September 17, 2025

Mr. Jesus Chapa
City Manager, City of Fort Worth

Ms. Dana Burghdoff
Asst. 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. 1 of Denton County (the "District")
$9,645,000 Unlimited Tax Road Bonds, Series 2025 (the "Bonds)

Mr. Chapa, Ms. Burghdoff, 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. 1 of Denton County.

The District intends to issue the Bonds in the aggregate principal amount not to exceed $9,645,000. 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 5.25%), 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 1
Unlimited Tax Road Bonds, Series 2025

Dated Date	12/01/2025
Delivery Date	12/01/2025

Period Ending	Principal	Coupon	Interest	Debt Service
09/01/2026			379,771.88	379,771.88
09/01/2027	210,000	5.250%	506,362.50	716,362.50
09/01/2028	220,000	5.250%	495,337.50	715,337.50
09/01/2029	235,000	5.250%	483,787.50	718,787.50
09/01/2030	245,000	5.250%	471,450.00	716,450.00
09/01/2031	255,000	5.250%	458,587.50	713,587.50
09/01/2032	270,000	5.250%	445,200.00	715,200.00
09/01/2033	285,000	5.250%	431,025.00	716,025.00
09/01/2034	300,000	5.250%	416,062.50	716,062.50
09/01/2035	315,000	5.250%	400,312.50	715,312.50
09/01/2036	330,000	5.250%	383,775.00	713,775.00
09/01/2037	350,000	5.250%	366,450.00	716,450.00
09/01/2038	370,000	5.250%	348,075.00	718,075.00
09/01/2039	390,000	5.250%	328,650.00	718,650.00
09/01/2040	410,000	5.250%	308,175.00	718,175.00
09/01/2041	430,000	5.250%	286,650.00	716,650.00
09/01/2042	450,000	5.250%	264,075.00	714,075.00
09/01/2043	475,000	5.250%	240,450.00	715,450.00
09/01/2044	500,000	5.250%	215,512.50	715,512.50
09/01/2045	525,000	5.250%	189,262.50	714,262.50
09/01/2046	555,000	5.250%	161,700.00	716,700.00
09/01/2047	585,000	5.250%	132,562.50	717,562.50
09/01/2048	615,000	5.250%	101,850.00	716,850.00
09/01/2049	645,000	5.250%	69,562.50	714,562.50
09/01/2050	680,000	5.250%	35,700.00	715,700.00
	9,645,000		7,920,346.88	17,565,346.88

BOND DEBT SERVICE

Tradition MUD 1
Unlimited Tax Road Bonds, Series 2025

Dated Date	12/01/2025
Delivery Date	12/01/2025

Period Ending	Principal	Coupon	Interest	Debt Service
03/01/2026			126,590.63	126,590.63
09/01/2026			253,181.25	253,181.25
03/01/2027			253,181.25	253,181.25
09/01/2027	210,000	5.250%	253,181.25	463,181.25
03/01/2028			247,668.75	247,668.75
09/01/2028	220,000	5.250%	247,668.75	467,668.75
03/01/2029			241,893.75	241,893.75
09/01/2029	235,000	5.250%	241,893.75	476,893.75
03/01/2030			235,725.00	235,725.00
09/01/2030	245,000	5.250%	235,725.00	480,725.00
03/01/2031			229,293.75	229,293.75
09/01/2031	255,000	5.250%	229,293.75	484,293.75
03/01/2032			222,600.00	222,600.00
09/01/2032	270,000	5.250%	222,600.00	492,600.00
03/01/2033			215,512.50	215,512.50
09/01/2033	285,000	5.250%	215,512.50	500,512.50
03/01/2034			208,031.25	208,031.25
09/01/2034	300,000	5.250%	208,031.25	508,031.25
03/01/2035			200,156.25	200,156.25
09/01/2035	315,000	5.250%	200,156.25	515,156.25
03/01/2036			191,887.50	191,887.50
09/01/2036	330,000	5.250%	191,887.50	521,887.50
03/01/2037			183,225.00	183,225.00
09/01/2037	350,000	5.250%	183,225.00	533,225.00
03/01/2038			174,037.50	174,037.50
09/01/2038	370,000	5.250%	174,037.50	544,037.50
03/01/2039			164,325.00	164,325.00
09/01/2039	390,000	5.250%	164,325.00	554,325.00
03/01/2040			154,087.50	154,087.50
09/01/2040	410,000	5.250%	154,087.50	564,087.50
03/01/2041			143,325.00	143,325.00
09/01/2041	430,000	5.250%	143,325.00	573,325.00
03/01/2042			132,037.50	132,037.50
09/01/2042	450,000	5.250%	132,037.50	582,037.50
03/01/2043			120,225.00	120,225.00
09/01/2043	475,000	5.250%	120,225.00	595,225.00
03/01/2044			107,756.25	107,756.25
09/01/2044	500,000	5.250%	107,756.25	607,756.25
03/01/2045			94,631.25	94,631.25
09/01/2045	525,000	5.250%	94,631.25	619,631.25
03/01/2046			80,850.00	80,850.00
09/01/2046	555,000	5.250%	80,850.00	635,850.00
03/01/2047			66,281.25	66,281.25
09/01/2047	585,000	5.250%	66,281.25	651,281.25
03/01/2048			50,925.00	50,925.00
09/01/2048	615,000	5.250%	50,925.00	665,925.00
03/01/2049			34,781.25	34,781.25
09/01/2049	645,000	5.250%	34,781.25	679,781.25
03/01/2050			17,850.00	17,850.00
09/01/2050	680,000	5.250%	17,850.00	697,850.00
	9,645,000		7,920,346.88	17,565,346.88

