

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

March 27, 2023

STATE OF TEXAS §
COUNTY OF LIBERTY §
LIBERTY COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the "Board") of Liberty County Municipal Management District No. 1 (the "District") met in regular session, open to the public, at 12:00 p.m. on Monday, March 27, 2023 at 1680 Road 3549, Cleveland, Texas 77327, a designated meeting place inside the boundaries of the District and via telephonic conference; whereupon, roll was called of the members of the Board of Directors, to-wit:

William Harris, III	-	President	- LOIOM fli c5e. (faMilj.
Heath J. Marek	-	Vice President	f Ar-4, N.C., "" of GQ(ony ludy.c.
Savannah Carihfield	-	Secretary	foA/ ra vi ly 40 HCP, of 30th. m
Damaris Watson	-	Assistant Secretary	Coloi, Ridge Emp\on\11(-,
Clifton C. Cadle	-	Assistant Secretary	L.O lo ny Ridge Supervisor

All members of the Board of Directors were present, except Director Harris, thus constituting a quorum.

Also present at the meeting were Diego Espinosa of Engineering Texas, the District's Engineer; Cory Anderson, Patrick Thiel, Ryan Carihfield, Cory Anderson, Ernesto Garcia and Donald Burton; Lauren Clark of L&S District Services, the District's Bookkeeper; and Laken Jenkins Kilgore, attorney, and Monica Britton, paralegal, of Coats Rose, P.C. ("Coats Rose"), legal counsel for the District ("Attorney").

Whereupon, the meeting was called to order at 12:00 p.m. A copy of the notice of the meeting is attached hereto as Exhibit "A".

HEAR FROM THE PUBLIC

No members of the public were present.

APPROVE MINUTES OF MEETING

Proposed minutes of the meeting of the Board held on January 9, 2023, previously distributed to the Board, were considered for approval. Upon a motion duly made by Director Marek, seconded by Director Cadle, the Board voted unanimously to approve such minutes as presented.

HEAR LIBERTY COUNTY CONSTABLE'S REPORT

The Board recognized Ms Kilgore who presented the Liberty County Constable's Report on behalf of Liberty County Constable Precinct 6 for the month of February. A copy of the report is attached hereto as Exhibit "B". No action was taken.

HEAR BOOKKEEPER'S REPORT

The Board recognized Ms. Clark, who reviewed the Bookkeeper's Report and the bills listed therein, a copy of which is attached hereto as Exhibit "C".

Review Investment Report

Ms. Clark next reviewed the investment report, a copy of which is included in the Bookkeeper's Report.

After consideration, upon a motion duly made by Director Marek, seconded by Director Crihfield, the Board voted unanimously to approve the Bookkeeper's report and the payment of the District's bills as presented.

HEAR DEVELOPER'S REPORT

The Board recognized Mr. Cadle, who reviewed with the Board the status of development within the District. The Board noted that no action was needed in conjunction with the Developer's Report.

The Board recognized Mr. Espinosa who presented the Engineer's Report, a copy of which is attached hereto as Exhibit "D". Mr. Espinosa requested that the Board authorize and approve the following:

- Authorize design of Santa Fe Section 18;
- Approve Pay Estimate Nos. 2-5 for Paving and Drainage Facilities for Santa Fe Section 14 by Liberty Paving, LLC in the amounts of \$1,089,354.51, \$1,491,944.62, \$1,192,710.89, and \$1,212,116.83, respectively.
- Authorize awarding contract for Construction of Paving Facilities in Santa Fe Section 15 to low bidder, Liberty Paving, LLC in the amount of \$6,158,231.60.

Upon a motion by Director Cadle, seconded by Director Carihfield, the Board voted unanimously to approve the Engineering Report and the action items listed therein.

HEAR ATTORNEY'S REPORT

The Board recognized Ms. Jenkins Kilgore who presented the Attorney's Report.

Accept Petition for Addition of Land Into the District

Ms. Kilgore next presented a Petition for the Addition of Land from Colony Ridge Development, LLC and the District (the "Petition") in conjunction with the annexation of 255.886 acres of land, a copy of which is attached hereto as Exhibit "E".

