

**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 September 19, 2025, and the roll was called of the members of the Board to-wit:

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 Hyde and Director Lynch, thus constituting a quorum. Also present were Ms. Brandi Galindo of Dye & Toverly, LLC (“Bookkeeper”); Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, each of Winstead PC; and Mr. Kevin Murphy of Pape-Dawson Engineers, Inc. (“Engineer”).

The meeting was called to order at 12:02 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, Director O’Grady moved that the Board close the public comment section of the meeting. Director Rich seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the August 22, 2025, Board of Directors meeting. Following a discussion, and upon motion by Director O’Grady, seconded by Director Rich and unanimously carried, the Board approved the minutes as presented.

3. Upon motion by Director Rich, seconded by Director O’Grady, and unanimously carried, the Board convened a public hearing regarding the District’s proposed 2025 tax rate at 12:03 p.m. The notice of the hearing was published in accordance with the requirements of the Texas Water Code, and a copy of said notice is attached hereto as Exhibit “A”. The Board reviewed the tax rate recommendation prepared by the Financial Advisor for the District, and, hearing no public comment, Director O’Grady moved that the Board close the public hearing.

Director Knight seconded said motion, which carried unanimously. The Board reopened the meeting.

4. The Board next reviewed and discussed an Order Setting Tax Rate for 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director O'Grady moved that the Board (i) levy a 2025 operations and maintenance tax of \$0.0649 per \$100 of net taxable value; (ii) levy a 2025 road debt tax of \$0.4473; (iii) levy a utility debt tax of \$0.3653; and (iv) adopt the Order Setting Tax Rate for 2025 to reflect the same. Director Knight seconded said motion, which carried unanimously.

5. The Board next considered cancellation of the District's Election for Voter Approval of a District Fire Protection Plan. The Board recognized Ms. Elliott, who explained that because Denton County has indicated a willingness to approve an interlocal cooperation agreement for fire protection and emergency ambulance services with the District, it is no longer necessary to hold an election related to such services and it would be appropriate to cancel the election at this time. Following a discussion, Director Rich moved that the Board cancel the election scheduled to be held on November 4, 2025. Director O'Grady seconded said motion, which carried unanimously.

6. The Board deferred action with regard to an Interlocal Cooperation Agreement for Fire Protection and Emergency Ambulance Services by and between the District and Denton County, Texas.

7. The Board next recognized Mr. Murphy, who updated the Board with regard to development within the District, reporting that water and wastewater utilities for Lone Star Phase 1A have been accepted by the City of Fort Worth, and final walks for improvements in Phase 1B will occur in mid-November. No formal action was taken by the Board.

8. The Board next continued to recognize Mr. Murphy, who presented to and reviewed with the Board an Engineer's report dated September 19, 2025, a copy of which is attached hereto as Exhibit "C", and updated the Board regarding engineering matters within the District. Next, Mr. Murphy recommended approval of the following change order:

- Change Order No. 13 in the amount of \$18,958.00 from Wright Construction Co., Inc. under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phases 1A.

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

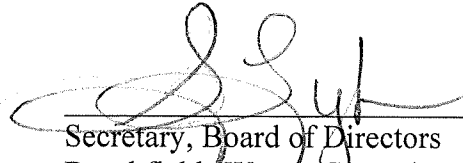
9. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board copies of a bookkeeping report dated September 19, 2025, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director O'Grady moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon;

and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Knight 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 Rich and unanimously carried, whereupon the Board adjourned at 12:15 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 7<sup>th</sup> day of November, 2025.



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