Tradition MUD 1

Budget Analysis
Fiscal Year Ending April 30, 2026
100% Reimbursement

	FYE 2026	FYE 2027 & Beyond
Income		
Maitenance	$ -	$ -
Interest	2,000	2,000
TOTAL Income	**$ 2,000**	**$ 2,000**
Expenses	$ 180,869	$ 180,869
TOTAL Expenses	**$ 180,869**	**$ 180,869**
Net Revs. (Exps.) Before Taxes	***$ (178,869)***	***$ (178,869)***
Assessed Valuation	$ 67,600,626	$ 139,794,832
Tax Rate	$ 0.7000	$ 0.1350
Tax Collection %	98.00%	98.00%
Maintenance Tax Revenue	$ 463,740	$ 184,949
Net Revs. (Exps) After Taxes	***$ 284,871***	***$ 6,080***
Road Debt Service Tax Rate	$0.1500	$0.5100
WSD Debt Service Tax Rate	$0.1500	$0.3550
Contract Tax Rate	$0.0000	$0.0000
Maintenance Tax Rate	$0.7000	$0.1350
Total Tax Rate	$1.0000	$1.0000

Tradition MUD 1

Utility Debt Service Tax Rate Analysis - No Growth Scenario

Proposed $6,755,000 Series 2025 Bond Issue at 5.250% Interest Rate

Includes 18 Months of Capitalized Interest

No-Growth Beyond Estimated September 1, 2025 Value

Year Ending 12/31	Beginning Fund Balance as of 07/08/2025	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 2025	Total Debt Service	Ending Balance	Debt Service Coverage %
2025	-	-	531,956		10,200,540			-	531,956		-		531,956	200.000%
2026	531,956	10,639	-		67,600,626	562.716%	0.150000	99,373	641,968		265,978	265,978	375,990	75.253%
2027	375,990	7,520	-		139,794,832	106.795%	0.355000	486,346	869,856		499,638	499,638	370,219	73.745%
2028	370,219	7,404	-		139,794,832		0.355000	486,346	863,969		502,025	502,025	361,944	71.830%
2029	361,944	7,239	-		139,794,832		0.355000	486,346	855,529		503,888	503,888	351,642	70.297%
2030	351,642	7,033	-		139,794,832		0.355000	486,346	845,021		500,225	500,225	344,796	68.780%
2031	344,796	6,896	-		139,794,832		0.355000	486,346	838,038		501,300	501,300	336,738	67.099%
2032	336,738	6,735	-		139,794,832		0.355000	486,346	829,819		501,850	501,850	327,969	65.349%
2033	327,969	6,559	-		139,794,832		0.355000	486,346	820,875		501,875	501,875	319,000	63.625%
2034	319,000	6,380	-		139,794,832		0.355000	486,346	811,726		501,375	501,375	310,351	62.027%
2035	310,351	6,207	-		139,794,832		0.355000	486,346	802,904		500,350	500,350	302,554	60.656%
2036	302,554	6,051	-		139,794,832		0.355000	486,346	794,951		498,800	498,800	296,151	59.027%
2037	296,151	5,923	-		139,794,832		0.355000	486,346	788,421		501,725	501,725	286,696	56.900%
2038	286,696	5,734	-		139,794,832		0.355000	486,346	778,776		503,863	503,863	274,913	54.959%
2039	274,913	5,498	-		139,794,832		0.355000	486,346	766,758		500,213	500,213	266,545	53.199%
2040	266,545	5,331	-		139,794,832		0.355000	486,346	758,222		501,038	501,038	257,185	51.327%
2041	257,185	5,144	-		139,794,832		0.355000	486,346	748,675		501,075	501,075	247,600	49.488%
2042	247,600	4,952	-		139,794,832		0.355000	486,346	738,898		500,325	500,325	238,573	47.356%
2043	238,573	4,771	-		139,794,832		0.355000	486,346	729,691		503,788	503,788	225,903	45.072%
2044	225,903	4,518	-		139,794,832		0.355000	486,346	716,768		501,200	501,200	215,568	42.871%
2045	215,568	4,311	-		139,794,832		0.355000	486,346	706,225		502,825	502,825	203,400	40.405%
2046	203,400	4,068	-		139,794,832		0.355000	486,346	693,814		503,400	503,400	190,414	37.861%
2047	190,414	3,808	-		139,794,832		0.355000	486,346	680,569		502,925	502,925	177,644	35.430%
2048	177,644	3,553	-		139,794,832		0.355000	486,346	667,543		501,400	501,400	166,143	32.976%
2049	166,143	3,323	-		139,794,832		0.355000	486,346	655,812		503,825	503,825	151,987	30.401%
2050	151,987	3,040	-		139,794,832		0.355000	486,346	641,373		499,938	499,938	141,435	0.000%
Totals		**142,638**	**531,956**	**-**				**11,771,682**		**-**	**12,304,841**	**12,304,841**		
						Average Tax Rate:	**0.346800**							

