

**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 December 17, 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 and Director Harris, thus constituting a quorum. Also present were: Ms. Jennifer Watts of Dye & Toverly, LLC (“Bookkeeper”); Mr. Victor Cristales, attorney, and Ms. Amy Bieber and Mr. Linda Proctor, paralegals, each of Winstead PC; Ms. Leslie Boone of Schlachter Oil; Mr. Donny Wizniak of Inframark, LLC (“Operator”); Mr. Edgar Saucedo and Ms. Yarit Tovar of LJA Engineering, Inc. (“Engineer”); Mr. Andre Ayala of Hilltop Securities, Inc. (“Financial Advisor”); Mr. James Mabrey, a developer of lands within the District; and Mr. Michael Others of McCall Gibson Swedlund Barfoot Ellis PLLC (“Auditor”).

The meeting was called to order at 11:31 a.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 November 19, 2025, Board of Directors meeting. Following a discussion Director Wesp moved that the Board approve the Minutes as presented. Director King seconded said motion, which carried unanimously.

3. The Board recognized Mr. Others, who presented to and reviewed with the Board a draft copy of the District’s audit prepared by the Auditor for the fiscal year ended July 31, 2025, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Arington moved that the Board (i) approve the draft audit as presented; and (ii) authorize the District’s consultants to file the final audit with the Texas Commission on Environmental Quality and the Texas Comptroller’s office. Director King seconded said motion, which carried unanimously.

4. The Board continued to recognize Mr. Others, who presented and reviewed with the Board an Agreed-Upon Procedures (“AUP”) Report for the expenditures from proceeds of the \$3,560,000 Unlimited Tax Road Bonds, Series 2025 (“Series 2025 Road Bonds”) a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Wesp moved the Board approve the AUP Report subject to final review by the District’s consultants. Director Arington seconded said motion, which carried unanimously.

5. Next, the Board considered an Amended District Information Form (“ADIF”), a copy of which is attached hereto as Exhibit “C”. Mr. Cristales noted that the ADIF is being updated to reflect the issuance of bonds. Following a discussion, Director King moved that the Board (i) approve the ADIF as presented; and (ii) authorize the filing of same with the Texas Commission on Environmental Quality and Kaufman County. Director Arington seconded said motion, which carried unanimously.

6. The Board next considered an Amended Rate Order, a copy of which is attached hereto as Exhibit “D”. It was noted that the rate order has been revised to include trash collection fees as established by the provider. Following a discussion, Director King moved that the Board (i) approve the order as presented; and (ii) authorize the filing of said order with the TCEQ. Director Wesp seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Wizniak, who presented to and reviewed with the Board an operations report dated November 2025, a copy of which is attached hereto as Exhibit “E”, and updated the Board with regard to updated the Board with regard to operations and maintenance within the District. No formal action was taken by the Board.

8. 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.

9. The Board next considered a Developer Financing Agreement by and between the District and CMDEV Land, LLC, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Wesp moved that the Board approve the agreement as presented. Director Arington seconded said motion, which carried unanimously.

10. The Board next recognized Mr. Saucedo, who presented to and reviewed with the Board an engineering report dated December 17, 2025, a copy of which is attached hereto as Exhibit “G”. Mr. Saucedo next recommended that the Board approve the following pay applications and change orders:

- Change Order No. 4 from Interstate Pipeline Utility Construction, LLC (“Interstate”), in the amount of \$9,070.45 under the water, wastewater, and storm drainage improvements contract for Cartwright Mays Phase 2.
- Pay Application No. 3 from Interstate in the amount of \$596,595.83 under the water, wastewater, and storm drainage improvements contract for Cartwright Mays Phase 2.

- Change Order No. 7 from Hammett Excavation, Inc., in the amount of \$14,765.00 under the earthwork improvements contract for Maplewood Meadows Phases 1A and 1B.
- Pay Application No. 4 from Pavecon Public Works, LP, in the amount of \$74,238.61 under the paving improvements contract for Maplewood Meadows Phase 1A.
- Pay Application No. 7 from EIII in the amount of \$9,968.86 under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1A.
- Change Order No. 3 from PCI Construction, Inc. (“PCI”), in the amount of \$18,678.40 under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1B.
- Change Order No. 4 from PCI in the amount of (\$18,678.40) under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1B.
- Pay Application No. 4 from PCI in the amount of \$134,288.64 under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1B.

Following a discussion, Director Arington moved that the Board (i) approve all pay applications and change orders as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Director Wesp 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 December 17, 2025, a copy of which is attached hereto as Exhibit “H”. Following a discussion, Director King 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 Arington 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 11:59 a.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 5th day of February, 2026.



W. Garrett Wesp

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