

**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 November 19, 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 and Mr. Linda Proctor, paralegals, each of Winstead PC; Ms. Leslie Boone of Schlachter Oil; Mr. Cameron Robinson of Inframark, LLC (“Operator”); Mr. Ishmael Machoka and Mr. Alexis Mesino of LJA Engineering, Inc. (“Engineer”); Mr. Andre Ayala of Hilltop Securities, Inc. (“Financial Advisor”); and Mr. Dave Arington, Mr. Bill King, and Mr. Ben Harris, members of the Kaufman County Fresh Water Supply District No. 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 11:30 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 October 22, 2025, Board of Directors meeting. Following a discussion Director Wesp moved that the Board approve the Minutes as presented. Director Arington seconded said motion, which carried unanimously.

3. The Board next considered an Amended and Restated Developer Financing Agreement by and between the District and LGI Homes – Texas, LLC, a copy of which is attached hereto as Exhibit “A”. Following a discussion Director Arington moved that the Board approve the Minutes as presented. Director King seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Ayala, who reviewed the bid results, a copy of which is attached hereto as Exhibit “B”, and reported that four qualified bids were submitted in connection with the sale of the District’s \$3,560,000 Unlimited Tax Road Bonds, Series 2025 (the “Series 2025 Road Bonds”). Mr. Ayala recommended that the Board award the bid to RBC Capital Markets of Dallas, Texas, at an interest rate of 4.990644%. No formal action was taken by the Board.

5. The Board next recognized Mr. Cristales, who presented to and reviewed with the Board copies of (i) the bid awarding sale to RBC Capital Markets; (ii) an Order Authorizing the Issuance of the Series 2025 Road Bonds; (iii) a Paying Agent/Registrar Agreement designating UMB Bank, NA, as the paying agent/registrar; and (iv) a General and No-Litigation Certificate, copies of which are attached hereto as Exhibit “C”, “D”, “E”, and “F”, respectively. Following a discussion, Director Wesp moved that the Board (i) award the bid for Series 2025 Road Bonds to RBC Capital Markets; (ii) approve all instruments in connection with the Series 2025 Road Bond issue; and (iii) authorize the Board President to execute, and the Board Secretary to attest to same. Director King seconded said motion, which carried unanimously at 11:38 a.m.

6. The Board continued to recognize Mr. Cristales, who discussed the proposed closing date for the Series 2025 Road Bonds and related Agreed Upon Procedures (“AUP”) Report in connection with the bond closing scheduled for December 18, 2025. Following a discussion, Director Arington moved that the Board (i) authorize submission of the Transcript of Proceedings for the Series 2025 Road Bonds to the office of the Texas Attorney General; (ii) schedule the next Board meeting date for December 17, 2025; and (iii) authorize McCall Gibson Swedlund Barfoot PLLC to prepare an AUP Report for review at the next meeting of the Board of Directors. Director Harris seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Robinson, who presented to and reviewed with the Board an operations report dated October 2025, a copy of which is attached hereto as Exhibit “G”, and updated the Board with regard to operations and maintenance within the District. Next, Mr. Robinson reviewed with the Board an application for lockbox services with Central Bank, which is included in the attached operations report, and explained that the bank lockbox is needed for the Operator to begin utility billing within the District. Following a discussion, Director Wesp moved that the Board approve the Operator’s report as presented. Director King seconded said motion, which carried unanimously.

8. The Board next considered an Amended Rate Order, a copy of which is attached hereto as Exhibit “H”. Following a discussion, Director Arington 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.

9. 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.

8. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated November 19, 2025, a copy of which is attached hereto as Exhibit “I”. Mr. Machoka updated the Board with regard to engineering matters within the District and next recommended award of the following contracts to the lowest qualified bidders:

- Excavation improvements contract for Cartwright Mays Phase 3A and CR 261 to FCS Construction, LP (“FCS”), in the base bid amount of \$751,958.50.
- Paving improvements contract for Cartwright Mays Phase 3A and CR 261 to Midkiff Holdings, LLC d/b/a GM Construction TX, in the base bid amount of \$1,677,661.20.
- Water, wastewater, and storm drainage improvements contract for Cartwright Mays Phase 3A and CR 261 to EIII Underground, LLC (“EIII”), in the base bid amount of \$2,701,859.70.
- Earthwork improvements contract for Maplewood Meadows Phase 2A, 2B, and FM 2932 to FCS, in the base bid amount of \$1,363,860.00.
- Paving improvements contract for Maplewood Meadows Phase 2A, 2B, and FM 2932 to Smith Contracting, Inc., in the base bid amount of \$1,099,272.12.
- Water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 2A, 2B, and FM 2932 to EIII in the base bid amount of \$1,276,506.83.

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

- Pay Application No. 2 from Interstate Pipeline Utility Construction, LLC, in the amount of \$328,056.62 under the water, wastewater, and storm drainage improvements contract for Cartwright Mays Phase 2.
- Change Order No. 6 from Hammett Excavation, Inc., in the amount of \$138,179.97 under the earthwork improvements contract for Maplewood Meadows Phase 1A.
- Pay Application No. 6 from EIII in the amount of \$34,146.01 under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1A.
- Change Order No. 2 from PCI Construction, Inc. (“PCI”), in the amount of \$7,598.00 under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1B.
- Pay Application No. 1 from PCI in the amount of \$23,751.00 under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1B.
- Pay Application No. 2 from PCI in the amount of \$408,835.80 under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1B.
- Pay Application No. 3 from PCI in the amount of \$1,059,194.61 under the water, wastewater, and storm drainage improvements contract for Maplewood Meadows Phase 1B.

Following a discussion, Director Wesp moved that the Board (i) award all contracts to the lowest qualified bidders as recommended by the District’s Engineer; approve all pay applications and change orders as recommended by the District’s Engineer; and (iii) approve the Engineer’s report as presented. Director King seconded said motion, which carried unanimously.

9. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a bookkeeping report dated November 19, 2025, a copy of which is attached hereto as Exhibit “J”. 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 Wesp seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion by Director Wesp, seconded by Director King, and unanimously carried, the Board adjourned at 12:01 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 17th day of December, 2025.

W. Garrett Wesp

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

