

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

THE STATE OF TEXAS §

COUNTY OF ELLIS §

BLUEBONNET HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Bluebonnet Hills Municipal Management District No. 1 (the “District”) met in special 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 April 7, 2026, and the roll was called of the members of the Board to-wit:

Jake Weaver	President
Melanie Wright	Vice President
Haley Sheffield	Secretary
Scotch Gorman	Assistant Secretary
Michael Uhrick	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Ryan Hafner, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Wendy Randall of Dye & Toverly, LLC (“Bookkeeper”); Mr. Ty Young of Skorburg Company, a developer of lands within the District; and Mr. Robert Alvis of Westwood Professional Services (“Engineer” or “Westwood”). The following joined the meeting by Teams audio/visual conference: Mr. Jordan Sawyer and Mr. Robert Bishop of P3Works, LLC.

The meeting was called to order at 12:06 p.m.

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 January 29, 2026, organizational meeting of the Board of Directors. Following a discussion, Director Weaver moved that the Board approve the Minutes as presented. Director Uhrick seconded said motion, which carried unanimously.

3. Next, the Board considered an Order Canceling Confirmation, Directors, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election with the Board, a copy of which is attached hereto as Exhibit “A”. The Board recognized Ms. Bieber, who reported that the Ellis County Elections Administrator confirmed that there were no registered voters within the District after the voter registration deadline for the May 2, 2026, election date, and therefore, it would be appropriate to cancel the election at this time. Following a discussion, Director Weaver moved that the Board adopt said Order as presented. Director Uhrick seconded said motion, which carried unanimously.

4. The Board next considered a Joinder Agreement to the Bluebonnet Hills Development Agreement by and among the City of Midlothian, Fulson Midlothian Partners I LP, and Cann Real Estate Ltd., a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Weaver moved that the Board approve the Joinder Agreement as presented. Director Uhrick seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Hafner, who presented to and reviewed with the Board a request from the majority landowners of the District to consider the advisability of proposed improvements and proposed method of assessments, a copy of which is attached hereto as Exhibit "C". Mr. Hafner reviewed the process of levying assessments with the Board and the need for a hearing on such matter, noting that the estimated cost of improvements to be funded is roughly \$75,000,000. Following a discussion, Director Weaver moved that the Board accept such request as presented. Director Uhrick seconded said motion, which carried unanimously.

6. The Board next reviewed a Resolution setting a public hearing on the advisability of proposed improvements and proposed method of assessment, a copy of which is attached hereto as Exhibit "D". Mr. Hafner explained that notice of such hearing would be published in a newspaper of general circulation in the District and mailed to landowners within the District. Following a discussion, Director Weaver moved that the Board (i) approve the Resolution as presented; (ii) call such hearing on the advisability of proposed improvements and proposed method of assessment for Tuesday, May 19, 2026, at 12:00 noon at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201; and (iii) authorize publication and mailing of notice of such hearing as required by law. Director Uhrick seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Sawyer, who introduced P3Works, LLC, and presented to and reviewed with the Board an Agreement for Municipal Management District Administration Services, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Weaver moved that the Board approve the agreement as presented. Director Uhrick seconded said motion, which carried unanimously.

The Board next recognized Mr. Alvis, who presented to and reviewed with the Board an Engineer's Report dated April 7, 2026, a copy of which is attached hereto as Exhibit "F", and updated the Board with regard to engineering matters within the District. Mr. Alvis reported that the Engineer is ready to advertise for bids for grading improvements, water, wastewater and storm drainage improvements, and paving improvements contracts for Bluebonnet Hills Phase 1A and requested that the Board (i) ratify authorization for the Engineer to prepare designs and specifications for Phase 1A; (ii) approve the plans and specifications for Phase 1A; and (iii) authorize the Engineer to advertise for bids for all improvements contracts for Phase 1A. Following a discussion, Director Weaver moved that the Board (i) ratify authorization for the Engineer to prepare designs and specifications for Phase 1A; (ii) approve the plans and specifications for Phase 1A; (iii) authorize the Engineer to advertise for bids for all improvements contracts for Phase 1A; and (iv) approve the Engineer's Report as presented. Director Uhrick seconded said motion, which carried unanimously.

8. The Board next recognized Mr. Young, who updated the Board with regard to development within the District, reporting that design for Phase 1A will receive city approval in the near future and construction will be able to commence. No formal action was taken by the Board.

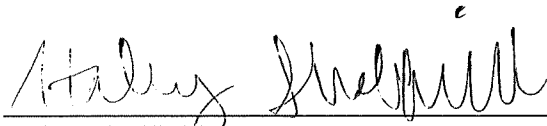
9. The Board next recognized Ms. Randall, who presented to and reviewed with the Board a Bookkeeper's Report dated April 7, 2026, a copy of which is attached hereto as Exhibit "G". Following a discussion, Director Weaver moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize the payment of bills listed thereon. Director Uhrick seconded said motion, which carried unanimously.

10. The Board deferred action with regard to a Resolution Establishing Districts' Regular Monthly Meeting Date.

There being no further business to conduct, Director Weaver moved that the meeting be adjourned at 12:21 p.m. Director Uhrick seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 19th day of May, 2026.



Haley Sheffield, Secretary
Board of Directors
Bluebonnet Hills Municipal Management District No.
1

