moved that the Board approve the engagements as presented. Director Rudis 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 August 27, 2026, a copy of which is attached hereto as Exhibit "I". Following a discussion, Director Rudis moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize the payment of bills listed thereon. Director Norton seconded said motion, which carried unanimously.

12. The Board next considered a Resolution Adopting Operations Budget for the fiscal year ending November 30, 2026, a copy of which is attached hereto as Exhibit "J". Following a discussion, Director Rex moved that the Board adopt the resolution as presented. Director Norton seconded said motion, which carried unanimously.

There being no further business to conduct, Director Rudis moved that the meeting be adjourned at 11:42 a.m. Director Norton seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 24th day of September, 2026.

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

(DISTRICT SEAL)