

**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 June 10, 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 Pierce, 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. April Little of Dye & Toverly LLC ("Bookkeeper"); 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 May 13, 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 heard from Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that the first residents have moved into a home in Phase 1, landscaping is 99% complete in Phase 1, and the amenity center is scheduled for completion around Thanksgiving. Mr. Hunnicutt also reported that Phase 2A grading is complete and wet utilities will begin next week, with delivery of the lots planned for the first quarter of 2027. No formal action was taken by the Board.

4. The Board continued to recognize Ms. White, who presented to and reviewed with the Board an Engineer's Report dated June 10, 2026, a copy of which is attached hereto as Exhibit "A", and update the Board with regard to engineering with the District. Next, Ms. White requested that the Board authorize the Engineer to prepare construction plans and specifications for Sunset Ranch Phases 3 and 4, and then recommended approval of the following pay application and change orders:

- Pay Application No. 1 in the amount of \$97,064.97 from FCS Construction LP ("FCS") under the grading improvements contract for Sunset Ranch Phase 2A.
- Change Order No. 1 in the amount of \$49,335.00 from FCS under the grading improvements contract for Sunset Ranch Phase 2A.
- Change Order No. 2 in the amount of \$7,650.00 from FCS under the grading improvements contract for Sunset Ranch Phase 2A.

Following a discussion, Director Allen moved that the Board (i) authorize the Engineer to prepare construction plans and specifications for Sunset Ranch Phases 3 and 4; (ii) approve the pay application and change orders as recommended by the District's Engineer; and (iii) approve the Engineer's Report as presented. Director John seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Little, who presented to and reviewed with the Board a Bookkeeper's Report dated June 10, 2026, a copy of which is attached hereto as Exhibit "B". 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 12:46 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 8th day of July, 2026.



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