Tradition MUD 1

Road Debt Service Tax Rate Analysis - No Growth Scenario

Proposed $9,645,000 Series 2025 Bond Issue at 5.250% Interest Rate
Includes 18 Months of Capitalized Interest
No-Growth Beyond Estimated September 1, 2025 Value

Year Ending 12/31	Beginning Fund Balance as of 07/08/2025	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 2025	Total Debt Service	Ending Balance	Debt Service Coverage %
2025	-	-	759,544		10,200,540			-	759,544		-		759,544	200.000%
2026	759,544	15,191	-		67,600,626	562.716%	0.150000	99,373	874,108		379,772	379,772	494,336	69.006%
2027	494,336	9,887	-		139,794,832	106.795%	0.510000	698,695	1,202,917		716,363	716,363	486,554	68.017%
2028	486,554	9,731	-		139,794,832		0.510000	698,695	1,194,980		715,338	715,338	479,643	66.729%
2029	479,643	9,593	-		139,794,832		0.510000	698,695	1,187,930		718,788	718,788	469,143	65.482%
2030	469,143	9,383	-		139,794,832		0.510000	698,695	1,177,220		716,450	716,450	460,770	64.571%
2031	460,770	9,215	-		139,794,832		0.510000	698,695	1,168,680		713,588	713,588	455,092	63.631%
2032	455,092	9,102	-		139,794,832		0.510000	698,695	1,162,889		715,200	715,200	447,689	62.524%
2033	447,689	8,954	-		139,794,832		0.510000	698,695	1,155,337		716,025	716,025	439,312	61.351%
2034	439,312	8,786	-		139,794,832		0.510000	698,695	1,146,793		716,063	716,063	430,731	60.216%
2035	430,731	8,615	-		139,794,832		0.510000	698,695	1,138,040		715,313	715,313	422,727	59.224%
2036	422,727	8,455	-		139,794,832		0.510000	698,695	1,129,876		713,775	713,775	416,101	58.078%
2037	416,101	8,322	-		139,794,832		0.510000	698,695	1,123,118		716,450	716,450	406,668	56.633%
2038	406,668	8,133	-		139,794,832		0.510000	698,695	1,113,496		718,075	718,075	395,421	55.023%
2039	395,421	7,908	-		139,794,832		0.510000	698,695	1,102,024		718,650	718,650	383,374	53.382%
2040	383,374	7,667	-		139,794,832		0.510000	698,695	1,089,736		718,175	718,175	371,561	51.847%
2041	371,561	7,431	-		139,794,832		0.510000	698,695	1,077,687		716,650	716,650	361,037	50.560%
2042	361,037	7,221	-		139,794,832		0.510000	698,695	1,066,952		714,075	714,075	352,877	49.322%
2043	352,877	7,058	-		139,794,832		0.510000	698,695	1,058,629		715,450	715,450	343,179	47.963%
2044	343,179	6,864	-		139,794,832		0.510000	698,695	1,048,737		715,513	715,513	333,225	46.653%
2045	333,225	6,664	-		139,794,832		0.510000	698,695	1,038,584		714,263	714,263	324,321	45.252%
2046	324,321	6,486	-		139,794,832		0.510000	698,695	1,029,502		716,700	716,700	312,802	43.592%
2047	312,802	6,256	-		139,794,832		0.510000	698,695	1,017,753		717,563	717,563	300,190	41.876%
2048	300,190	6,004	-		139,794,832		0.510000	698,695	1,004,889		716,850	716,850	288,039	40.310%
2049	288,039	5,761	-		139,794,832		0.510000	698,695	992,494		714,563	714,563	277,932	38.834%
2050	277,932	5,559	-		139,794,832		0.510000	698,695	982,185		715,700	715,700	266,485	0.000%
Totals		**204,245**	**759,544**	**-**				**16,868,043**		**-**	**17,565,347**	**17,565,347**		
						Average Tax Rate:	**0.495600**							