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 September 9, 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 with the exception of Director Ojeda, thus constituting a quorum. Also present were: Ms. Darsey Norton, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Jennifer Watts of Tovery Accounting Consultants, LLC ("Bookkeeper"); Mr. Aaron Guthrie of Green Brick Partners, a developer of lands in the District; Ms. Stephanie White, Mr. Lori Lusk, and Mr. Tyler Trinastich 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 1:00 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 Owens seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the August 12, 2026, meeting of the Board of Directors. Following a discussion, Director Owens moved that the Board approve the Minutes as presented. Director Cross seconded said motion, which carried unanimously.

3. Upon motion by Director Owens, seconded by Director Edwards, and unanimously carried, the Board convened a public hearing regarding the District's proposed 2026 tax rate at 1:00 p.m. The notice of the hearing was published in accordance with the requirements of the Texas Water Code, and a copy of said notice is attached hereto as Exhibit "A". The Board reviewed the tax rate recommendation prepared by the Financial Advisor for the District, and, hearing no public

comment, Director Cross moved that the Board close the public hearing. Director Rains seconded said motion, which carried unanimously. The Board reopened the meeting at 1:01 p.m.

4. The Board next reviewed and discussed an Order Setting Tax Rate for 2026, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Cross moved that the Board (i) levy a 2026 operations and maintenance tax of $1.20 per $100 of net taxable value; and (ii) adopt the Order Setting Tax Rate for 2026 to reflect the same. Director Rains seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Guthrie, who updated the Board with regard to development within the District, reporting that paving in Phase 1 is complete, and the TxDOT entry has been connected to the paving within the District. Mr. Guthrie also reported that installation of franchise utilities is underway and the wastewater treatment plant site is roughly a month from completion so that construction of the plant itself can begin. 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 September 9, 2026, a copy of which is attached hereto as Exhibit "C", and updated the Board with regard to engineering matters within the District. Next, Ms. White recommended approval of the following pay applications:

- Pay Application No. 8 in the amount of $349,203,60 from Blue Star Utilities, LLC, under the water, wastewater, and storm drainage improvements contract for Rosebrook Phase 1.
- Pay Application No. 3 in the amount of $2,942,792.37 Glenn Thurman, Inc., under the paving improvements contract for Rosebrook Phase 1.

Following a discussion, Director Edwards moved that the Board (i) approve the pay applications as recommended by the District's Engineer; and (ii) approve the Engineer's Report as presented. Director Rains seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a Bookkeeper's Report dated September 9, 2026, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Rains moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize the payment of bills listed thereon. Director Owens seconded said motion, which carried unanimously.

There being no further business to conduct, Director Cross moved that the meeting be adjourned at 1:06 p.m. Director Rains seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 14th day of October, 2026.

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

(DISTRICT SEAL)