

**MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS §
COUNTY OF DENTON §
BROOKFIELD WATER CONTROL AND IMPROVEMENT DISTRICT OF DENTON COUNTY §

The Board of Directors (the "Board") of Brookfield Water Control and Improvement District of Denton County (the "District") met in regular session, open to the public, at 300 Throckmorton Street, Suite 1700, Fort Worth, Texas 76102, a designated office of the District outside the boundaries of the District, on April 11, 2025, and the roll was called of the members of the Board to-wit:

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|-----------------|---------------------|
| Garrett O'Grady | President |
| Rachel Knight | Vice President |
| Stacy Lynch | Secretary |
| Stephanie Rich | Assistant Secretary |
| Waymon D. Hyde | Assistant Secretary |

All members of the Board were present at the commencement of the meeting with the exception of Director Lynch and Director Hyde, thus constituting a quorum. Also present were Ms. Stefani Chastain of Dye & Tover, LLC ("Bookkeeper"); Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Mr. Kevin Murphy of Pape-Dawson Engineers, Inc. ("Engineer"); and Mr. Albert Arthur of D.R. Horton.

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

1. The Board opened the meeting to public communication or comment. Hearing none, the Board closed the public comment section of the meeting.

2. The Board next reviewed the Minutes from the March 7, 2025, Board of Directors meeting. Following a discussion, and upon motion by Director O'Grady, seconded by Director Knight and unanimously carried, the Board approved the minutes as presented.

3. The Board next recognized Mr. Arthur, who updated the Board with regard to development within the District. Mr. Arthur reported that franchise utility installation is underway in Lone Star Phases 1A and 1B and will be completed in about two months, and then final grading will occur for the roughly 560 lots within those phases. No formal action was taken by the Board.

4. The Board next recognized Mr. Murphy, who presented to and reviewed with the Board an Engineer's report dated April 11, 2025, a copy of which is attached hereto as Exhibit

“A”, and updated the Board regarding engineering matters within the District. Next, Mr. Murphy recommended approval of the following pay applications:

- Pay Application No. 12 in the amount of \$62,208.63 from Wright Construction Co., Inc. (“Wright”) under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phases 1A.
- Pay Application No. 11 in the amount of \$11,443.18 from Wright under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phases 1B.
- Pay Application No. 4 in the amount of \$92,613.38 from Glenn Thurman, Inc., under the paving improvements contract for Lone Star at Liberty Trails Phases 1A.

Following a discussion, Director O’Grady moved that the Board (i) approve all pay applications as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Director Knight seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a bookkeeping report dated April 11, 2025, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Knight moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the District’s Bookkeeper. Director O’Grady seconded said motion, which carried unanimously.

There being no further business to conduct, Director Knight moved that the meeting be adjourned, which motion was seconded by Director O’Grady and unanimously carried, whereupon the Board adjourned at 12:13 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 6th day of June, 2025.



Asst. Secretary, Board of Directors
Brookfield Water Control and Improvement
District of Denton County