

**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, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated office of the District outside the boundaries of the District, on November 12, 2025, and 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 at the commencement of the meeting, thus constituting a quorum. Also present were Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. April Little of Dye & Toverly, LLC (“Bookkeeper”); Mr. Luisenrique Aranda Beyer of Robert W. Baird & Co.; Ms. Stephanie White of Kimley-Horn & Associates, Inc. (“Engineer”); and Mr. Brian Hunnicutt of Green Brick Partners, a developer of land within the District.

The meeting was called to order at 1:03 pm.

1. The Board called for public communications and comments. Hearing none, the Board closed the public comment section of the meeting.

2. The Board next acknowledged receipt of the Minutes from the October 8, 2025, meeting of the Board of Directors. Following a discussion, Director Allen moved that the Board approve the Minutes as presented. Director John seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Hunnicutt, who update the Board with regard to development within the District, reporting that franchise utility installation is underway in Phase 1. Mr. Hunnicutt further reported that the final walkthrough for Phase 1 will occur in mid-December with final acceptance by the Board planned for in January, and construction in Phase 2A will begin in the second quarter of 2026. No formal action was taken by the Board.

4. The Board next recognized Ms. White, who presented to and reviewed with the Board an engineering report dated November 12, 2025, a copy of which is attached hereto as Exhibit “A”. Ms. White updated the Board with regard to engineering matters within the District, and next

recommended approval of Pay Application No. 4 in the amount of \$502,260.30 from Blue Star Utilities, LLC, under the offsite force main improvements contract for Sunset Ranch. Following a discussion, Director Allen moved that the Board (i) approve the pay applications as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director John seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Little, who presented to and reviewed with the Board a bookkeeping report dated November 12, 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Allen moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director John seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Allen, seconded by Director John, and unanimously carried, the Board adjourned at 1:10 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 10<sup>th</sup> day of December, 2025.

*Michael Trabulsi*

Michael Trabulsi, Secretary  
Board of Directors  
Sunset Ranch Municipal Utility District of Grayson  
County

