

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 The Cannon, 1334 Brittnmoore Road, Houston, Texas 77043 on October 7, 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. Also present was Jack Miller, Chrishone Peterson and Richard Le, with R.G. Miller, engineers for the District, Sophia Filfil, representing the owner and developer of lands within the District, Alexander J. Van Duzer with Civil & Environmental Consultants, Inc., an engineering consultant for the Developer, and Connor Smith with Doré Rothberg Law, an attorney representing the Developer, Zachary Little and Abdi Yassin with Municap, Inc., and Scott T. Citek with Lamm & Smith, P.C., an attorney representing R.G. Miller. In addition, attending by telephone conference were Matt McPhail, attorney and Vicki Hahn, paralegal with Winstead PC, general counsel and bond counsel for the District ("Winstead").

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 September 15, 2025 Board Meeting. Following a motion by Director McArthur, seconded by Director Vader and unanimously carried, said Minutes were approved as written.
3. Amended District Information Form: The Board reviewed the Amended District Information Form ("ADIF") which was updated to reflect the tax rate adopted for 2025. Upon motion by Director Vader, seconded by Director McArthur, the Board unanimously approved the ADIF and authorized execution and filing thereof with Waller County and with the Texas Commission on Environmental Quality.
4. Engineering Report: Mr. Peterson reviewed the Engineering Report. Upon motion by Director McArthur, seconded by Director Vader and unanimously carried, the Board approved the Engineering Report.
5. District Engineering Agreement: The developer has asked that the Board postpone any action on this Agenda item at this time. Ms. Filfil explained her request noting that she met with R.G. Miller regarding her concerns and they have requested documentation that was discussed during their meeting with Ms. Filfil. Ms.

Filfil then noted that she plans to submit the requested documents to R.G. Miller by Friday. At the next Board meeting, she will submit a report to the Board. The Board agreed to table this Agenda item until the next Board meeting.

6. Engagement of District Engineer: This item will also be tabled as it cannot be considered until the previous Agenda item has been resolved.

7. Developer Report: Ms. Filfil asked that Mr. Van Duzer give a financial management report. Mr. Van Duzer reviewed the report.

8. MuniCap Report: Mr. Little reviewed MuniCap's report. He noted that MuniCap will update their website with the current District Information Form. Mr. McPhail asked how often MuniCap would like to give their report on a monthly or quarterly basis. Mr. Yassin responded that they would like to give a monthly report. Mr. McPhail mentioned that the District does not meet monthly but will keep MuniCap on the Agenda for every meeting. Mr. Yassin then noted that once the assessments are levied, the District will need to meet on a monthly basis.

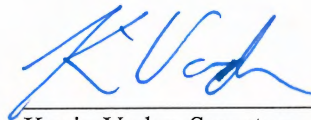
9. Bookkeeping Report: There is no Bookkeeping Report for this meeting. Mr. McPhail noted that since the District just levied an ad valorem tax, we need to update the bookkeeper and make sure that the District has its bank account set up and ready to receive the 2025 ad valorem taxes.

10. Calendaring: The next Board meeting will be set as needed.

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

APPROVED AND ADOPTED this 5<sup>th</sup> day of December 2025.

East Waller County Management District



Kevin Vader, Secretary  
Board of Directors

(DISTRICT SEAL)

