September 16, 2024

Mr. David Cooke
City Manager, City of Fort Worth

Ms. Jannette Goodall
City Secretary, City of Fort Worth

Mr. Reginald Zeno
Chief Financial Officer, City of Fort Worth
City Hall
200 Texas St.
Fort Worth, Texas 76102

Re: Tradition Municipal Utility District No. 2B of Denton County (the "District")
$3,620,000 Unlimited Tax Road Bonds, Series 2024 (the "Bonds")

Mr. Cooke, Ms. Goodall, and Mr. Zeno:

This letter serves to meet certain requirements regarding the District's issuance of bonds under the terms of that Agreement Concerning Creation and Operation of Tradition Municipal Utility District No. 2B of Denton County.

The District intends to issue the Bonds in the aggregate principal amount not to exceed $3,620,000. The proceeds from the Bonds are expected to be used to reimburse the developer for all or a portion of the following: (i) the District's share of construction of roadway facilities serving certain phases of developed residential property in the District and the costs of engineering, testing, and surveying associated therewith; and (ii) fees paid to the City of Fort Worth, if any. Additionally, proceeds from the Bonds will be used to pay developer interest and certain costs of issuance of the Bonds.

We also enclose a schedule of estimated debt service on the Bonds (assuming an average interest rate of 4.25%), a cash flow analysis, a pro-forma budget for maintenance and operations, and supporting value estimates incorporating house counts provided by the Developer within the District. After issuance of the Bonds, the District will levy a total tax rate of $1.00 per $100 of assessed valuation composed of a tax for payment of utility debt service, road debt service and a tax for maintenance and operations.

Additionally, as financial advisor to the District, we hereby certify that the Bonds will be issued within the economic feasibility guidelines established by the Texas Commission on Environmental Quality applicable to districts located in Denton County.

Robert W. Baird & Co.
6363 N State Hwy 161, Suite 310
Irving, TX 75039
Main 713 230-6120
Toll Free 800 711-6126
www.rwbaird.com

Thank you for your review and consideration of the Bonds. If you require any additional information, please contact me at (214) 373-2982.

