

SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY

TO: THE BOARD OF DIRECTORS OF SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Sunset Ranch Municipal Utility District of Grayson County (“District”) will hold a regular meeting on Wednesday, January 14, 2026, at 1:00 p.m., outside the boundaries of the District at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room). The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Consider and approve Minutes of the December 10, 2025, meeting of the Board;
3. Hear update from developer or engineer as to development projects within the District; take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
4. Consider Engineer’s Report, including:
 - a. Status of construction projects within the District;
 - b. Consider authorizing preparation of construction plans/specifications for water, sewer, drainage, paving and recreational facilities or repair/modification of existing facilities;
 - c. Consider approval/ratification of construction plans and specifications;
 - d. Consider approval/ratification of advertising for bids for contract(s);
 - e. Consider approval/ratification of award of construction contract(s);
 - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements; and
 - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities;
5. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, update listing of depositories, review tax collections, approval of engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;
6. Review current District Investment Policy and, if timely, approve a Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies and take any action as may be necessary;
7. Consider and adopt Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
8. Consider and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds;

9. Consider supplemental agenda;
10. Discuss tentative date for next meeting; and
11. Adjournment.

Required Notice for District's First Meeting of the Calendar Year

The Board of Directors of Sunset Ranch Municipal Utility District of Grayson County conducts its Board Meetings at a designated meeting location outside the boundaries of the District. Qualified resident electors of the District may request that the Board designate a meeting location within the District and hold meetings within the boundaries of the District. For more information, please refer to Chapter 49 of the Texas Water Code, Section 49.062(c) or contact the attorney for the District.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 7th day of January, 2026.



SUNSET RANCH MUNICIPAL UTILITY
DISTRICT OF GRAYSON COUNTY

Ross S. Martin,
Proposed Attorney for the District

SUPPLEMENTAL AGENDA

SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY

TO: THE BOARD OF DIRECTORS OF SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Chapter 551, Texas Government Code that the Board of Directors of Sunset Ranch Municipal Utility District of Grayson County will hold a regular meeting on Tuesday, January 14, 2026, at 1:00 p.m. at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room), for the following purposes:

1. Consider and approve an Order Calling Directors Election to be held on Saturday, May 2, 2026; and
2. Consider authorizing Notice of Election.

(DISTRICT SEAL)



SUNSET RANCH MUNICIPAL UTILITY
DISTRICT OF GRAYSON COUNTY

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Ross S. Martin, Attorney for the District

ORDEN DEL DÍA SUPLEMENTARIO

DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE SUNSET RANCH DEL CONDADO DE GRAYSON

A: EL JUNTA DE DIRECTORES DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE SUNSET RANCH DEL CONDADO DE GRAYSON Y A TODAS LAS DEMÁS PERSONAS INTERESADAS:

Por la presente se da aviso conforme al capítulo 551, código del gobierno de Texas que el Junta de Directores del Distrito De Servicios Públicos Municipales de Sunset Ranch del Condado de Grayson celebrará una reunión regular el martes, 14 de enero de 2026 a las 1:00 p.m. en 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room), para los siguientes propósitos:

1. Considerar y aprobar una Orden Convocando a la Elección de Directores que se celebrará el sábado, 2 de mayo de 2026; y
2. Considerar autorizar el aviso de elección.

(DISTRICT SEAL)



DISTRITO DE SERVICIOS PÚBLICOS
MUNICIPALES DE SUNSET RANCH DEL
CONDADO DE GRAYSON

A handwritten signature in blue ink, appearing to read "Ross S. Martin".

Ross S. Martin, Abogado para el Distrito