

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 7-A §

The Board of Directors (the “Board” or the “Board of Directors”) of Kaufman County Fresh Water Supply District No. 7-A (also sometimes referred to herein as the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated meeting place outside the boundaries of the District on May 28, 2025, and the roll was called of the members of the Board to-wit:

| | |
|-----------------|---------------------|
| Barbara King | President |
| Karen Arington | Vice President |
| W. Garrett Wesp | Secretary |
| Laura Harris | Assistant Secretary |
| Joshua Lane | Assistant Secretary |

All members of the Board were present at the commencement of the meeting with the exception of Director Lane, thus constituting a quorum. Also present were: Ms. Jennifer Watts of Dye & Toverly, LLC (“Bookkeeper”); Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Leslie Boone of Schlachter Oil; Mr. Cameron Robinson of Inframark, LLC (“Operator”); Mr. Ishmael Machoka of LJA Engineering, Inc. (“Engineer”); and Mr. Dave Arington and Mr. Bill King of the Kaufman County Fresh Water Supply District No. 7-B (“District 7-B”) Board of Supervisors. Mr. James Mabrey, a developer of lands within the District, joined the meeting by telephone conference.

The meeting was called to order at 12:01 p.m.

1. The Board called for public communications and comments. Hearing none, the Board closed the public comment section of the meeting.

2. The Board next acknowledged receipt of the Minutes from the April 23, 2025, Board of Directors meeting. Following a discussion Director King moved that the Board approve the Minutes as presented. Director Wesp seconded said motion, which carried unanimously.

3. The Board next considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as Exhibit “A”. Following a discussion, Director Arington moved that the Board approve the renewal of District insurance coverages as presented. Director Harris seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Robinson, who updated the Board with regard to operations and maintenance within the District. No formal action was taken by the Board.

5. The Board next recognized Mr. Mabrey, who updated the Board with regard to development within the District. No formal action was taken by the Board.

6. The Board next considered an application for membership and electric service with Trinity Valley Electric Cooperative for electrical services for District facilities. Mr. Mabrey discussed the matter with the Board. Following a discussion, Director Wesp moved that the Board authorize the execution of the application on behalf of the District. Director King seconded said motion, which carried unanimously.

7. The Board next considered an Interlocal Agreement for Garbage Collection Billing Services by and between the District and Talty Special Utility District, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Arington moved that the Board approve the agreement as presented. Director Wesp seconded said motion, which carried unanimously.

8. The Board next considered a Reimbursement Priority Agreement for Mabrey Meadows Phases 3 and 4 by and among the District, JLM 717 Kaufman, LP, D.R. Horton – Texas, Ltd., Mabrey & Partners, LLC, and Mabrey Meadows BLF, LLC, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director King moved that the Board ratify and approve the agreement as presented. Director Arington seconded said motion, which carried unanimously.

9. In the absence of a Financial Advisor representative, the Board deferred action with regard to a Financial Advisor's report.

10. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated May 28, 2025, a copy of which is attached hereto as Exhibit "D", and updated the Board with regard to engineering matters within the District. Mr. Machoka next presented to the Board bids received for the excavation improvements contract for Cartwright Mays Phase 2, noting that Obra Ramos Excavation, Inc. ("Ramos") was the lowest qualified bidder, and recommended that the Board award the contract to Ramos in the total base bid amount of \$575,703.50 over 45/15 calendar days.

Next, Mr. Machoka recommended that the Board approve the following pay applications and change order:

- Pay Application No. 3 from Pavecon Public Works, LP ("Pavecon") in the amount of \$22,501.58 under the paving improvements contract for Cartwright Mays Phase 1.
- Pay Application No. 4 from Pavecon in the amount of \$122,917.23 under the paving improvements contract for Cartwright Mays Phase 1.
- Change Order No. 2 from Pavecon in the amount of \$4,567.77 under the paving improvements contract for Mabrey Meadows Phase 1A.
- Pay Application No. 3 from EIII Underground, LLC ("EIII") in the amount of \$482,513.57 under the water, wastewater, and storm drainage improvements contract for Mabrey Meadows Phase 1A.

- Pay Application No. 4 from EIII in the amount of \$918,171.29 under the water, wastewater, and storm drainage improvements contract for Mabrey Meadows Phase 1A.
- Change Order No. 4 from Hammett Excavation, Inc. (“Hammett”) in the amount of \$5,896.00 under the earthwork improvements contract for Mabrey Meadows Phase 1A & 1B.
- Change Order No. 5 from Hammett in the amount of \$6,900.00 under the earthwork improvements contract for Mabrey Meadows Phase 1A & 1B.

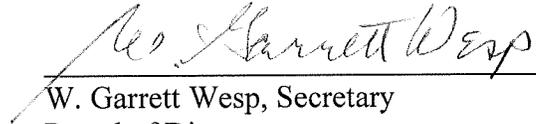
Following a discussion, Director Wesp moved that the Board (i) award the excavation improvements contract for Cartwright Mays Phase 2 to Ramos as recommended by the District’s Engineer; (ii) approve all pay applications and the change order as recommended by the District’s Engineer; and (iii) approve the Engineer’s report as presented. Director King seconded said motion, which carried unanimously.

11. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a bookkeeping report dated May 28, 2025, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Arington moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the District’s Bookkeeper. Director Harris seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion by Director King, seconded by Director Wesp, and unanimously carried, the Board adjourned at 12:23 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 25th day of June, 2025.



W. Garrett Wesp, Secretary
Board of Directors
Kaufman County Fresh Water Supply District No.
7-A

