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 June 5, 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, 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 12:07 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 May 1, 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 confirmed receipt of the Statements of Officer and Oaths of Office forms from re-elected Director Hyde and Director Rich. No formal action was taken by the Board.

4. The Board continued to recognize Ms. Elliott, who presented to and reviewed with the Board the Waiver of Special Appraisal for the benefit of the District (the "Waiver") by Double R Devco, LLC, a developer of lands in the District. A copy of the Waiver is attached hereto as Exhibit "A". Ms. Elliott explained that the Waiver 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 Waiver. Following a discussion, Director Hyde moved that the Board approve and ratify the Waiver as presented. Director O'Grady seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Arthur, who advised the Board that he did not have any updates to report. No formal action was taken by the Board.

6. The Board next recognized Mr. Murphy, who presented to and reviewed with the Board an Engineer's report dated June 5, 2026, a copy of which is attached hereto as Exhibit " B", and updated the Board regarding engineering matters within the District, reporting that bid openings for Lone Star at Liberty Trails Phase 2B were held on May 8, 2026, and the District's Engineer is working with the City for approval of the Lone Star Phase 2B construction plans.

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

- Change Order No. 9 in the amount of $166,832.20 from FCS Construction under the grading improvements contract for Lone Star at Liberty Trails Phases 1A and 1B.
- Pay Application No. 5 in the amount of $4,384.12 from Wright Construction Company ("Wright") under the off-site water main improvements contract for Lone Star at Liberty Trails.
- Pay Application No. 6 in the amount of $168,638.43 (Retainage) from Wright under the off-site water main improvements contract for Lone Star at Liberty Trails.

Mr. Murphy then recommended that the Board approve the assignment of the executed contracts for Phase 2A utilities, paving, and street lights improvements (collectively, the "Executed Phase 2A Improvements Contracts") from D.R. Horton to Forestar (USA) Real Estate Group, Inc.

Following a discussion, Director Knight moved that the Board (i) approve the Engineer's report as presented; (ii) approve the change order and pay applications as recommended by the District's Engineer; and (iii) approve the assignment of the Executed Phase 2A Improvements Contracts from D.R. Horton to Forestar (USA) Real Estate Group, Inc. as recommended by the District's Engineer. Director Hyde seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Randall, who presented to and reviewed with the Board copies of a Bookkeeper's report dated June 5, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Rich 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 Wade 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 12:19 p.m. until further call.

APPROVED AND ADOPTED this 31st day of July, 2026.

(DISTRICT SEAL)

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