MINUTES OF THE MEETING
OF THE BOARD OF SUPERVISORS

THE STATE OF TEXAS §

COUNTY OF ELLIS §

ELLIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 3 §

The Board of Supervisors (the "Board" or the "Board of Supervisors") of Ellis County Fresh Water Supply District No. 3 (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, outside the boundaries of the District, on June 10, 2025, and the roll was called of the members of the Board to-wit:

Dane Brock	President
Jill Sulak	Vice President
Brian Cohn	Secretary
Matthew Hancock	Assistant Secretary
VACANT	Assistant Secretary

All members of the Board were present at the commencement of the meeting thus constitution a quorum. Also present were Ms. Kerry Tovery of Dye & Tovery, LLC; Mr. Ross Martin, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC, attorneys for the District; Mr. Brian Hunnicutt and Mr. Tanner Vinson of Green Brick Partners; and Ms. Justine Cohn, a member of the public.

The meeting was called to order at 5:30 p.m.

1. The Board called for public communications and comments. Hearing none, and upon motion by Supervisor Sulak, seconded by Supervisor Brock and unanimously carried, the Board adjourned the public comment segment of the meeting.

2. The Board next considered and reviewed the Minutes of the Meeting of the District held March 4, 2024. Following a discussion, upon motion of Supervisor Sulak, seconded by Supervisor Brock and unanimously carried, the Board approved said Minutes as presented.

3. The Board next considered the appointment of a Supervisor to fill the vacancy on the Board. Mr. Martin reported that Ms. Shelby Lance, a property owner within the District, has expressed her desire to serve on the Board of Supervisors and is qualified to be appointed to the Board. Following a discussion, Supervisor Sulak moved that the Board appoint Ms. Lance to the vacancy Board; and (ii) adopt an Order declaring the same. Supervisor Brock seconded said motion, which carried unanimously.

4. 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, Supervisor Sulak moved that the Board approve the renewal of District insurance coverages as presented. Supervisor Brock seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Vinson, who reviewed with the Board the process for acquisition of easements for off-site roadway and utility improvements, noting that four are left to acquire in order to complete the project. The Board reviewed the easements that have been purchased by the developers on behalf of the District, copies of the purchase and sale agreements for each are attached hereto as Exhibit "B". Following a discussion, Supervisor Sulak moved that the Board ratify and approve the acquisition of said easements on behalf of the District. Supervisor Brock seconded said motion, which carried unanimously.

6. In the absence of an engineer representative, the Board deferred action with regard to an engineering report.

7. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District. Mr. Hunnicutt reported that the District's engineer, Kimley-Horn, is working with the City of Waxahachie to get off-site improvements and Phase 1 improvements approved as grading in Phase 1 is wrapping up. No formal action was taken by the Board.

8. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board copies of a bookkeeping report dated June 10, 2025, a copy of which is attached hereto as Exhibit "C". Following a discussion, Supervisor Sulak moved that the Board (i) approve the Bookkeeping report; and (ii) authorize payment of bills as listed thereon. Supervisor Brock seconded said motion, which carried unanimously.

There being no further business to conduct, Supervisor Sulak moved that the meeting be adjourned at 5:39 p.m. Supervisor Brock seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 26th day of August, 2025.

Brian Cohn, Secretary
Board of Supervisors
Ellis County Fresh Water Supply District No. 3

DISTRICT SEAL

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