Order Adding Land and Redefining Boundaries

Ms. Kilgore submitted to the Board for review and approval an Order Adding Land Redefining Boundaries of the District (the "Order") in connection with the annexation of the 255.886 acres of land owned by Colony Ridge Development, LLC and the District, a copy of which is attached hereto as Exhibit "F". Ms. Kilgore noted after the inclusion of the annexation, the redefined boundaries of the District will total approximately 14,249 acres.

Approve Amended Notice to Sellers and Purchasers

The Board next considered approving an Amended Notice to Sellers and Purchasers of Real Estate Situated in the District (the "Notice"), a copy of which is attached hereto as Exhibit "G". Ms. Kilgore stated that the Notice needs to be updated to reflect the addition of 255.886 acres into the boundaries of the District. Ms. Kilgore continued that the Notice will be filed in the Liberty County Real Property Records and with the Texas Commission on Environmental Quality (the "TCEQ").

After consideration, upon a motion by Director Marek, seconded by Director Cadle, the Board voted unanimously to (i) accept the Petition, (ii) adopt the Order and (iii) approve the Notice and authorize the District's attorney to file the Notice in the Liberty County Real Property Record and with the TCEQ.

Discuss possible streetlights at major intersections, roundabouts, and bus stops and consider taking action thereon

The Board next discussed adding possible streetlights at major intersections, roundabouts, and bus stops. After discussion, the Board deferred action.

Approve Special Warranty Deeds under Section 49.226, Texas Water Code

Ms. Kilgore presented a Special Warranty Deed for the Board's review and consideration, copies of which are attached hereto as Exhibit "H". Ms. Kilgore requested the Board authorize conveyance of Reserves G1, 11 and K1, Block Twelve (12) of Santa Fe Section Two (2) to Colony Ridge Development, LLC under Section 49.226, Texas Water Code for roadway purposes.

Upon a motion by Director Marek, seconded by Director Cadle, the Board voted unanimously to approve the Special Warranty Deed under Section 49.226, Texas Water Code.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned.

(DISTRICT SEAL)

Secret irectors



STATE OF TEXAS

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COUNTY OF LIBERTY

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LIBERTY COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

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The Board of Directors (the "Board") of Liberty County Municipal Management District No. 1 (the "District") met in regular session, open to the public, at 12:00 p.m. on Monday, January 9, 2023 at 1680 Road 3549, Cleveland, Texas 77327, a designated meeting place inside the boundaries of the District and via telephonic conference; whereupon, roll was called of the members of the Board of Directors, to-wit:

William Harris, III
 Heath J. Marek
 Savannah Carihfield
 Damaris Watson
 Clifton C. Cadle

- President
 - Vice President
 - Secretary
 - Assistant Secretary
 - Assistant Secretary

All members of the Board of Directors were present, except Director Carihfield, thus constituting a quorum.

Also present at the meeting were Diego Espinosa of Engineering Texas, the District's Engineer; Cory Anderson, Patrick Thiel, Ryan Carihfield, Cory Anderson, Oscar M. Holt, Jr., and Donald Burton; Tiffany Loggins of L&S District Services, the District's Bookkeeper; and Laken Jenkins Kilgore, attorney, and Monica Britton, paralegal, of Coats Rose, P.C. ("Coats Rose"), legal counsel for the District ("Attorney").

Whereupon, the meeting was called to order at 12:00 p.m. A copy of the notice of the meeting is attached hereto as Exhibit "A".

HEAR FROM THE PUBLIC

No members of the public were present.

APPROVE MINUTES OF MEETING

Proposed minutes of the meeting of the Board held on January 9, 2023, previously distributed to the Board, were considered for approval. Upon a motion duly made by Director Harris, seconded by Director Marek, the Board voted unanimously to approve such minutes as presented.

HEAR LIBERTY COUNTY CONSTABLE'S REPORT

The Board recognized Ms. Jenkins Kilgore who presented the Liberty County Constable's Report on behalf of Liberty County Constable Precinct 6 for the month of November. Copies of the reports are attached hereto as Exhibit "B". No action was taken.

