

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WALLER §

EAST WALLER COUNTY MANAGEMENT DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of EAST WALLER COUNTY MANAGEMENT DISTRICT (also sometimes referred to herein as the "District") met in special session, accessible to the public, at R.G. Miller DCCM, 1080 Eldridge Parkway, Suite 600, Houston, Texas 77077 on April 24, 2025 at 12:00 p.m., and the roll was called of the members of the Board to-wit:

Lisa Cooper	Chairman
Samuel McArthur	Vice-Chairman
Kevin Vader	Secretary
Monette Stephens	Assistant Secretary
Stephen McGrath	Assistant Secretary

All members of the Board were present at the commencement of the meeting. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were, Mark Gehringer and Chrishone Peterson of R.G. Miller, engineer for the District and Sophia Filfil, representing the owner and developer of lands within the District. In addition Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead") general counsel and bond counsel for the District attended via telephone conference.

1. Public Comment: Mr. McPhail called for public comment. Hearing none, the Public Comment session was closed and the Board proceeded to the next item of business.

2. Meeting Minutes: The Board reviewed the Minutes from the March 27, 2025 Board Meeting. Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board approved such Meeting Minutes.

3. Bond Issuance: Mr. McPhail informed the Board that the bond issuance is being driven by the developer's schedule. Ms. Filfil mentioned that there was a delay with respect to the lender financing for the water and wastewater structure but now they are moving forward. She will know more next Monday, after meeting with the lender. Mr. McPhail noted that the District has adopted the Resolution Declaring the Advisability of Improvements and that the next step is for the District to consider the Preliminary Service and Assessment Plan and call a Public Hearing. Before the Public Hearing can take place, a Notice of Public Hearing must be published at least 11 days prior to the Public Hearing date. Mr. McPhail went on to advise the Board that the due diligence for the

Service and Assessment Plan is still ongoing and the timeline for the next step will depend on the lender for the water and wastewater structures.

4. Rayyan Water: Ms. Filfil mentioned that she is working out the details with the investor before bringing revisions to the water agreement to the Board for review. Mr. Filfil also noted that the costs might change and the current structure will be revised to include a third party to assist with the construction of the infrastructure- MM. She would ask that, to avoid delays, the Board approve having two of the Directors work with Ms. Filfil and the District's attorney to take action with respect to the agreement and to facilitate any changes. Upon motion by Director McGrath, seconded by Director Stephens and unanimously carried, the Board authorized Director Vader and Director Cooper to work with Ms. Filfil and the District's attorney to facilitate any changes to the Rayyan agreement and authorized execution after the agreement has been finalized and approved by the District's attorney.

5. Engineering Report: Mr. Peterson reviewed the Engineering Report in detail. Mr. Peterson noted that everything is going smoothly and the construction is almost 90% complete.

Upon motion by Director Vader, seconded by Director McArthur and unanimously carried, the Board accepted the Engineering Report.

6. Calendaring: The next Board meeting will be scheduled as needed.

7. Adjournment: There being no further business to conduct, upon motion by Director Vader, seconded by Director McArthur and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this ^{12th} 5th day of June, 2025.

East Waller County Management District



Kevin Vader, Secretary
Board of Directors

(DISTRICT SEAL)

