

**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, August 8, 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:

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|----------------|---------------------|
| Felix Wong | President |
| VACANT | 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. Also present were Mr. Mauricio Dardano, prospective board member; Mr. James Johnson and Mr. David Perez, consultants of developers of lands within the District; Ms. Jana Vinsonhaler and Ms. Ariel Britt, each of Inframark, LLC; Mr. Ricardo Doi, P.E. of Pettitt-ECD, the District's Engineers; Mr. Andre Ayala of Hilltop Securities, the District's Financial Advisor, Ms. April Little of Dye & Toverly, LLC, the District's Bookkeepers; Mr. Ryan Hafner, attorney, and Ms. Genny Lutzell, paralegal, each with Winstead PC, the District's Attorneys. Mr. Terrance Jobe and Mr. Jonathan Jobe, developers of lands within the District, joined the meeting via telephone and zoom conference, respectively.

1. Director Wong called the meeting to order at 12:02 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 June 20, 2025. Following a discussion, Director Rogers moved that the Board approve the minutes as presented. Director Perez seconded said motion, which carried unanimously.
4. Next, Director Wong reported that Director Stewart has tendered her resignation to the Board. Following a discussion, Director Rogers moved that the Board accept the resignation of Director Stewart. Director Perez seconded said motion, which carried unanimously.

5. Director Wong noted that Mr. Mauricio Dardano has expressed his desire to serve on the Board. Following a discussion, Director Rogers moved that the Board appoint Mr. Mauricio Dardano to the Board. Director Nguyen seconded the motion, which carried unanimously.

6. Consideration was next given to qualify Director Dardano, administer statement of officer forms and oaths of office, review Conflict-of-Interest Questionnaire for local governmental officials and discuss government training pursuant to Chapter 551 of the Texas Government Code. The Board acknowledged receipt of all required statutory forms from the Director Dardano and briefly reviewed the training requirements to be completed by Director Dardano pursuant to Chapter 551 of the Texas Government Code. Following a discussion, Director Rogers moved that the Board accept the qualification of Director Dardano. Director Perez seconded the motion, which carried unanimously.

7. Following a discussion, Director Rogers moved that the Board adopt the following slate of officers: President – Felix Wong; Vice President – Mauricio Dardano; Secretary – Buck Nguyen; Assistant Secretary – Damian Perez; Assistant Secretary – Darrell Rogers. Director Perez seconded said motion, which carried unanimously.

8. The Board next considered a Petition for Addition of Lands into the District submitted by Melissa Schoolfield-Weese, the Breenna Jordan Langston Trust, the Samantha Jordan Langston Trust, and Tabor 380 Development, LLC, a copy of which is attached hereto as Exhibit “A”. Mr. Hafner discussed the matter with the Board explaining that the land may be properly added to the District. No formal action was taken by the Board.

9. The Board next considered an Order Adding Lands and Redefining Boundaries, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Rogers moved that the board (i) approve the addition of the lands into the District; (ii) adopt the Order as presented. Director Perez seconded said motion, which carried unanimously.

10. 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 "C". Mr. Doi recommended that the Board ratify and approve various pay applications for: (i) Lift Station Nos. 1 and 3 Improvements; (ii) Water Well Improvements; and (ii) construction related to the Water Supply Plant.

Following a discussion, Director Rogers moved that the Board (i) approve the engineer's report; and (ii) and ratify and approve the pay applications as discussed. Director Nguyen seconded said motion, which carried unanimously.

11. Consideration was next given to ratifying the Board's prior approval of the Professional Services Agreement with Inframark, LLC. Ms. Vinsonhaler and Ms. Britt also discussed the District's need to approve the installation of meters on District property, subject to formal ratification at the next meeting of the Board. Following a discussion, Director Rogers moved that the Board (i) ratify the approval of the Professional Services Agreement; and (ii) approve the beginning of meter installation within the District, subject to the Board's formal

ratification at the next meeting of the Board. Director Perez seconded said motion, which carried unanimously.

12. Next, the District's consultants discussed the District's need to adopt a rate order related to the charges for water and sewer services within the District. No formal action was taken in consideration of the adoption of a rate order for the District.

13. Consideration was next given to the approval of the Interlocal Agreement for Property Tax Assessment and Collections with Denton County related to tax collections services within the District. Following a discussion, Director Rogers moved that the Board approve the Interlocal Agreement. Director Nguyen seconded said motion, which carried unanimously.

14. Consideration was next given to the adoption of an Order Setting Tax Rate for 2025. Following a discussion, the Board deferred action on the matter pending further review by the District's consultants.

15. Consideration was next given to the review and approval of an Amended District Information Form to notate the added lands within the District. Director Rogers moved that the Board (i) approve the Amended District Information Form as it relates to the addition of lands; and (ii) authorize Winstead PC to record such form in the Real Property Records of Denton County, Texas. Director Nguyen seconded said motion, which carried unanimously.

16. The Board next considered an Interlocal Cooperation Agreement by and between the District and Denton County, Texas, a copy of which is attached hereto as Exhibit "D". Mr. Hafner reviewed the proposed agreement and discussed with the Board the plans for financing of infrastructure to be owned and operated by the District for property included within the Enclave of Tabor Ranch Public Improvement District. Following a discussion, Director Rogers moved that the Board approve the Interlocal Cooperation Agreement, subject to final review and approval by the District's counsel. Director Nguyen seconded the motion, which carried unanimously.

17. The Board next considered Enclave of Tabor Ranch Public Improvement District Financing Agreement by and among the District, Denton County, Texas, and Tabor 380 Development, LLC, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Rogers moved that the Board approve the Financing Agreement as presented. Director Nguyen seconded the motion, which carried unanimously.

18. The Board next recognized Ms. Little, who presented to and reviewed with the Board copies of a bookkeeping report dated August 8, 2025, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Rogers moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Perez seconded said motion, which carried unanimously.

19. Consideration was next given to the Developer's Report. Mr. Jobe reported that lots within the District are currently scheduled to be completed in mid-November 2025. Mr. Jobe then presented development maps of the District by video. No formal action was taken by the Board.

20. The Board next considered the supplemental agenda. Mr. Hafner presented to and reviewed with the Board an Order Calling Election for Fire Protection Services and Facilities, a copy of which is attached hereto as Exhibit "G". Following a discussion, Director Rogers moved that the Board approve the Order as presented. Director Perez seconded said motion, which carried unanimously.

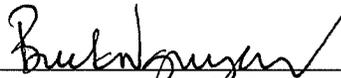
Next, the Board reviewed a proposed Joint Election Agreement and Contract for Election Services by and between the District and Denton County, Texas, a copy of which is attached hereto as Exhibit "H". Following a discussion, Director Rogers moved that the Board (i) approve the agreement as presented; and (ii) authorize distribution of the Notice of Election. Director Perez seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Rogers, seconded by Director Perez, and unanimously carried, the meeting was adjourned at 1:09 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 19th day of September, 2025.

TABOR RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY



Secretary, Board of Directors

(DISTRICT SEAL)

