

**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, August 7, 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 Perez and Director Dardano. Others in attendance by video and audio conference were Mr. Terrance Jobe, developer; Ms. Alyssa Saccomen of McCall Gibson Swedlund Barfoot Ellis, PLLC; Ms. Jana Vinsonhaler of Inframark, LLC, the District's operator; Ms. Kathleen Martinez of Toverly Accounting Consultants, LLC; Mr. Ricardo Doi, P.E. of Pettitt-ECD, the District's Engineers; Mr. Duane Brignac of T. Wilson & Associates, Inc.; and Ms. Darsey Norton, attorney and Ms. Genny Lutzell, paralegal, each with Winstead PC.

1. The meeting was called to order at 12:00 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 review and approval of the Minutes of the Board of Directors meeting held on May 8, 2026. Following a discussion, Director Rogers moved that the Board approve the minutes as presented. Director Nguyen seconded said motion, which carried unanimously.
4. Consideration was next given to the receipt of a 2026 Certified Tax Roll, tax rate calculation services, review of the tax rate recommendation, and adoption of a Notice of Water District Hearing for publication. Mr. Ayala confirmed receipt of the 2026 tax roll prepared by the Denton Central Appraisal District. Next, Mr. Ayala confirmed that the District is classified as a developing water district pursuant to Texas Water Code Section 49.23603. The Board next reviewed the 2026 tax rate recommendation prepared by Hilltop Securities, a copy of which is

attached hereto as Exhibit “A”. The total tax rate recommendation is \$0.42 per \$100 of net taxable value for maintenance and operations.

Following a discussion, Director Rogers moved that the Board (i) acknowledge receipt of the 2026 Tax Roll; (ii) authorize Hilltop Securities, Inc. to perform tax rate calculations on behalf of the District; (iii) set the public hearing on the proposed 2026 tax rate for Thursday, September 3, 2026 at 12:00 noon; and (iv) authorize publication of a Notice of Public Hearing on Tax Rate. Director Nguyen seconded said motion, which carried unanimously.

5. Consideration was next given to an Audit Report for Fiscal Year Ended February 28, 2026. Ms. Saccomen summarized the draft audit report with the Board. Following a discussion, Director Rogers moved that the Board (i) approve the Audit Report for fiscal year ended February 28, 2026, subject to final review by District counsel; (ii) authorize McCall Gibson to file same with the Texas Commission on Environmental Quality; and (iii) authorize District counsel to file the Report with the Texas State Comptroller. Director Nguyen seconded said motion, which carried unanimously.

6. Consideration was next given to the review and approval of the Engineer’s Report, a copy of which is attached hereto as Exhibit “B”. Mr. Doi then reviewed the following with the Board, recommending approval of the following pay applications described below:

Tabor Ranch Offsite Improvements

Tabor Ranch Lift Station (Circle H Contractors, LP)

Pay Application No. 13 in the amount of \$73,346.09;
Pay Application No. 14 in the amount of \$72,360.62; and
Final Pay Application in the amount of \$574,886.15.

Water Supply Plant (Felix Construction)

Pay Application No. 12 in the amount of \$910,995.92.

The Board next reviewed letters of substantial completion and requests to accept the following improvements: (i) Tabor Ranch Water Supply Plant; (ii) Force Mains Nos. 2 and No. 3; (iii) Water Well Improvements; (iv) Lift Station Nos. 1, 2, and 3; and (v) Wastewater Treatment Plant – Phase 1.

Following a discussion, Director Rogers moved that the Board (i) approve the engineer’s report; (ii) approve all pay applications set forth in the report; and (iii) accept the improvements as recommended by the District’s engineer. Director Nguyen seconded said motion, which carried unanimously.

7. Consideration was next given to the review and approval of the Operator’s Report, a copy of which is attached hereto as Exhibit “C”. Ms. Vinsonhaler summarized the report with the Board. Following a discussion, Director Rogers moved that the Board approve the Operator’s Report. Director Nguyen seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of an Interlocal Agreement for Wastewater Treatment Services by and between the District and Denton County Municipal Utility District No. 16. The Board deferred action on the matter.

9. Consideration was next given to the Developer's report. Mr. Jobe provided an update on single-family home builders and contracts for Phase 1. He then reported the planned grand opening in early November 2026. No formal action was taken by the Board.

10. Consideration was next given to the review and approval of an insurance policy renewal. Ms. Norton reviewed the proposed premium summary with the Board, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Rogers moved that the Board approve said insurance renewal. Director Nguyen seconded said motion, which carried unanimously.

11. Consideration was next given to the review and approval of an engagement agreement with Toverly Accounting Consultants, LLC due to a name change, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Rogers moved that the Board approve said agreement. Director Nguyen seconded said motion, which carried unanimously.

12. Consideration was next given to the bookkeeper's report dated August 7, 2026, a copy of which is attached hereto as Exhibit "F". Ms. Martinez reviewed the bookkeeper's report with the Board. Following a discussion, Director Rogers moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Nguyen seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Rogers, seconded by Director Nguyen, and unanimously carried, the meeting was adjourned at 12:38 p.m. until further call.

[Signature page follows]

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

TABOR RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY

Buckelguyen

Secretary, Board of Directors

