MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF DENTON §

DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 11 §

The Board of Directors (the "Board") of Denton County Municipal Utility District No. 11 (the "District") met in regular session, open to the public, at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room), a designated office of the District outside the boundaries of the District, on August 12, 2026, and the roll was called of the members of the Board to-wit:

Randy Edwards	President
Carlos Ojeda	Vice President
Kathleen Rains	Secretary
Erin Owens	Assistant Secretary
Anna Cross	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Ross Martin, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Jennifer Watts of Tovery Accounting Consultants, LLC ("Bookkeeper"); Mr. KD Weaver of Green Brick Partners, a developer of lands in the District; Ms. Stephanie White of Kimley-Horn and Associates, Inc. ("Engineer"); and Mr. Luisenrique Aranda Beyer of Cedar Creek Municipal Advisors ("Financial Advisor").

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

1. The Board called for public communications and comments. Hearing none, Director Cross moved that the Board close the public comment section of the meeting. Director Rains seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the July 8, 2026, meeting of the Board of Directors. Following a discussion, Director Ojeda moved that the Board approve the Minutes as presented. Director Owens seconded said motion, which carried unanimously.

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 Exhibit "A". Following a discussion, Director Owens moved that the Board approve the renewal of District insurance coverages as presented. Director Cross seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Aranda Beyer, who presented to and reviewed with the Board the 2026 tax rate calculations and recommendations from the Financial Advisor, a copy of

which is attached hereto as Exhibit "B". The total tax rate recommendation is $1.20 per $100 of net taxable value, all designated for maintenance and operations. Following a discussion, Director Ojeda moved that the Board (i) approve the proposed tax rate; (ii) call a public hearing on the proposed tax rate for September 9, 2026, at 1:00 p.m. at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240; and (iii) authorize publication of a notice of the same. Director Owens seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Weaver, who updated the Board with regard to development within the District, reporting that paving in Phase 1 will be complete by the end of the month, and construction of the District's wastewater treatment plant is going well. No formal action was taken by the Board.

6. The Board next recognized Ms. White, who presented to and reviewed with the Board an Engineer's Report dated August 12, 2026, a copy of which is attached hereto as Exhibit "C", and updated the Board with regard to engineering matters within the District. Ms. White next requested that the Board approve the construction plans and specifications for Rosebrook Phase 2B and authorize the Engineer to advertise for bids for all improvements contracts within Rosebrook Phase 2B. Ms. White next presented to the Board bids received for clearing and grading improvements for Rosebrook Phases 1C & 2A and recommended that the Board award the contract to the lowest qualified bidder, Brazos Valley Contracting Co. ("Brazos"), in the base bid amount of $608,523.75.

Next, Ms. White recommended approval of the following pay applications and change order:

- Change Order No. 4 in the amount of $130,685.85 from FCS Construction, LP, under the clearing and mass grading improvements contract for Rosebrook Phase 1.
- Pay Application No. 1 in the amount of $33,300.00 from Glenn Thurman, Inc. ("Thurman"), under the paving improvements contract for Rosebrook Phase 1.
- Pay Application No. 2 in the amount of $593,361.00 from Thurman under the paving improvements contract for Rosebrook Phase 1.
- Pay Application No. 9 in the amount of $74,925.00 from Rey-Mar Construction, LLC ("Rey-Mar") under the wastewater treatment plant phase 1 site package improvements contract for the Rosebrook development.
- Pay Application No. 10 in the amount of $7,866.00 from Rey-Mar under the wastewater treatment plant phase 1 site package improvements contract for the Rosebrook development.

Following a discussion, Director Ojeda moved that the Board (i) approve the construction plans and specifications for Rosebrook Phase 2B; (ii) authorize the Engineer to advertise for bids for all improvements contracts within Rosebrook Phase 2B; (iii) award the clearing and grading improvements contract for Rosebrook Phases 1C & 2A to Brazos as recommended by the District's Engineer; (iv) approve the pay applications and change order as recommended by the District's Engineer; and (v) approve the Engineer's Report as presented. Director Owens seconded said motion, which carried unanimously.

7. The Board next considered the engagement of Tovery Accounting Consultants, LLC, for bookkeeping services on behalf of the District, a copy of the proposal for which is attached

hereto as Exhibit "D", and preparation and filing of an annual financial report on behalf of the District, a copy of the proposal for which is attached hereto as Exhibit "E". It was noted that the company formerly known as Dye & Tovery, LLC, has changed its name to Tovery Accounting Consultants, LLC, so the engagement reflects that change in name. Following a discussion, Director Owens moved that the Board approve the engagements as presented. Director Cross seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a Bookkeeper's Report dated August 12, 2026, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Cross moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize the payment of bills listed thereon. Director Ojeda seconded said motion, which carried unanimously.

There being no further business to conduct, Director Edwards moved that the meeting be adjourned at 1:19 p.m. Director Ojeda seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 9th day of September, 2026.

Kathleen Rains, Secretary
Board of Directors
Denton County Municipal Utility District No. 11

(DISTRICT SEAL)