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 March 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 and Mr. Matt Bajema of Kimley-Horn & Associates; Inc. ("Engineer"); Mr. Brian Hunnicutt of Green Brick Partners, Inc., a developer of lands in the District; Ms. Brandi Galindo of Dye & Tovery 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 12:39 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 February 11, 2026, meeting of the Board of Directors. Following a discussion, Director Pierce moved that the Board approve the Minutes as presented. Director John seconded said motion, which carried unanimously.

3. Next, the Board acknowledged receipt of a letter signed by Ms. Amy Bieber, records manager for the District, attesting to the fact that Director Trabulsi and Director Pierce have each filed their respective applications for a place on the ballot for the May 2, 2026, Directors Election, and no other applications have been received. A copy of such letter is attached hereto as <u>Exhibit "A"</u>. Mr. Cristales noted that it would be appropriate at this time to cancel the Directors Election, and to declare Director Trabulsi and Director Pierce elected for new four-year terms.

Next, Mr. Cristales discussed the provisions of an Order Declaring Unopposed Candidates Elected and Canceling Directors Election with the Board, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Pierce moved that the Board adopt said Order as presented and declare the unopposed candidates elected. Director John seconded said motion, which carried unanimously.

4. The Board next heard from Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that model homes will be open in Phase 1 by the end of the month, and landscaping and hardscaping are nearing completion. Mr. Hunnicutt also noted that Phase 1 has been accepted by Mustang SUD, and grading for Phase 2A will be kicking off within 30-60 days. No formal action was taken by the Board.

5. The Board next considered ratification of the conveyance of all water and wastewater facilities and related easements for finally accepted Phase 1 improvements to Mustang SUD. It was noted that these conveyances were approved at the Board's February meeting as a part of the Engineer's report. Following a discussion, Director Pierce moved that the Board ratify and approve the conveyance of all water and wastewater facilities and related easements for finally accepted Phase 1 improvements to Mustang SUD. Director John seconded said motion, which carried unanimously.

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

- Pay Application No. 16 in the amount of $221,760.00 from Rey-Mar Construction, LLC for the lift station to serve Sunset Ranch Phase 1.

Following a discussion, Director Pierce moved that the Board (i) approve the pay application as recommended by the District's Engineer; and (ii) approve the Engineer's Report as presented. Director John seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board a Bookkeeper's Report dated March 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 John seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Pierce, seconded by Director John, and unanimously carried, the Board adjourned at 12:46 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 13th day of May, 2026.

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

(DISTRICT SEAL)