

CERTIFICATE FOR RESOLUTION

The undersigned officer of Travis County Facilities Corporation, a nonprofit public facility corporation created pursuant to the laws of the State of Texas (the "Corporation") hereby certifies as follows:

1. In accordance with the bylaws of the Corporation, the Board of Directors of the Corporation (the "Board") held a meeting on December 11, 2025 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

CONSIDERATION AND POSSIBLE ACTION REGARDING A RESOLUTION APPROVING THE TRANSACTION FOR THE PRESERVE AT MASON CREEK TO BE LOCATED AT APPROXIMATELY SOUTH OF HORSESHOE DRIVE AND EAST OF CIRCLE DIAMOND LANE IN LEANDER, WILLIAMSON COUNTY, TEXAS, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE PROJECT AND AUTHORIZING THE TRAVIS COUNTY FACILITIES CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Corporation.

SIGNED December 11, 2025.



Patrick B. Howard, Secretary

CONSIDERATION AND POSSIBLE ACTION REGARDING A RESOLUTION APPROVING THE TRANSACTION FOR THE PRESERVE AT MASON CREEK TO BE LOCATED AT APPROXIMATELY SOUTH OF HORSESHOE DRIVE AND EAST OF CIRCLE DIAMOND LANE IN LEANDER, WILLIAMSON COUNTY, TEXAS, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE PROJECT AND AUTHORIZING THE TRAVIS COUNTY FACILITIES CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Cascade Homes, LLC or its affiliate (the “Developer”) has requested that the Travis County Facilities Corporation (the “Corporation”) finance the acquisition, construction and equipping of an approximately 64-units multifamily build-to-rent housing facility to be located on a tract of land located at approximately south of Horseshoe Drive and east of Circle Diamond Lane, Leander, Texas (the “Land,” together with the Housing Facility, the “Project”) pursuant to a Development Agreement between the Corporation, the Developer and/or its affiliate;

WHEREAS, the City of Leander (the “City”) has approved a Cooperation Agreement with the Corporation (the “Cooperation Agreement”) allowing the Corporation to exercise its powers within the incorporated boundaries of the City pursuant to Chapter 392 of the Texas Local Government Code;

WHEREAS, at the request of the Developer, the Corporation has agreed to (i) acquire the Land and own the Project and lease them to the Company affiliated with the Developer, pursuant to a Lease Agreement (the “Lease”) and Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreements”), ensuring that 30% of the units are reserved for tenants whose incomes are less than 80% of the Austin area median income (“AMI”) and 20% of the units are reserved for tenants whose incomes are less than 60% of the AMI and (ii) to enter into agreements to serve as the general contractor for the Project;

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, the Corporation will enter into an agreement to serve as the general contractor and any required construction contract and ancillary documents for the Project (the “Construction Documents”);

WHEREAS, in connection with the financing of the Project, the Company will enter into one or more loan transactions (collectively, the “Loan”);

WHEREAS, in connection with the execution of the Loan, the Corporation will be required to enter into certain agreements including, but not limited to, joinders to deeds of trust, consents, various assignments and certificates or other similarly named documents (collectively, the “Loan Documents”);

WHEREAS, the Corporation has (i) obtained the requisite underwriting assessment from a professional entity without a financial interest in the development, developer or public facility

user, which also has experience underwriting affordable multifamily residential development, indicating that the Project would not be feasible without the participation of the Corporation and (ii) published the underwriting assessment on its website and provided notice of the Project to the presiding officer of the governing body of each taxing unit in which the Project is located at least 30 days before this Resolution;

WHEREAS, the Board of Directors of the Corporation (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of Travis County for the various entities to enter into the transactions described above so that the Company may construct the Project; and

WHEREAS, the Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of the Corporation;

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF TRAVIS COUNTY FACILITIES CORPORATION THAT:

Section 1. The Project, the Cooperation Agreement, the Lease, the Loan, the Development Agreement, the Regulatory Agreement, the Construction Documents, and the Loan Documents, are hereby authorized and approved when such documents are approved by the officers signing them.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Lease, the Cooperation Agreement, the Development Agreement, the Regulatory Agreement, the Construction Documents, and the Loan Documents covering the Land for the Project or the Project, and all other documents relating to the development of the Project to which the Corporation is a party.

Section 3. The purchase of the Land, the lease of the Land, and the role of the Corporation as the general contractor for the Project are approved and the President, any Vice President, the Secretary, the Treasurer, the Director of Real Estate Development, and any Assistant Secretary, or any of them, are hereby authorized to execute the documents required to be executed by the Corporation in order to effect such transaction.

Section 4. The President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of the Corporation are authorized and directed to negotiate, modify, execute and deliver any of the documents to be signed by or consented to by the Corporation, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, the Director of Real Estate Development, or any of them, are authorized to negotiate and approve the terms of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to the Corporation, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transaction described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The officers of this Board hereby approve the selection of Bracewell LLP as counsel to the Corporation for this transaction.

Section 7. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 9. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

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