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 May 1, 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 except for Director Lynch and Director Rich, thus constituting a quorum. Also present were Ms. Wendy Randall of Dye & Tovery, 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 April 3, 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 considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as <u>Exhibit "A"</u>. Following a discussion, Director Knight moved that the Board approve the renewal of District insurance coverages as presented. Director Hyde seconded said motion, which carried unanimously.

4. The Board next recognized Ms. Elliott, who presented to and reviewed with the Board the Waivers of Special Appraisal for the benefit of the District (the "Waivers") by Forestar (USA) Real Estate Group, Inc. and Double R Devco, LLC, developers of lands in the District. Copies of the Waivers are attached hereto as <u>Exhibit "B"</u>. Ms. Elliott explained that the Waivers will be executed in connection with the District's application to the Texas Commission on

Environmental Quality to issue Unlimited Tax Utility Bonds, Series 2026. She then recommended that the Board approve and ratify the Waivers pending the developers' finalization of same. Following a discussion, Director Hyde moved that the Board approve and ratify the Waivers of Special Appraisal pending the developers' finalization of same. Director Knight seconded said motion, which carried unanimously.

5. Ms. Elliott then informed the Board with respect to the Interlocal Cooperation Agreement for Fire Protection and Emergency Ambulance Services by and between the District and Denton County that negotiations regarding the fee charged by Denton County to the District for the provided services to the District is still being negotiated. No formal action was taken by the Board.

6. The Board next recognized Mr. Arthur, who reported that final work on the amenity centers and sidewalks for Lone Star at Liberty Trails Phases 1A and 1B are being completed. No formal action was taken by the Board.

7. The Board next recognized Mr. Murphy, who presented to and reviewed with the Board an Engineer's report dated May 1, 2026, a copy of which is attached hereto as <u>Exhibit "C"</u>, and updated the Board regarding engineering matters within the District, reporting that construction of Lone Star at Liberty Trails Phase 2A is expected to begin this summer and construction of Lone Star at Liberty Trails Phase 2B is expected to begin this fall.

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

- Pay Application No. 4 in the amount of $4,336.20 from Wright Construction Company 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 Engineer's report as presented; and (ii) approve the pay application as recommended by the District's Engineer. Director Knight seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Randall, who presented to and reviewed with the Board copies of a Bookkeeper's report dated May 1, 2026, a copy of which is attached hereto as <u>Exhibit "D"</u>. 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 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 12:18 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 5th day of June, 2026.

~~Stacey Lynch, Secretary~~ Rachel Knight
Board of Directors
Brookfield Water Control and Improvement
District of Denton County

(DISTRICT SEAL)