

**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 July 8, 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, thus constituting a quorum. Also present were: Ms. Stephanie White of Kimley-Horn & Associates; Inc. ("Engineer"); Mr. Philip Janco of Green Brick Partners, Inc., a developer of lands in the District; Ms. April Little of Dye & Toverly LLC ("Bookkeeper"); Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; and Mr. Luisenrique Aranda Beyer of Cedar Creek Municipal Advisors ("Financial Advisor").

The meeting was called to order at 12:34 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 June 10, 2026, 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 considered an Agreement for the Construction of Improvements and Reimbursement of Advances by and between the District, TSHH, LLC, and GRBK Edgewood, LLC, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Allen moved that the Board approve the agreement as presented. Director John seconded said motion, which carried unanimously.

4. The Board next heard from Mr. Janco, who updated the Board with regard to development within the District, reporting that installation of wet utilities is underway in Phase 2A, and contracts for Phase 2B have been put out for bid. No formal action was taken by the Board.

5. The Board continued to recognize Ms. White, who presented to and reviewed with the Board an Engineer's Report dated July 8, 2026, a copy of which is attached hereto as Exhibit "B", and update the Board with regard to engineering with the District. Next, Ms. White requested that the Board approve the construction plans and specifications for Sunset Ranch Phases 3 and 4, and then presented to the Board bids received for the final grading improvements contract for Sunset Ranch Phase 2B. Ms. White recommended award of said contract to the lowest qualified bidder, Chris Harp Construction, LLC ("CHC"), in the base bid amount of \$286,324.00.

Next, Ms. White reviewed with the Board several easements related to the District's detention facilities and requested that the Board give formal acceptance of said easements, and next requested that the Board sign a letter to Grayson County acknowledging the District's obligation to maintain all roadway and drainage facilities within the District as well as a letter to the Engineer acknowledging the Board's approval of grading improvements within Sunset Ranch Phase 1.

Following a discussion, Director Allen moved that the Board (i) approve the construction plans and specifications for Sunset Ranch Phases 3 and 4; (ii) award the final grading improvements contract for Sunset Ranch Phase 2B to CHC as recommended by the District's Engineer; (iii) formally accept all easements as recommended by the District's Engineer; (iv) approve the letters to Grayson County and Kimley-Horn as presented; and (v) approve the Engineer's Report as presented. Director John seconded said motion, which carried unanimously.

6. The Board next recognized Ms. Little, who presented to and reviewed with the Board a Bookkeeper's Report dated July 8, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Allen 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 Allen, seconded by Director John, and unanimously carried, the Board adjourned at 12:42 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 12th day of August, 2026.



~~Michael Trabulsi, Secretary~~ *Reid Piera, Asst. Secretary*
Board of Directors
Sunset Ranch Municipal Utility District of Grayson
County

