

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

THE STATE OF TEXAS §
COUNTY OF DENTON §
TABOR RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY §

The Board of Directors (the "Board") of Tabor Ranch Municipal Utility District of Denton County (the "District") met in special session, open to the public, at 12:00 p.m. on Friday, May 16, 2025, at the offices of Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a meeting place located outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Felix Wong	President
Annah Stewart	Vice President
Buck Nguyen	Secretary
Damian Perez	Assistant Secretary
Darrell Rogers	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Stewart and Director Nguyen. Also present were Mr. Ricardo Doi, P.E. and Mr. Arthur Fagundes of Pettitt-ECD, the District's Engineers; Ms. April Little of Dye & Toverly, LLC, the District's Bookkeepers; Mr. Ryan Hafner, attorney, and Ms. Genny Lutzel, paralegal, each with Winstead PC, the District's Attorneys.

1. Director Wong called the meeting to order at 12:03 p.m.
2. Consideration was next given to public comment and communication. Hearing none, the Board closed the public comment session of the meeting.
3. Consideration was next given to the review and approval of the Board of Directors meeting held on January 16, 2025. Following a discussion, Director Rogers moved that the Board approve the minutes as presented. Director Perez seconded said motion, which carried unanimously.
4. The Board next recognized Mr. Doi, who presented to and reviewed with the Board an Engineer's Report, a copy of which is attached hereto as Exhibit "A", and updated the Board regarding engineering matters within the District. Mr. Doi reviewed the list of pay applications to be ratified and approved for grading and utility improvements within Tabor Ranch Phase One as described within the report.

Mr. Doi next reviewed recommendations for offsite improvements to include lift stations, a water supply plant, and water well improvements. He recommended that the Board concur with

ratification and approval of a contract for construction of Lift Station Nos. 1, 2 and 3 to Circle H Contractors, LP in the total amount of \$4,979,160.00. The Board next reviewed Pay Application No. 1 in the amount of \$69,491.02. Next, the Board reviewed bids received for water supply plant improvements and recommended award of a contract to Felix Construction in the amount of \$4,940,703. Finally, Mr. Doi recommended the ratification and approval of a bid award for construction of water well improvements of \$3,092,834.00 to Davis Water Well, LLC.

Following a discussion, Director Wong moved that the Board ratify and approve the following pay applications and change orders. Director Perez seconded said motion, which carried unanimously:

Tabor Ranch Phase 1

- a. Pay Application No. 9 for the amount of \$100,709.87 (RPM xConstruction, LLC);
- b. Pay Application No. 5 for the revised amount of \$1,566,510.03;
- c. Pay Application No. 6 for the amount of \$728,210.87;
- d. Pay Application No. 7 for the amount of \$1,339,727.50;
- e. Pay Application No. 8 for the amount of \$1,319,068.21;
- f. Award of bids for Lift Station Nos. 1, 2 and 3 to Circle H Contractors, LP in the amount of \$4,979,160.00;
- g. Pay Application No. 1 for the amount of \$69,491.02;
- h. Award of bid for Water Supply Plant improvements to Felix Construction in the amount of \$4,940,703.00;
- i. Award of bid for Water Well Improvements to Davis Water Well, LLC in the amount of \$3,092,834.00;

5. Consideration was next given to ratify and approve a Water Infrastructure Easement Agreement. Following a discussion, Director Rogers moved that the Board ratify and approve said Agreement. Director Perez seconded said motion, which carried unanimously.

6. Consideration was next given to ratify and approve a Wastewater Infrastructure Easement Agreement. Following a discussion, Director Perez moved that the Board ratify and approve said Agreement. Director Rogers seconded said motion, which carried unanimously.

7. Consideration was next given to the review and approval of a District Fire Protection Agreement. Mr. Hafner reviewed with the Board copies of an Interlocal Cooperation Agreement for Fire Protection and Emergency Ambulance Services with Denton County, a copy of which is attached hereto as Exhibit "B". Next, Mr. Hafner discussed the status of creation and management of the public improvement district, noting future annexation of land for consideration. Following a discussion, Director Perez moved that the Board approve said agreement. Director Rogers seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Little, who presented to and reviewed with the Board copies of a bookkeeping report dated May 16, 2025, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Perez moved that the Board (i) approve the

bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Rogers seconded said motion, which carried unanimously.

9. Consideration was next given to the adoption of a Resolution Setting Limit on Fees of Office, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Perez moved that the Board adopt said Resolution. Director Rogers seconded said motion, which carried unanimously.

10. Consideration was next given to the renewal of District's insurance and bonds. The Board deferred action on the matter.

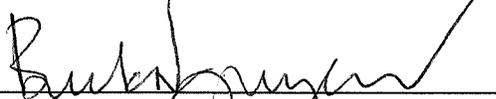
11. Consideration was next given to the Developer's Report. Mr. Doi reported that the wastewater treatment plant is 75% complete. Paving improvements should be complete within the next 30 days. No formal action was taken by the Board.

There being no further business to conduct, upon motion by Director Rogers, seconded by Director Perez, and unanimously carried, the meeting was adjourned at 12:22 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 20th day of June, 2025.

TABOR RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY



Secretary, Board of Directors

