

**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, September 19, 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
Mauricio Dardano	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 Dardano. Director Wong was present by via telephone and zoom conference; however, he refrained from deliberation or vote on agenda items. Others in attendance by video and audio conference were Mr. Jonathan Jobe of Alluvium Development and Mr. James Johnston. Additional people in attendance included Ms. Jana Vinsonhaler of Inframark, LLC; Mr. Ricardo Doi, P.E. of Pettitt-ECD, the District's Engineers; and Ms. Kathleen Martinez of Dye & Toverly, LLC, the District's Bookkeepers; Mr. Ross Martin, attorney, and Ms. Genny Lutzel, paralegal, each with Winstead PC, the District's Attorneys.

1. Director Wong called the meeting to order at 12:07 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 August 8, 2025. Following a discussion, Director Nguyen moved that the Board approve the minutes as presented. Director Perez seconded said motion, which carried unanimously.
4. Consideration was next given to the review and approval of the Engineer's Report, a copy of which is attached hereto as Exhibit "A". The Board next recognized Mr. Doi, who recommended that the Board ratify and approve the following pay applications and change orders:

Grading Improvements (RPM xConstruction, LLC)

- (i) Pay Application No. 10 in the amount of \$104,770.44; and
- (ii) Change Order No. 10R in the amount of \$106,144.10

Paving Improvements (Glenn Thurman, Inc.)

- (i) Pay Application No. 1 in the amount of \$522,288.00;
- (ii) Pay Application No. 2 in the amount of \$1,473,975.00;
- (iii) Pay Application No. 3 in the amount of \$2,279,759.27;
- (iv) Change Order No. 1 in the amount of \$740,760.10; and
- (v) Change Order No. 2 in the amount of \$257,347.80

Lift Stations No. 1 to No. 3 (Circle H Contractors, LP)

- (i) Pay Application No. 7 in the amount of \$87,673.77.

Water Well Improvements

- (i) Pay Application No. 3 in the amount of \$297,978.00;
- (ii) Pay Application No. 4 in the amount of \$572,625.00; and
- (iii) Change Order No. 1 in the decreased amount of \$(10.00).

Water Supply Plant

- (i) Pay Application No. 3 in the amount of \$540,634.50.

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

5. Consideration was next given to the review and approval of the Operator's Report, a copy of which is attached hereto as Exhibit "B". The Board recognized Ms. Vinsonhaler who reviewed with the Board copies of a (i) subscriber agreement for use in submitting monthly reports to the Texas Commission on Environmental Quality; and (ii) an agreement with Beacon SAAS Managed Solutions for the provision of managing utility meters for district customers. Following a discussion, Director Nguyen moved that the Board approve the Operator's Report which includes the subscriber agreement relative to the wastewater treatment plant permit, and the master agreement with Beacon SAAS Managed Solutions. Director Perez seconded said motion, which carried unanimously.

6. Consideration was next given to a discussion regarding adoption of a rate order relative to charges for water and sewer services within the District. Following a discussion, Director Perez moved that the Board adopt a Rate Order for the provision of water, sewer and drainage services to residential and commercial customers within the District, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Perez moved that the Board adopt the rate order, subject to final review by District counsel. Director Nguyen seconded said motion, which carried unanimously.

7. Consideration was next given to the adoption of an Order Setting Tax Rate for 2025, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Perez moved

that the Board approve said Order. Director Nguyen seconded said motion which carried unanimously.

8. Consideration was next given to the review and approval of an Amended District Information Form to notate the tax levy adopted by the Board. Director Perez moved that the Board (i) approve the Amended District Information Form; 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.

9. Consideration was next given to ratify and approve insurance for AUC Group, LLC in conjunction with the lease of a wastewater treatment plant for Phase One of the District. Following a discussion, Director Perez moved that the Board ratify and approve said insurance policy. Director Nguyen seconded said motion, which carried unanimously.

10. Consideration was next given to the bookkeeper's report dated September 19, 2025, a copy of which is attached hereto as Exhibit "E". Mr. Martinez reviewed the bookkeeper's report with the Board followed by the proposed budget for fiscal year ended February 28, 2026, 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; (ii) approve the operating budget as presented; and (iii) authorize the payment of bills listed thereon. Director Perez seconded said motion, which carried unanimously.

11. 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 provided an overview of development within the District and confirmed that the final plat has been submitted for approval. No formal action was taken by the Board.

12. Consideration was next given to the ratification and approval of the Enclave of Tabor Ranch Public Improvement District Financing Agreement by and between Tabor 380 Development, LLC, Denton County, Texas, and the District, a copy of which is attached hereto as Exhibit "G". Mr. Martin shared an overview of the provisions of said agreement. Following a discussion, Director Perez moved that the Board ratify and approve said financing agreement. Director Nguyen seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Perez, seconded by Director Nguyen, and unanimously carried, the meeting was adjourned at 12:35 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 14th day of November, 2025.

TABOR RANCH MUNICIPAL UTILITY  
DISTRICT OF DENTON COUNTY



  
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Secretary, Board of Directors