Sincerely,

ROBERT W. BAIRD & CO. INCORPORATED

Ryan Nesmith
Managing Director

Enclosures

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BOND DEBT SERVICE

Tradition MUD 2B
Proposed UL Tax Rd Bds, Srs 2024

Dated Date	12/01/2024
Delivery Date	12/01/2024

Period Ending	Principal	Coupon	Interest	Debt Service
03/01/2025			38,462.50	38,462.50
09/01/2025			76,925.00	76,925.00
03/01/2026			76,925.00	76,925.00
09/01/2026	90,000	4.250%	76,925.00	166,925.00
03/01/2027			75,012.50	75,012.50
09/01/2027	95,000	4.250%	75,012.50	170,012.50
03/01/2028			72,993.75	72,993.75
09/01/2028	100,000	4.250%	72,993.75	172,993.75
03/01/2029			70,868.75	70,868.75
09/01/2029	100,000	4.250%	70,868.75	170,868.75
03/01/2030			68,743.75	68,743.75
09/01/2030	105,000	4.250%	68,743.75	173,743.75
03/01/2031			66,512.50	66,512.50
09/01/2031	110,000	4.250%	66,512.50	176,512.50
03/01/2032			64,175.00	64,175.00
09/01/2032	115,000	4.250%	64,175.00	179,175.00
03/01/2033			61,731.25	61,731.25
09/01/2033	120,000	4.250%	61,731.25	181,731.25
03/01/2034			59,181.25	59,181.25
09/01/2034	125,000	4.250%	59,181.25	184,181.25
03/01/2035			56,525.00	56,525.00
09/01/2035	130,000	4.250%	56,525.00	186,525.00
03/01/2036			53,762.50	53,762.50
09/01/2036	135,000	4.250%	53,762.50	188,762.50
03/01/2037			50,893.75	50,893.75
09/01/2037	140,000	4.250%	50,893.75	190,893.75
03/01/2038			47,918.75	47,918.75
09/01/2038	150,000	4.250%	47,918.75	197,918.75
03/01/2039			44,731.25	44,731.25
09/01/2039	155,000	4.250%	44,731.25	199,731.25
03/01/2040			41,437.50	41,437.50
09/01/2040	160,000	4.250%	41,437.50	201,437.50
03/01/2041			38,037.50	38,037.50
09/01/2041	165,000	4.250%	38,037.50	203,037.50
03/01/2042			34,531.25	34,531.25
09/01/2042	175,000	4.250%	34,531.25	209,531.25
03/01/2043			30,812.50	30,812.50
09/01/2043	180,000	4.250%	30,812.50	210,812.50
03/01/2044			26,987.50	26,987.50
09/01/2044	190,000	4.250%	26,987.50	216,987.50
03/01/2045			22,950.00	22,950.00
09/01/2045	200,000	4.250%	22,950.00	222,950.00
03/01/2046			18,700.00	18,700.00
09/01/2046	205,000	4.250%	18,700.00	223,700.00
03/01/2047			14,343.75	14,343.75
09/01/2047	215,000	4.250%	14,343.75	229,343.75
03/01/2048			9,775.00	9,775.00
09/01/2048	225,000	4.250%	9,775.00	234,775.00
03/01/2049			4,993.75	4,993.75
09/01/2049	235,000	4.250%	4,993.75	239,993.75
	3,620,000		2,340,475.00	5,960,475.00

Tradition MUD 2B

		Development	Unit Value	Units	Value @ 09/01/24
Wildflower Ranch, Phase 1A			**47 Lots**		
	A.	Single Family Lots	$70,000.00	6	$420,000
	B.	Single Fam. Homes - Complete	$575,000.00	37	$21,275,000
	C.	Single Fam. Homes - Partial	$322,500.00	4	$1,290,000
Wildflower Ranch, Phase 1B			**244 Lots**		
	A.	Single Family Lots	$70,000.00	6	$420,000
	B.	Single Fam. Homes - Complete	$390,000.00	238	$92,820,000
	C.	Single Fam. Homes - Partial	$230,000.00	0	$0
Wildflower Ranch, Phase 1C			**122 Lots**		
	A.	Single Family Lots	$70,000.00	0	$0
	B.	Single Fam. Homes - Complete	$490,000.00	122	$59,780,000
	C.	Single Fam. Homes - Partial	$280,000.00	0	$0
Wildflower Ranch, Phase 2A			**89 Lots**		
	A.	Single Family Lots	$70,000.00	0	$0
	B.	Single Fam. Homes - Complete	$535,000.00	75	$40,125,000
	C.	Single Fam. Homes - Partial	$302,500.00	14	$4,235,000
Wildflower Ranch, Phase 2B			**120 Lots**		
	A.	Single Family Lots	$63,500.00	0	$0
	B.	Single Fam. Homes - Complete	$450,000.00	98	$44,100,000
	C.	Single Fam. Homes - Partial	$256,750.00	22	$5,648,500
Wildflower Ranch, Phase 2C			**159 Lots**		
	A.	Single Family Lots	$67,500.00	159	$10,732,500
	B.	Single Fam. Homes - Complete	$600,000.00	0	$0
	C.	Single Fam. Homes - Partial	$333,750.00	0	$0
Wildflower Ranch, Phase 3A1			**76 Lots**		
	A.	Single Family Lots	$67,500.00	10	$675,000
	B.	Single Fam. Homes - Complete	$625,000.00	64	$40,000,000
	C.	Single Fam. Homes - Partial	$346,250.00	2	$692,500
Wildflower Ranch, Phase 3A2			**88 Lots**		
	A.	Single Family Lots	$91,000.00	64	$5,824,000
	B.	Single Fam. Homes - Complete	$600,000.00	14	$8,400,000
	C.	Single Fam. Homes - Partial	$345,500.00	10	$3,455,000
	Total	Single Family Lots		245	$18,071,500
	Total	Single Fam. Homes - Complete		648	$306,500,000
	Total	Single Fam. Homes - Partial		52	$15,321,000
		Raw Land (acres)	$62,500.00	273.0	$17,062,500
		Commercial	$194.00	0.0	$0
		School Site (Exempt)	$12,716,538.00	1.0	$12,716,538
		Exemptions (includes School Site)			-$19,890,688
		Total		**945**	**$349,780,850**