HEAR BOOKKEEPER'S REPORT

The Board recognized Ms. Loggins, who reviewed the Bookkeeper's Report and the bills listed therein, a copy of which is attached hereto as Exhibit "C".

Review Investment Report

Ms. Loggins next reviewed the investment report, a copy of which is included in the Bookkeeper's Report.

After consideration, upon a motion duly made by Director Cadle, seconded by Director Harris, the Board voted unanimously to approve the Bookkeeper's report and the payment of the District's bills as presented.

HEAR DEVELOPER'S REPORT

The Board recognized Mr. Cadle, who reviewed with the Board the status of development within the District. The Board noted that no action was needed in conjunction with the Developer's Report.

The Board recognized Mr. Espinosa who presented the Engineer's Report, a copy of which is attached hereto as Exhibit "D". Mr. Espinosa requested that the Board authorize and approve the following:

- Approve plans and specifications for the construction of Paving and Drainage Facilities of Santa Fe Section 15;
- Approve Pay Estimate No. 1 for Paving and Drainage Facilities for Santa Fe Section 14 by Liberty Paving, LLC in the amount of \$2,080,583.46.

Upon a motion by Director Harris, seconded by Director Cadle, the Board voted unanimously to approve the Engineering Report and the action items listed therein.

HEAR ATTORNEY'S REPORT

The Board recognized Ms. Jenkins Kilgore who presented the Attorney's Report.

Ratify approval of Amended Notice to Sellers and Purchasers related to annexation

Consideration was given to ratify the approval of the Amended Notice to Sellers and Purchasers related to the annexation.

Upon a motion by Director Marek, seconded by Director Harris, the Board voted unanimously to ratify the approval of the Amended Notice to Sellers and Purchasers.

Approve execution of Petition for Consent to Annexation. Petition for Water and Sanitary Sewer Service. Petition for Inclusion of Land to the Texas Commission on Environmental Quality (the "TCEQ")

Ms. Jenkins Kilgore next requested the Board's approval of a Petition for Consent to Annexation, Petition for Water and Sanitary Sewer Service and a Petition for Inclusion of Land to the TCEQ. She informed the Board that the District and Colony Ridge Development, LLC, a Texas limited liability company, are petitioning for the annexation of 255.886 acres of land into the District.

to approve (i) the Petition for Consent to Annexation, (ii) Petition for Inclusion of Land to the TCEQ, and (iii) a Petition for Inclusion of Land to the TCEQ.

Approve Cost Sharing Agreement for Law Enforcement Services with Houston El Norte POA

Next, Ms. Jenkins Kilgore presented a Cost Sharing Agreement for Law Enforcement Services with Houston El Norte POA. She informed the Board that the Letter Agreement states that the District agrees to contribute an amount equal to \$200,000 for the costs incurred under the Sheriffs Contract.

Upon a motion by Director Harris, seconded by Director Cadle, the Board voted unanimously to approve the Cost Sharing Agreement for Law Enforcement Services with Houston El Norte POA.

Approve First Amended Maintenance Agreement with El Norte Property Owners

Ms Jenkins Kilgore presented a First Amended Maintenance Agreement ("Maintenance Agreement") with El Norte Property Owners. She noted that the Maintenance Agreement was being amended to include reserves maintained by the District and insurance provisions.

Upon a motion by Director Harris, seconded by Director Marek, the Board voted unanimously to approve the Maintenance Agreement, subject to final review and approval from the Developer. A copy of the Maintenance Agreement is attached hereto as Exhibit "E".

Approve Special Warranty Deed under Section 49.226. Texas Water Code

Ms. Jenkins Kilgore presented Special Warranty Deed for the Board's review and consideration, a copy of which is attached hereto as Exhibit "F". Ms. Jenkins Kilgore informed the Board that a 0.45-acre tract is being reconveyed to Colony Ridge Development, LLC for road purposes under Section 49.226, Texas Water Code.

Upon a motion by Director Marek, seconded by Director Harris, the Board voted unanimously to approve the Special Warranty Deed.