

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

THE STATE OF TEXAS §  
COUNTIES OF DENTON AND WISE §  
NORTH FORT WORTH WATER CONTROL AND IMPROVEMENT §  
DISTRICT NO. 1 DENTON AND WISE COUNTIES

The Board of Directors (the “Board”) of North Fort Worth Water Control and Improvement District No. 1 of Denton and Wise Counties (the “District”) met in regular session, open to the public, at 520 Interstate 35 Frontage Road, Denton, Texas 76205, on October 9, 2025, and the roll was called of the members of the Board to-wit:

J.D. Walker	President
Donald Lucky	Vice President
Charles Garretson	Secretary
Steve Babcock	Assistant Secretary
Chris Calloway	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); and Mr. Andrew Kubiak of LJA Engineering, Inc. (“Engineer”). Mr. Michael Poole of Lennar Homes joined the meeting by telephone.

The meeting was called to order at 12:00 p.m.

1. The Board called for public communications or comments. Hearing none, Director Babcock moved that the Board close the public comment session of the meeting. Director Calloway seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from September 11, 2025, Board of Directors meeting. Following a discussion, and upon motion by Director Lucky, seconded by Director Walker and unanimously carried, the Board approved the Minutes as presented.

3. The Board next considered an Order Authorizing Application for Approval of Project and Utility Bond Issue by Texas Commission on Environmental Quality (“TCEQ”) and Requesting Waivers, a copy of which is attached hereto as Exhibit “A”. Ms. Elliott explained that this is the first step toward the District’s next utility bond issuance and noted that the total amount requested for the issuance is \$8,275,000.00. Following a discussion, Director Lucky moved that the Board adopt the Order as presented. Director Babcock seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Poole, who updated the Board with regard to development within the District, reporting that full buildout is expected in spring of 2026. No formal action was taken by the Board.

5. The Board next recognized Mr. Kubiak, who updated the Board with regard to engineering within the District. No formal action was taken by the Board.

6. The Board next recognized Ms. Lara, who presented to and reviewed with the Board copies of a Bookkeeping Report dated October 9, 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Lucky moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills as listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Babcock seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Babcock, seconded by Director Calloway and unanimously carried, the Board adjourned at 12:06 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 11<sup>th</sup> day of December, 2025.



A handwritten signature in blue ink, appearing to be "D. A. [unclear]", written over a horizontal line.

Secretary, Board of Directors  
North Fort Worth Water Control & Improvement  
District No. 1 of Denton and Wise Counties