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 Wednesday, September 30, 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 Tiffany Roath, Jonathan Jobe, and Travis Hudson were present, thus constituting a quorum. All Directors voted on all matters brought before the Board.

Consultants in attendance by videoconference were: Ms. Yaneth Cooper, Bookkeeper with Municipal Accounts & Consulting, L.P.; Ms. Candy Hernandez of Utility Tax Services, LLC; Mr. John Barganski of Masterson Advisors Inc.; Ms. Darsey Norton, attorney, and Ms. Genny Lutzel, paralegal with Winstead PC.

1. The meeting was called to order at 12:01 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 Hudson moved to close the public comment session of the meeting. Director Roath seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of minutes of the April 14, 2026, Board of Directors meeting. Following a discussion Director Jobe moved that the Board approve the minutes as presented. Director Roath seconded said motion, which carried unanimously.

4. Consideration was next given to the financial advisor's report and confirm receipt of 2026 certified tax roll prepared by Ellis Appraisal District. Mr. Barganski discussed receipt of certified values and an analysis of prior year values. Following a discussion, Director Jobe moved that the Board accept the Financial Advisor's report. Director Roath seconded said motion, which carried unanimously.

5. Consideration was next given to the review of a tax rate recommendation and approval of a proposed tax rate for 2026, and adoption of a Notice of Water District Hearing on Tax Rate for publication. The Board next recognized Mr. Barganski who presented to and reviewed with the Board the 2026 tax rate recommendation, a copy of which is attached hereto as Exhibit "A". The total tax rate recommendation is $0.40 per $100 of net taxable value with the maintenance and operations tax component set at $0.17 per $100 of net taxable value; and the debt service component set at $0.23 per $100 of net taxable value. Following a discussion, Director Jobe moved that the Board (i) set the public hearing on the proposed 2026 tax rate for October 28, 2026, at 12:00 noon; and (ii) authorize publication of a Notice of Public Hearing on Tax Rate. Director Tiffany Roath seconded said motion, which carried unanimously.

6. Consideration was next given to the developer's report. Director Jobe provided an update on plan review for Shady Valley, Phase Two and construction of an office for medical service providers. No formal action was taken by the Board.

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

8. Consideration was next given to the Bookkeeper's Report and budget, copies of which are collectively attached hereto as Exhibit "B". Ms. Cooper reviewed said reports with the Board. Following a discussion, Director 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 Roath seconded said motion, which carried unanimously.

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

10. Consideration was next given to the review and approval of insurance and bonds. Ms. Norton reviewed with the Board a proposal from Arthur J. Gallagher Risk Management Services, Inc., a copy of which is attached hereto as Exhibit "D". Director Jobe moved that the Board approve said renewal. Director Roath seconded said motion, which carried unanimously.

There being no further business to come before the Board, the Board adjourned the meeting at 12:20 p.m.

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 28th day of October, 2026.

Chair, Board of Directors

(DISTRICT SEAL)

