

**Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-A**

December 3, 2025

The Board of Directors ("the "Board") of Kaufman County Fresh Water Supply District No. 1-A (the "District") met in regular session open to the public, on Wednesday, December 3, 2025 at 12:00 noon, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

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| Doug Bynum | President |
| Kellye Teal | Vice President |
| Alice D. Bittner | Secretary |
| Richard Humphrey | Assistant Secretary |
| Jenny Berry-Woods | Assistant Secretary |

All Directors were present at the commencement of the meeting. The following individuals were also present: Mr. John Kirk of Pillar Income Asset Management; Ms. Ariel Britt of Inframark; Ms. Kerry Tovery of Dye & Tovery ("D&T"), Mr. Edgar Saucedo, P.E. and Ms. Tarit Tovar, P.E. of LJA Engineering, Inc. ("LJA"); Mr. Dean McSherry of Essex Association Management, LP; Ms. Darsey Norton, attorney, and Ms. Genny Lutzel, paralegal of Winstead PC.

1. The meeting was called to order at 12:04 p.m.
2. Consideration was next given to public comment and communications. The Board opened the meeting to public comment. Hearing none, Director Bynum moved that the Board close the public comment session of the meeting. Director Teal seconded said motion, which carried unanimously.
3. Consideration was next given to the review and approval of Minutes of November 5, 2025 Board of Directors Meeting. Following a discussion, Director Bynum moved that the Board approve the meeting minutes as presented. Director Teal seconded said motion, which carried unanimously.
4. Consideration was next given to the engineer's report. Mr. Saucedo reviewed the Engineer's Report prepared by LJA, a copy of which is attached hereto as Exhibit "A". He reported the status of updates from the City of Forney relative to the ground storage reservoir and pump station improvements. Next, he reported that bids have been received for the hydropneumatics tank at the pump station and are under review. Once the pump tank is complete, confirmation will be provided to Walden Pond East to confirm water and sewer service availability. The Board next reviewed a draft letter to Centurion American Development Group ("CADG") to confirm water and wastewater treatment capacity sufficient to serve Walden Pond East, Phase 3 and Phase 4 equivalent single-family home connections, a copy of which is attached hereto as Exhibit "B". Next, the Board heard a

summary and recommendation of responsibility for a reported water leak incident from July, 2024. Finally, the Board reviewed a proposal from LJA relative to a study of sewer facilities to monitor wastewater infiltration and inflow within the wastewater treatment facility to provide recommendations for additional investigations and to confirm sources. Following a discussion, