MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF ELLIS §

MIDLOTHIAN MUNICIPAL MANAGEMENT DISTRICT NO. 3 §

The Board of Directors (the "Board") of Midlothian Municipal Management District No. 3 (the "District") met in special session, open to the public, on Tuesday, April 14, 2026, at 520 Hawkins Run Rd., Midlothian, TX 76065, an official meeting place outside the boundaries of the District.

The roll was called of the members of the Board to-wit:

Terrance Jobe	Chair
Tiffany Jobe	Secretary
Jonathan Jobe	Vice Chair
Tiffany Roath	Director
Travis Hudson	Director

Directors Terrance Jobe, Tiffany Roath, and Jonathan Jobe were present, thus constituting a quorum. All Directors voted on all matters brought before the Board.

Consultants in attendance by videoconference were: Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis, PLLC; Mr. Tyler Leggett, Bookkeeper with Municipal Accounts & Consulting, L.P.; Ms. Thalia Vasquez of Utility Tax Services, LLC; Mr. John Barganski of Masterson Advisors Inc. ("MAI"); Ms. Darsey Norton, attorney, and Ms. Genny Lutzel, paralegal with Winstead PC.

1. The meeting was called to order at 1:30 p.m. and evidence was presented that public notice of the meeting had been given in compliance with the law.

2. The Board opened the meeting to public comments. Hearing none, Director Terrance Jobe moved to close the public comment session of the meeting. Director Jonathan Jobe seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of minutes of the September 22, 2025, Board of Directors meeting. Following a discussion Director Terrance Jobe moved that the Board approve the minutes as presented. Director Jonathan Jobe seconded said motion, which carried unanimously.

4. Consideration was next given to the review of an annual financial report for fiscal year ending December 31, 2025. The Board recognized Mr. Lopera who reviewed the draft report with the Board. Following a discussion, Director Terrance Jobe moved that the Board (i) approve the draft audit report for fiscal year ended December 31, 2025; and (ii) authorize filing of same with

the Texas Commission on Environmental Quality. Director Jonathan Jobe seconded said motion, which carried unanimously.

5. Consideration was next given to the financial advisor's report. Mr. Barganski discussed timing of release and review of certified values to determine a potential utility bond issue during calendar year 2026. No formal action was taken by the Board.

6. Consideration was next given to a discussion regarding tax exemptions for 2026. Following a review of the District's budget and preliminary assessed values, Mr. Barganski stated that no tax exemptions are recommended at this time. No formal action was taken by the Board.

7. Consideration was next given to the developer's report. Mr. Jonathan Jobe stated that Shady Valley, Phase Two is near completion; Phase One is complete. Mr. Terrance Jobe stated that a medical campus may request tax exemptions. No formal action was taken by the Board.

8. Consideration was next given to the Engineer's Report. No formal report was heard.

9. Consideration was next given to the Bookkeeper's Report and budget, copies of which are collectively attached hereto as Exhibit "A". Mr. Leggett reviewed said reports with the Board. Following a discussion, Director Terrance Jobe moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize disbursements of funds as listed on the Bookkeeper's Report. Director Jonathan Jobe seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of a Resolution adopting Operations Budget for fiscal year ending December 31, 2026, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Terrance Jobe moved that the Board adopt said Resolution. Director Jonathan Jobe seconded said motion, which carried unanimously.

11. Consideration was next given to the Tax Assessor Collector Report. Ms. Vasquez reviewed said report with the Board, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Terrance Jobe moved that the Board approve said report. Director Jonathan Jobe seconded said motion, which carried unanimously.

12. Consideration was next given to the review and adoption of a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Terrance Jobe moved that the Board adopt said Resolution as presented. Director Jonathan Jobe seconded said motion, which carried unanimously.

13. Consideration was next given to the review of the current District Investment Policy and approval of a Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Terrance Jobe moved that the Board adopt said Resolution as presented. Director Jonathan Jobe seconded said motion, which carried unanimously.

14. Consideration was next given to the review and adoption of a Resolution Adopting Prevailing Wage Rate Scale for Construction Workers, a copy of which is attached hereto as Exhibit

"F". Following a discussion, Director Terrance Jobe moved that the Board adopt said Resolution as presented. Director Jonathan Jobe seconded said motion, which carried unanimously.

15. Consideration was next given to a discussion regarding Director terms of office expiring on May 31, 2026. Ms. Norton discussed next steps for appointment of officers to fill expired terms. No formal action was taken by the Board.

There being no further business to come before the Board, the Board adjourned the meeting at 2:04 p.m.

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 30th day of September, 2026.

Chair, Board of Directors

(DISTRICT SEAL)