MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS	§
COUNTY OF DENTON	§
TABOR RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY	§

The Board of Directors (the "Board") of Tabor Ranch Municipal Utility District of Denton County (the "District") met in special session, open to the public, at 12:00 noon on Friday, May 8, 2026, at the offices of Alluvium Development, 520 Hawkins Run Road, Midlothian, Texas 76065, a meeting place located outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Felix Wong	President
Mauricio Dardano	Vice President
Buck Nguyen	Secretary
Damian Perez	Assistant Secretary
Darrell Rogers	Assistant Secretary

All members of the Board were present at the commencement of the meeting, with the exception of Director Rogers. Others in attendance by video and audio conference were Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis, PLLC; Mr. Cameron Robinson; Ms. Jana Vinsonhaler; and Ms. Katie May of Inframark, LLC, the District's operator; Ms. Kathleen Martinez of Dye & Tovery LLC; Mr. Ricardo Doi, P.E. of Petitt-ECD, the District's Engineers; and Mr. Ross Martin, attorney and Ms. Genny Lutzel, paralegal, each with Winstead PC, the District's Attorneys.

1. The meeting was called to order at 12:08 p.m.

2. Consideration was next given to public comment and communication. Hearing none, the Board closed the public comment session of the meeting.

3. Consideration was next given to the receipt of Statement of Officer and Oaths from newly-elected Directors Rogers and Dardano. Following a discussion, Director Dardano moved that the Board acknowledge receipt of same. Director Perez seconded said motion, which carried unanimously.

4. Consideration was next given to the reorganization of the Board of Directors. No formal action was taken by the Board.

5. Consideration was next given to the review and approval of an engagement letter with McCall Gibson Swedlund Barfoot Ellis PLLC. The Board recognized Mr. Lopera who reviewed the proposed letter for auditor services with the Board. He then discussed the summary

of services and related fees. Following a discussion, Director Dardano moved that the Board approve the engagement letter agreement with McCall Gibson Swedlund Barfoot Ellis, PLLC. Director Nguyen seconded said motion, which carried unanimously.

6. Consideration was next given to the review and approval of the Minutes of the Board of Directors meeting held on April 17, 2026. Following a discussion, Director Dardano moved that the Board approve the minutes as presented. Director Nguyen seconded said motion, which carried unanimously.

7. Consideration was next given to the review and approval of the Engineer's Report, a copy of which is attached hereto as Exhibit "A". Mr. Doi then reviewed the following with the Board, recommending approval of one pay application, and authorizing design, permitting and advertisement of projects described below:

Tabor Ranch Offsite Improvements
Water Supply Plant (Felix Construction)

Pay Application No. 11 in the amount of $660,514.36.

George Owens Road Extension
Ratify and approve design, permitting and advertisement for bids.

Enclave Boulevard Improvements
Ratify and approve design, permitting and advertisement for bids.

Following a discussion, Director Dardano moved that the Board (i) approve the engineer's report; (ii) approve Pay Application No. 11 in the amount of $660,514.36 from Felix Construction; and (iii) ratify and approve design, permitting and advertising for bids for the George Owens Road extension and Enclave Boulevard improvements. Director Perez seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of the Operator's Report, a copy of which is attached hereto as Exhibit "B". Ms. Vinsonhaler summarized the report with the Board. Following a discussion, Director Dardano moved that the Board approve the Operator's Report. Director Perez seconded said motion, which carried unanimously.

9. Consideration was next given to the Developer's report. The Board heard an update from the engineer at this time. Mr. Doi reported that mass grading improvements are now complete, and work continues on construction and development to support single-family home construction. Finally, he reported the completion and submission of an application for the wastewater treatment plant application to the Texas Commission on Environmental Quality. No formal action was taken by the Board.

10. Consideration was next given to the adoption of an amended rate order. Mr. Martin reviewed the proposed changes, including the addition of Fire and EMS fees to the district facility

charge. Following a discussion, Director Dardano moved that the Board approve the Amended Rate Order as presented. Director Perez seconded said motion, which carried unanimously.

11. Consideration was next given to the bookkeeper's report dated May 8, 2026, a copy of which is attached hereto as <u>Exhibit "C"</u>. Ms. Martinez reviewed the bookkeeper's report with the Board. Following a discussion, Director Dardano moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Perez seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Dardano, seconded by Director Perez, and unanimously carried, the meeting was adjourned at 12:28 p.m. until further call.

[*Signature page follows*]

APPROVED AND ADOPTED this 7th day of August, 2026.

TABOR RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

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Secretary, Board of Directors

(DISTRICT SEAL)