Tradition MUD 2B
Budget Analysis
Fiscal Year Ending April 30, 2025
100% Reimbursement

	2025 Tax Year & Beyond	2024 Tax Year
Income		
Maitenance Taxes		
Interest Income	12,000	12,000
TOTAL Income	**$ 12,000**	**$ 12,000**
Expense		
Director Fees	$ 13,260	$ 13,260
Payroll Taxes	1,061	1,061
Legal Fees	70,000	70,000
Auditing Fees	9,500	9,500
Engineering Fees	40,000	40,000
Bookkeeping Fees	14,400	14,400
M&R - Other Facilites	2,000	2,000
Legal Notices/Other Publication	1,400	1,400
Utilities	4,500	4,500
Insurance	3,021	3,021
Travel Expenses	1,200	1,200
Website Expenses	2,400	2,400
Other Expenses	1,000	1,000
Appraisal Fees	15,000	15,000
TOTAL Expenses	**$ 178,742**	**$ 178,742**
Net Revs. (Exps.) Before Taxes	***$ (166,742)***	***$ (166,742)***
Assessed Valuation	$ 349,780,850	$ 282,162,188
Tax Rate	$ 0.1200	$ 0.0900
Tax Collection %	98.00%	98.00%
Maintenance Tax Revenue	$ 411,342	$ 248,867
Net Revs. (Exps) After Taxes	***$ 244,600***	***$ 82,125***
Road Debt Service Tax Rate	$0.4800	$0.5100
WSD Debt Service Tax Rate	$0.4000	$0.4000
Contract Tax Rate	$0.0000	$0.0000
Maintenance Tax Rate	$0.1200	$0.0900
Total Tax Rate	$1.0000	$1.0000

