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 September 8, 2026 at 11:09 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 Easley. 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"), Tabby Farr of Pape-Dawson Engineers, Tyler Douthitt of Bott & Douthitt and, attending by telephone conference, Taylor Major, representing LGI Homes, the owner and developer of lands within the District ("Developer") and Corey Howell of GMS, the District's Financial Advisor.

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. Public Hearing on 2026 Tax Rate: Upon motion by Director Duke, the Board opened the Public Hearing on the 2026 Tax Rate at 11:11 a.m. The Board asked for public comment. Hearing none, upon motion by Director Duke, the Board closed the Public Hearing on the 2026 Tax Rate at 11:11 a.m.

3. FYE 2027 Operating Budget: The Board reviewed the proposed budget for the fiscal year ending September 30, 2027 and the Resolution Adopting the Operating Budget.

   Upon motion by Director Terrazas, seconded by Director Tickner and unanimously carried, the Board adopted the Resolution Adopting the Operating Budget.

4. 2026 Tax Rate: Following the approval of the District's FYE 2027 operating budget and debt service budget, the Board reviewed and discussed the proposed Order Setting the Tax Rate for 2026. Mr. Howell stated that he had recommended publishing the Notice of Public Hearing to Set the Tax Rate using a proposed tax rate of $1.20, contingent upon the Developer obtaining the City of Jarrell's agreement to revise the Development Agreement

and increase the current maximum tax rate of $0.49. Mr. Major reported that discussions with the City regarding the proposed amendment to the Development Agreement remain ongoing. Mr. Howell noted that, absent an approved amendment to the Development Agreement, the maximum tax rate that may be adopted by the District remains $0.49.

Upon motion by Director Duke, seconded by Director Terrazas and unanimously carried, the Board approved the Order Setting Tax Rate for 2026, setting the total tax rate at $0.4900. In addition, the Board authorized filing and posting of such Order as necessary.

5. Minutes: The Board confirmed receipt of the Minutes for the August 11, 2026 special meeting.

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

6. Appraisal of Homes within the District: There is no update. Mr. Major noted that he will send the Board an e-mail with details.

7. Developer Report: No Developer Report was given.

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

9. Engineering Report: Ms. Farr reviewed the Engineering Report in detail and presented Pay Application No. 7 from CC Carlton for $138,804.03.

Upon a motion by Director Duke, seconded by Director Terrazas, and unanimously carried, the Board approved Pay Application No. 7.

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

10. Accounting and Cash Activity Report: The Cash Activity Report was presented to the Board for review, including the approval of director and vendor payments. Mr. Douthitt will void Director Easley's check.

Upon a motion by Director Terrazas, seconded by Director Summers, and unanimously carried, the Board approved the Cash Activity Report and authorized the disbursements and transfers as set forth therein.

11. Calendaring: The next Board Meeting is tentatively scheduled for November 10, 2026 at 12:00 p.m.

12. 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 10th day of November 2026.

WILLIAMSON COUNTY MUNICIPAL UTILITY
DISTRICT NO. 49

Noah Terrazas, Secretary

(DISTRICT SEAL)

