

**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 December 5, 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 Lynch and Director Rich, thus constituting a quorum. Also present were Ms. Stefani Chastain of Dye & Toverly, LLC ("Bookkeeper"); Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Mr. Kevin Murphy of Pape-Dawson Engineers, Inc. ("Engineer"); and Mr. Albert Arthur of D.R. Horton.

The meeting was called to order at 12:01 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 Knight seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the November 7, 2025, Board of Directors meeting. Following a discussion, and upon motion by Director Knight, seconded by Director Hyde and unanimously carried, the Board approved the minutes as presented.

3. The Board next recognized Ms. Elliott, who updated the Board with regard to an Interlocal Cooperation Agreement for Fire Protection and Emergency Ambulance Services by and between the District and Denton County. Ms. Elliott reports that the District's legal counsel is still working with Denton County and the City of Fort Worth to find the most cost-effective and efficient long-term way to serve the District with emergency services. No formal action was taken by the Board.

4. The Board next recognized Mr. Arthur, who updated the Board with regard to development within the District, reporting that homebuilding is ongoing within Lone Star Phase 1A. Mr. Arthur further reported that development within Phase 1B is wrapping up and a final walk of Phase 1B will be conducted on behalf of the District on December 18<sup>th</sup> to prepare for homebuilding to begin in early 2026. No formal action was taken by the Board.

5. The Board next recognized Mr. Murphy, who presented to and reviewed with the Board an Engineer's report dated December 5, 2025, a copy of which is attached hereto as Exhibit "A", and updated the Board regarding engineering matters within the District. Next, Mr. Murphy recommended approval of the following pay applications:

- Pay Application No. 10 in the amount of \$509,757.34 from Glenn Thurman, Inc. ("Thurman"), under the paving improvements contract for Lone Star at Liberty Trails Phases 1A.
- Pay Application No. 11 (Retainage) in the amount of \$630,845.73 from Thurman under the paving improvements contract for Lone Star at Liberty Trails Phases 1A.

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

6. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a bookkeeping report dated December 5, 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Hyde 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 Hyde moved that the meeting be adjourned, which motion was seconded by Director Knight and unanimously carried, whereupon the Board adjourned at 12:12 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 9<sup>th</sup> day of January, 2026.



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