Tradition MUD 2B

Utility Debt Service Tax Rate Analysis - No Growth Scenario

Includes Series 2024 Utility Bonds

Year Ending 12/31	Beginning Fund Balance as of 08/19/2024	Fund Interest Earnings @ 2.000%	Capitalized Interest - Series 2024	Other Income	Prior Year Taxable AV	AV Growth Percentage	Tax Rate / $100 of Assessed Value	Tax Collections @ 98.00%	Total Funds Available	Current Debt Service	Total Debt Service	Ending Balance	Debt Service Coverage %
2024	909,767	6,672	170,244		167,238,166			-	1,086,683	555,625	555,625	531,058	45.745%
2025	531,058	10,621	-		282,162,188	68.719%	0.400000	1,106,076	1,647,755	1,160,916	1,160,916	486,838	36.096%
2026	486,838	9,737	-		349,780,850	23.964%	0.385000	1,319,723	1,816,298	1,348,738	1,348,738	467,561	34.811%
2027	467,561	9,351	-		349,780,850		0.385000	1,319,723	1,796,635	1,343,138	1,343,138	453,498	34.064%
2028	453,498	9,070	-		349,780,850		0.385000	1,319,723	1,782,291	1,331,325	1,331,325	450,966	34.056%
2029	450,966	9,019	-		349,780,850		0.385000	1,319,723	1,779,708	1,324,175	1,324,175	455,533	34.626%
2030	455,533	9,111	-		349,780,850		0.385000	1,319,723	1,784,367	1,315,600	1,315,600	468,767	35.767%
2031	468,767	9,375	-		349,780,850		0.385000	1,319,723	1,797,866	1,310,600	1,310,600	487,266	36.948%
2032	487,266	9,745	-		349,780,850		0.385000	1,319,723	1,816,734	1,318,800	1,318,800	497,934	37.814%
2033	497,934	9,959	-		349,780,850		0.385000	1,319,723	1,827,616	1,316,800	1,316,800	510,816	38.733%
2034	510,816	10,216	-		349,780,850		0.385000	1,319,723	1,840,755	1,318,800	1,318,800	521,955	39.554%
2035	521,955	10,439	-		349,780,850		0.385000	1,319,723	1,852,117	1,319,600	1,319,600	532,517	40.063%
2036	532,517	10,650	-		349,780,850		0.385000	1,319,723	1,862,891	1,329,200	1,329,200	533,691	40.212%
2037	533,691	10,674	-		349,780,850		0.385000	1,319,723	1,864,088	1,327,200	1,327,200	536,888	40.246%
2038	536,888	10,738	-		349,780,850		0.385000	1,319,723	1,867,349	1,334,000	1,334,000	533,349	39.826%
2039	533,349	10,667	-		349,780,850		0.385000	1,319,723	1,863,739	1,339,200	1,339,200	524,539	39.209%
2040	524,539	10,491	-		349,780,850		0.385000	1,319,723	1,854,753	1,337,800	1,337,800	516,953	38.579%
2041	516,953	10,339	-		349,780,850		0.385000	1,319,723	1,847,015	1,340,000	1,340,000	507,015	37.679%
2042	507,015	10,140	-		349,780,850		0.385000	1,319,723	1,836,879	1,345,600	1,345,600	491,279	36.407%
2043	491,279	9,826	-		349,780,850		0.385000	1,319,723	1,820,827	1,349,400	1,349,400	471,427	34.756%
2044	471,427	9,429	-		349,780,850		0.385000	1,319,723	1,800,579	1,356,400	1,356,400	444,179	32.747%
2045	444,179	8,884	-		349,780,850		0.385000	1,319,723	1,772,786	1,356,400	1,356,400	416,386	30.513%
2046	416,386	8,328	-		349,780,850		0.385000	1,319,723	1,744,437	1,364,600	1,364,600	379,837	**27.815%**
2047	379,837	7,597	-		349,780,850		0.385000	1,319,723	1,707,156	1,365,600	1,365,600	341,556	65.108%
2048	341,556	6,831	-		349,780,850		0.385000	1,319,723	1,668,111	524,600	524,600	1,143,511	217.729%
2049	1,143,511	22,870	-		349,780,850		0.385000	1,319,723	2,486,104	525,200	525,200	1,960,904	**0.000%**
Totals		**299,996**	**170,244**	**-**				**34,099,154**		**32,159,316**	**32,159,316**		
						Average Tax Rate:	**0.385577**						

