

**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 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room), a designated office of the District outside the boundaries of the District, on February 11, 2026, 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 with the exception of Director Lara, thus constituting a quorum. Also present were: Ms. Stephanie White of Kimley-Horn & Associates; Inc. ("Engineer"); Mr. Brian Hunnicutt of Green Brick Partners, Inc., a developer of lands in the District; Ms. Stefani Chastain of Dye & Toverly LLC ("Bookkeeper"); Mr. Luisenrique Aranda-Beyer of Robert W. Baird & Co. ("Financial Advisor"); and Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC.

The meeting was called to order at 12:35 p.m. and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board first called for public communications and comment. Hearing none, the Board closed the public comment session.

2. The Board next acknowledged receipt of the Minutes from the January 14, 2026, meeting of the Board of Directors. Following a discussion, Director Pierce moved that the Board approve the Minutes as presented. Director Trabulsi seconded said motion, which carried unanimously.

3. The Board next considered a Solid Waste & Recycling Services Agreement by and between the District and Alford Services, Inc., a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Pierce moved that the Board approve the agreement as presented. Director Trabulsi seconded said motion, which carried unanimously.

4. The Board next considered a Standard Professional Services Agreement by and between the District and Bureau Veritas North America, Inc., a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Pierce moved that the Board approve the agreement as presented. Director Trabulsi seconded said motion, which carried unanimously.

5. The Board next heard from Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that the force main for the District is complete and awaiting final acceptance from Mustang SUD. No formal action was taken by the Board.

6. The Board next considered the assignment of easements and rights-of-way from the District to Mustang SUD. The Board recognized Ms. White, who explained the process of acquisition of easements by the District to support wet utilities within the District that will be owned and maintained by Mustang SUD, and noted that upon completion of water, wastewater, lift station, and force main improvements within the District, such facilities and all related easements will be conveyed to Mustang SUD. Following a discussion, Director Pierce moved that the Board approve the assignment of easements and rights-of-way as presented. Director Trabulsi seconded said motion, which carried unanimously.

7. The Board continued to recognize Ms. White, who presented to and reviewed with the Board an Engineer's Report dated February 11, 2026, a copy of which is attached hereto as Exhibit "C". Ms. White next recommended approval of the following pay applications:

- Pay Application No. 15 in the amount of \$304,110.00 from Rey-Mar Construction, LLC for the lift station to serve Sunset Ranch Phase 1.
- Pay Application No. 10-RET in the amount of \$669,510.44 from Blue Star Utilities, LLC under the water, wastewater, and storm drainage improvements contract for Sunset Ranch Phase 1.
- Pay Application No. 4 in the amount of \$318,381.30 from Chris Harp Construction, LLC, under the paving improvements contract for Sunset Ranch Phase 1.
- Pay Application No. 7 in the amount of \$63.22 from Hammett Excavation, Inc., under the clearing and mass grading improvements contract for Sunset Ranch Phases 1, 2A, and 2B.

Next, Ms. White reported to the Board that it would be appropriate at this time for the Board to give final acceptance of the following contracts:

- Clearing and mass grading improvements contract for Sunset Ranch Phase 1.
- Water, wastewater, and storm drainage improvements contract for Sunset Ranch Phase 1.
- Paving improvements contract for Sunset Ranch Phase 1.
- Lift station improvements contract for Sunset Ranch Phase 1.
- Force main improvements contract for Sunset Ranch Phase 1.

Ms. White noted that upon the District granting final acceptance of the above-reference projects, the Board should also approve conveyance of all related facilities and easements for those projects to Mustang SUD as previously discussed. Following a discussion, Director Pierce moved

that the Board (i) approve all pay applications as recommended by the District's Engineer; (ii) give final acceptance of all improvements contracts for Sunset Ranch Phase 1 as recommended by the District's Engineer; (iii) authorize the conveyance of all facilities and related easements for finally accepted improvements as recommended by the District's Engineer; and (iv) approve the Engineer's Report as presented. Director Trabulsi seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board a Bookkeeper's Report dated February 11, 2026, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Pierce moved that the Board (i) approve the Bookkeeper's Report as presented; and (ii) authorize payment of bills listed thereon. Director Trabulsi seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Pierce, seconded by Director Trabulsi, and unanimously carried, the Board adjourned at 12:48 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 11<sup>th</sup> day of March, 2026.

*Michael Trabulsi*

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

