

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF HUNT §

BEARPEN CREEK MUNICIPAL UTILITY DISTRICT OF HUNT COUNTY §

The Board of Directors (the “Board” or the “Board of Supervisor”) of Bearpen Creek Municipal Utility District of Hunt County (also sometimes referred to herein as the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an office outside the boundaries of the District, on Monday, May 19, 2025, and the roll was called of the members of the Board to-wit:

James Click	President
Greg Breedlove	Vice President
Vince Slusher	Secretary
VACANT	Assistant Secretary
VACANT	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Ms. Christal Olson and Ms. Stefani Chastain of Dye & Toverly, LLC; Ms. Kristin Parisi of Clearview Investments, Ltd., a developer of lands within the District; Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; and Mr. Chance Johnson, a landowner within the District.

The meeting was called to order at 1:36 p.m.

1. Consideration was next given to public comments and communication. Hearing none, the Board closed the public comment portion of the meeting.

2. The Board next reviewed the Minutes from the July 12, 2024, meeting of the Board of Directors. Following a discussion, and upon motion by Director Click, seconded by Director Slusher and unanimously carried, the Board approved the minutes as presented.

3. The Board next considered the appointment of a Director to fill a vacancy on the Board. Mr. Cristales reported that Mr. Chance Johnson, a property owner within the District, has expressed his desire to serve on the Board of Directors. Following a discussion, Director Breedlove moved that the Board (i) appoint Mr. Johnson to the Board of Directors to serve for the remainder of the unexpired term; and (ii) adopt an Order declaring the same. Director Click seconded said motion, which carried unanimously.

4. The Board next considered the renewal of District insurance coverages. It was noted that the District’s insurance policies will be expiring in the near future, and Mr. Cristales requested that the Board authorize the Board President to approve the renewal of those policies as previously approved by the Board. Following a discussion, Director Click moved that the Board approve the renewal of District insurance coverages as expiring. Director Slusher seconded said motion, which carried unanimously.

5. The Board next reviewed five Permanent Sanitary Sewer Easements to be granted from the District to the City of Royse City, Texas (“City”), copies of which are attached hereto as Exhibits “A”, “B”, “C”, “D”, and “E”, and recognized Mr. Cristales, who discussed the process of the District’s acquisition and transfer of the easements to the City with the Board. Following a discussion, Director Breedlove moved that the Board approve transfer the easements to the City as presented. Director Click seconded said motion, which carried unanimously.

6. The Board continued to recognize Mr. Cristales, who updated the Board with regard to plans for construction of a force main to serve the lands within the District and requested that the Board authorize the District’s consultants and developers to proceed with acquisition of an easement on behalf of the District that is required for construction of said force main. Following a discussion, Director Slusher moved that the Board authorize the District’s consultants and developers to proceed with acquisition of an easement on behalf of the District as discussed. Director Click seconded said motion, which carried unanimously.

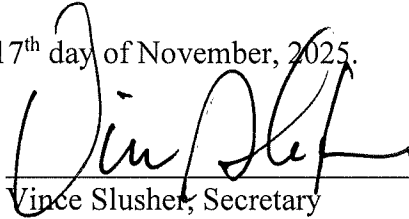
7. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a bookkeeping report dated May 19, 2025, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Slusher moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Breedlove seconded said motion, which carried unanimously.

8. The Board next considered an Amended Order Designating Offices Outside the District, a copy of which is attached hereto as Exhibit “G”. Following a discussion, Director Breedlove moved that the Board (i) approve the order pursuant to confirmation of meeting location requested by the developer; and (ii) authorize publication of notice of same. Director Slusher seconded said motion, which carried unanimously.

There being no further business to conduct, Director Breedlove moved that the meeting be adjourned at 1:46 p.m. Director Click seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 17th day of November, 2025.



Vince Slusher, Secretary
Board of Directors
Bearpen Creek Municipal Utility District of Hunt
County