Tradition MUD 2B

Road Debt Service Tax Rate Analysis - No Growth Scenario

Proposed $3,620,000 Series 2024 Bond Issue at 4.250% Interest Rate

Assumes No-Growth Beyond September 1, 2024 Estimated Valuation

No Capitalized Interest

Year Ending 12/31	Beginning Fund Balance as of 08/19/2024	Fund Interest Earnings @ 2.000%	Capitalized Interest	Other Income	Prior Year Taxable AV	AV Growth Percentage	Tax Rate / $100 of Assessed Value	Tax Collections @ 98.00%	Total Funds Available	Current Debt Service	Proposed Debt Service Series 2024	Total Debt Service	Ending Balance	Debt Service Coverage %
2024	1,352,707	9,920	-		167,238,166			-	1,362,627	675,347	-	675,347	687,280	44.330%
2025	687,280	13,746	-		282,162,188	68.719%	0.510000	1,410,247	2,111,272	1,434,969	115,388	1,550,356	560,916	33.716%
2026	560,916	11,218	-		349,780,850	23.964%	0.480000	1,645,369	2,217,503	1,419,794	243,850	1,663,644	553,859	33.391%
2027	553,859	11,077	-		349,780,850		0.480000	1,645,369	2,210,306	1,413,669	245,025	1,658,694	551,612	33.391%
2028	551,612	11,032	-		349,780,850		0.480000	1,645,369	2,208,013	1,405,981	245,988	1,651,969	556,045	33.937%
2029	556,045	11,121	-		349,780,850		0.480000	1,645,369	2,212,535	1,396,731	241,738	1,638,469	574,066	35.145%
2030	574,066	11,481	-		349,780,850		0.480000	1,645,369	2,230,916	1,390,919	242,488	1,633,406	597,510	36.722%
2031	597,510	11,950	-		349,780,850		0.480000	1,645,369	2,254,829	1,384,094	243,025	1,627,119	627,711	38.486%
2032	627,711	12,554	-		349,780,850		0.480000	1,645,369	2,285,634	1,387,644	243,350	1,630,994	654,640	39.953%
2033	654,640	13,093	-		349,780,850		0.480000	1,645,369	2,313,102	1,395,069	243,463	1,638,531	674,571	41.147%
2034	674,571	13,491	-		349,780,850		0.480000	1,645,369	2,333,431	1,396,044	243,363	1,639,406	694,025	42.220%
2035	694,025	13,881	-		349,780,850		0.480000	1,645,369	2,353,275	1,400,769	243,050	1,643,819	709,456	42.956%
2036	709,456	14,189	-		349,780,850		0.480000	1,645,369	2,369,014	1,409,044	242,525	1,651,569	717,445	43.317%
2037	717,445	14,349	-		349,780,850		0.480000	1,645,369	2,377,164	1,414,469	241,788	1,656,256	720,907	43.340%
2038	720,907	14,418	-		349,780,850		0.480000	1,645,369	2,380,695	1,417,544	245,838	1,663,381	717,313	43.125%
2039	717,313	14,346	-		349,780,850		0.480000	1,645,369	2,377,029	1,418,863	244,463	1,663,325	713,704	42.978%
2040	713,704	14,274	-		349,780,850		0.480000	1,645,369	2,373,347	1,417,738	242,875	1,660,613	712,734	42.784%
2041	712,734	14,255	-		349,780,850		0.480000	1,645,369	2,372,358	1,424,825	241,075	1,665,900	706,458	42.208%
2042	706,458	14,129	-		349,780,850		0.480000	1,645,369	2,365,956	1,429,688	244,063	1,673,750	692,206	41.476%
2043	692,206	13,844	-		349,780,850		0.480000	1,645,369	2,351,420	1,427,325	241,625	1,668,950	682,470	40.577%
2044	682,470	13,649	-		349,780,850		0.480000	1,645,369	2,341,488	1,437,938	243,975	1,681,913	659,576	39.102%
2045	659,576	13,192	-		349,780,850		0.480000	1,645,369	2,318,136	1,440,888	245,900	1,686,788	631,349	37.496%
2046	631,349	12,627	-		349,780,850		0.480000	1,645,369	2,289,345	1,441,375	242,400	1,683,775	605,570	35.767%
2047	605,570	12,111	-		349,780,850		0.480000	1,645,369	2,263,050	1,449,400	243,688	1,693,088	569,963	50.126%
2048	569,963	11,399	-		349,780,850		0.480000	1,645,369	2,226,731	892,500	244,550	1,137,050	1,089,681	444.791%
2049	1,089,681	21,794	-		349,780,850		0.480000	1,645,369	2,756,844		244,988	244,988	2,511,857	0.000%
Totals		**393,378**	**-**	**-**				**42,544,475**		**34,122,622**	**5,960,475**	**40,083,097**		
					Average Tax Rate:		**0.481154**							