

**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 February 6, 2026, 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, thus constituting a quorum. Also present were Ms. Stefani Chastain of Dye & Toverly, LLC ("Bookkeeper"); Ms. Taylor Elliott, attorney, and Ms. Linda J. Proctor, paralegal, each of Winstead PC; and Mr. Kevin Murphy of Pape-Dawson Engineers, Inc. ("Engineer").

The meeting was called to order at 12:05 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, Director Hyde 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 January 9, 2026, Board of Directors meeting. Following a discussion, and upon motion by Director Hyde, seconded by Director Knight 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 reported 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. Ms. Elliott next presented to and reviewed with the Board the 2026 street light maintenance and repair rates from Independent Utility Construction, Inc., a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Hyde moved that Board approve

the 2026 street light maintenance and repair rates. Director Lynch seconded the motion, which carried unanimously.

5. The Board next recognized Mr. Murphy, who updated the Board with regard to development within the District, reporting that homes are being sold and the developer is finishing the monument. No formal action was taken by the Board.

6. Mr. Murphy next presented to and reviewed with the Board an Engineer's report dated February 6, 2026, a copy of which is attached hereto as Exhibit "B", and updated the Board regarding engineering matters within the District. Mr. Murphy reported that (i) the utilities and the paving improvements for Lone Star at Liberty Trails Phases 1A and 1B are 100% complete; (ii) the final punch list and the City inspections for water, sewer, and storm drainage for Lone Star at Liberty Trails Phase 1B are completed, and formal acceptance for District infrastructure was issued on January 21, 2026; (iii) street signs were installed on Pembine Lane; and (iv) it is anticipated that Phase 2 will be split into smaller pieces to make the development process easier, with construction tentatively scheduled to begin in April 2026.

Next, Mr. Murphy recommended approval of the following pay applications:

- Pay Application No. 10 in the amount of \$322,905.69 from Glenn Thurman, Inc. ("Thurman") under the paving improvements contract for Lone Star at Liberty Trails Phase 1A.
- Pay Application No. 11 in the amount of \$610,083.33 (Revised Retainage) from Thurman under the paving improvements contract for Lone Star at Liberty Trails Phases 1A.
- Pay Application No. 5 in the amount of \$6,700.59 from Thurman under the paving improvements contract for Lone Star at Liberty Trails Phases 1B.
- Pay Application No. 6 in the amount of \$194,133.91 from Thurman under the paving improvements contract for Lone Star at Liberty Trails Phases 1B.

Following a discussion, Director O'Grady 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.

7. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a bookkeeping report dated February 6, 2026, a copy of which is attached hereto as Exhibit "C". 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 Hyde moved that the meeting be adjourned, which motion was seconded by Director O'Grady and unanimously carried, whereupon the Board adjourned at 12:13 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 6<sup>th</sup> day of March, 2026.



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