

**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, November 17, 2025, and the roll was called of the members of the Board to-wit:

James Click	President
Greg Breedlove	Vice President
Vince Slusher	Secretary
Chance Johnson	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. Kerry Tovery of Dye & Tovery, LLC; Ms. Kristin Parisi of Clearview Investments, Ltd.; Mr. Brian Hunnicutt of Green Brick Partners; and Ms. Sarah Landiak, attorney, and Ms. Amy Bieber and Ms. Linda Proctor, paralegals, each of Winstead PC.

The meeting was called to order at 12:05 p.m.

1. Consideration was next given to public comments and communication. Hearing none, Director Slusher moved that the Board close the public comment portion of the meeting. Director Johnson seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the May 19, 2025, meeting of the Board of Directors. Following a discussion, and upon motion by Director Breedlove, seconded by Director Slusher and unanimously carried, the Board approved the minutes as presented.

3. The Board next recognized Mr. Hunnicutt, who discussed with the Board the need to acquire easements in order to build a feeder road to FM 2642 pursuant to the terms of the District’s development agreement with the City of Royse City. The Board considered five easements for drainage and sanitary sewer lines related to the construction of such feederroad and discussed with the District’s consultants the possibility that the District would need to initiate condemnation proceedings against the landowners for the required easements.

Consideration was next given to the review and approval of a Resolution allowing for the acquisition by condemnation the reasonable and necessary land, easements, or other property inside or outside the District's boundaries necessary for sanitary sewer, in either fee simple title or a lesser property interest, and take any action necessary or appropriate in connection therewith. At this time, the complete text of this agenda item was read into the minutes. A copy of the Consent and Resolution of the Board of Directors dated November 17, 2025, is attached hereto as Exhibit "A". The Board recognized Ms. Landiak at this time who reviewed the provisions of said Resolution with the Board. Following a discussion, Director Jones moved that the Board of Directors of Bearpen Creek Municipal Utility District of Hunt County (i) authorize the use and power of eminent domain to acquire land, easements, or other property, as set forth in Exhibit "A" to the Consent and Resolution, for public use of a sanitary sewer pipeline and appurtenant facilities. Director Barnes seconded said motion, which carried unanimously.

Consideration was next given to the review and approval of a Resolution allowing for the acquisition by condemnation the reasonable and necessary land, easements, or other property inside or outside the District's boundaries necessary for sanitary sewer, in either fee simple title or a lesser property interest, and take any action necessary or appropriate in connection therewith. At this time, the complete text of this agenda item was read into the minutes. A copy of the Consent and Resolution of the Board of Directors dated November 17, 2025, is attached hereto as Exhibit "B". The Board recognized Ms. Landiak at this time who reviewed the provisions of said Resolution with the Board. Following a discussion, Director Jones moved that the Board of Directors of Bearpen Creek Municipal Utility District of Hunt County (i) authorize the use and power of eminent domain to acquire land, easements, or other property, as set forth in Exhibit "A" to the Consent and Resolution, for public use of a sanitary sewer pipeline and appurtenant facilities. Director Barnes seconded said motion, which carried unanimously.

Consideration was next given to the review and approval of a Resolution allowing for the acquisition by condemnation the reasonable and necessary land, easements, or other property inside or outside the District's boundaries necessary for sanitary sewer, in either fee simple title or a lesser property interest, and take any action necessary or appropriate in connection therewith. At this time, the complete text of this agenda item was read into the minutes. A copy of the Consent and Resolution of the Board of Directors dated November 17, 2025, is attached hereto as Exhibit "C". The Board recognized Ms. Landiak at this time who reviewed the provisions of said Resolution with the Board. Following a discussion, Director Jones moved that the Board of Directors of Bearpen Creek Municipal Utility District of Hunt County (i) authorize the use and power of eminent domain to acquire land, easements, or other property, as set forth in Exhibit "A" to the Consent and Resolution, for public use of a sanitary sewer pipeline and appurtenant facilities. Director Barnes seconded said motion, which carried unanimously.

Consideration was next given to the review and approval of a Resolution allowing for the acquisition by condemnation the reasonable and necessary land, easements, or other property inside or outside the District's boundaries necessary for sanitary sewer, in either fee simple title or a lesser property interest, and take any action necessary or appropriate in connection therewith. At this time, the complete text of this agenda item was read into the minutes. A copy of the Consent and

Resolution of the Board of Directors dated November 17, 2025, is attached hereto as Exhibit "D". The Board recognized Ms. Landiak at this time who reviewed the provisions of said Resolution with the Board. Following a discussion, Director Jones moved that the Board of Directors of Bearpen Creek Municipal Utility District of Hunt County (i) authorize the use and power of eminent domain to acquire land, easements, or other property, as set forth in Exhibit "A" to the Consent and Resolution, for public use of storm drainage and related facilities. Director Barnes seconded said motion, which carried unanimously.

Consideration was next given to the review and approval of a Resolution allowing for the acquisition by condemnation the reasonable and necessary land, easements, or other property inside or outside the District's boundaries necessary for sanitary sewer, in either fee simple title or a lesser property interest, and take any action necessary or appropriate in connection therewith. At this time, the complete text of this agenda item was read into the minutes. A copy of the Consent and Resolution of the Board of Directors dated November 17, 2025, is attached hereto as Exhibit "E". The Board recognized Ms. Landiak at this time who reviewed the provisions of said Resolution with the Board. Following a discussion, Director Jones moved that the Board of Directors of Bearpen Creek Municipal Utility District of Hunt County (i) authorize the use and power of eminent domain to acquire land, easements, or other property, as set forth in Exhibit "A" to the Consent and Resolution, for public use of storm drainage and related facilities. Director Barnes seconded said motion, which carried unanimously.

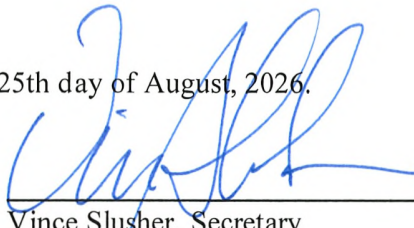
4. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board copies of a bookkeeping report dated November 17, 2025, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Breedlove moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Slusher seconded said motion, which carried unanimously.

8. The Board next considered a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "G". Following a discussion, Director Slusher moved that the Board adopt the resolution as presented. Director Johnson seconded said motion, which carried unanimously.

There being no further business to conduct, Director Slusher moved that the meeting be adjourned at 12:16 p.m. Director Johnson seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 25th day of August, 2026.



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

