

**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 March 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. Wendy Randall of Dye & Toverly, LLC (“Bookkeeper”); Ms. Taylor Elliott, attorney, and Ms. Linda J. Proctor, paralegal, each of Winstead PC; Mr. Kevin Murphy of Pape-Dawson Engineers, Inc. (“Engineer”); and Mr. Albert Arthur of D.R. Horton, developers of land within the District.

The meeting was called to order at 12:00 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 February 6, 2026, Board of Directors meeting. Following a discussion, and upon motion by Director Hyde, seconded by Director Lynch and unanimously carried, the Board approved the minutes as presented.
3. Next, the Board acknowledged receipt of a letter signed by Ms. Amy Bieber, records manager for the District, attesting to the fact that Director Rich and Director Hyde have each filed their respective applications for a place on the ballot for the May 2, 2026, Directors Election, and no other applications have been received. Ms. Elliott noted that it would be appropriate at this time to cancel the Directors Election, and to declare Director Rich and Director Hyde elected for new four-year terms. Next, Ms. Elliott discussed the provisions of an Order Declaring Unopposed Candidates Elected and Canceling Directors Election with the Board, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Lynch moved that

the Board adopt said Order as presented and declare the unopposed candidates elected. Director O' Grady seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Murphy and Mr. Arthur, who updated the Board with regard to development within the District. No formal action was taken by the Board.

5. Mr. Murphy next presented to and reviewed with the Board an Engineer's report dated March 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) they are working on the offsite water main line to provide service to the District; (ii) the City is reviewing the plans to subdivide Lone Star at Liberty Trails Phase 2 (the "Subdivided Phase"); and (iii) they are currently bidding the first phase of the proposed Subdivided Phase, which is known as "Phase 2A".

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

- Pay Application No. 20 in the amount of \$556.22 from Wright Construction Company ("Wright") under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phase 1A.
- Pay Application No. 13 in the amount of \$267,75.05 from Wright under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phases 1B.
- Pay Application No. 2 in the amount of \$372,422.10 from Wright under the off-site water main improvements contract for Lone Star Liberty Trails.

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. Randall, who presented to and reviewed with the Board copies of a Bookkeeper's report dated March 6, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Hyde moved that the Board (i) approve the Bookkeeper's 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 O' Grady seconded said motion, which carried unanimously.

There being no further business to conduct, Director Lynch moved that the meeting be adjourned, which motion was seconded by Director Rich and unanimously carried, whereupon the Board adjourned at 12:10 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 3rd day of April, 2026.



Waymon D. Hyde, Assistant Secretary
Board of Directors
Brookfield Water Control and Improvement
District of Denton County