

MINUTES OF THE MEETING
OF
THE BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF GRAYSON §
SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY §

The Board of Directors (the "Board") of Sunset Ranch Municipal Utility District of Grayson County (the "District") met in regular session at 1:00 p.m. on Wednesday, May 14, 2025, at the offices of Kimley-Horn & Associates, Inc., 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (7th Floor Boardroom), an official meeting place located outside the boundaries of the District, for which notice was given as required by Chapter 551, Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

Dan Allen	President
Mason John	Vice President
Michael Trabulsi	Secretary
Daniel Lara	Assistant Secretary
Reid Pierce	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Also present were: Ms. Stephanie White of Kimley-Horn & Associates; Inc., the District's Engineers; Ms. April Little of Dye & Toverly LLC, the District's Bookkeepers; Ms. Stephanie White of Kimley-Horn & Associates, Inc.; Mr. Brian Hunnicutt and Mr. Jimmy Caracheo of Green Brick Partners, Inc., developers of the land in the District; Mr. Luisenrique Aranda-Beyer of Robert W. Baird & Co., the District's Financial Advisors; and Ms. Sarah Landiak, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys.

The meeting was called to order at 1:01 p.m.

1. Public Communication and Comment. The Board opened the meeting to public comment. Director Allen moved that the Board close the public comment session. Director Pierce seconded said motion, which carried unanimously.
2. Minutes of April 9, 2025 Board of Directors Meeting. Following a discussion, Director John moved that the Board approve the minutes of the April 9, 2025 meeting. Director Pierce seconded said motion, which carried unanimously.
3. Financial Advisor's Report. No report was given.

4. Engineer's Report. Ms. White then presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "A." She reported on the status of ongoing construction within the District, noting that the rough grading for the clearing and mass grading of Sunset Ranch, Phase 1, 2A, and 2B was complete. Ms. White then reported that construction was underway on Sunset Ranch, Phase Utilities, the Offsite Force Main, and the Lift Station.

Ms. White then presented Pay Estimate No. 6 for the lift station contract to Rey-Mar Construction, LLC in the amount of \$31,626.00, Pay Estimate No. 3 for the utilities for Sunset Ranch, Phase 1 contract to Blue Star Utilities, LLC in the amount of \$1,649,377.26, and Change Order No. 1 in the lesser amount of \$89,889.10. Following a discussion, Director Allen moved that the Board accept the Engineer's Report and all items listed therein as recommended by the District's Engineer. Director Pierce seconded said motion, which carried unanimously.

5. Developer's Report. Mr. Hunnicutt then report that utilities for Sunset Ranch, Phase 1 should be complete in June 2025 as well as the paving crossings. He noted that he expected that the lots in Sunset Ranch, Phase 1 would be delivered to the homebuilders in late October or early November 2025. Mr. Hunnicutt then stated that it was expected that the Amenity Center would be completed at the end of summer. No formal action was taken on the Developer's Report.

6. Bookkeeper's Report. Ms. Little then presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B." Following a discussion, Director John moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize payment of invoices. Director Pierce seconded said motion, which carried unanimously.

7. Condemnation of Easement. Next, Mr. Hunnicutt stated that there was an appeal process going on with the condemnation and that it could be a year before any resolution would be completed in the case. He noted that the District has access to construct the project at this time and that the case was now just a monetary issue.

8. Date for the Next Meeting. Ms. Landiak stated that the next meeting is scheduled for June 11, 2025. Directors Pierce and Trabulsi stated that they would be unable to attend. Upon motion duly made by Director Pierce, and seconded by Director Allen, the Board scheduled the next meeting for Wednesday, June 11, 2025 at 1:00 p.m., or until further call.

There being no further business to conduct, Director John moved that the meeting be adjourned at 1:12 p.m. Director Pierce seconded said motion, which carried unanimously. The Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 11th day of June, 2025.



(DISTRICT SEAL)

David Jew
Secretary, Board of Directors

LIST OF EXHIBITS

Exhibit "A" – Engineering Report

Exhibit "B" – Bookkeeping Report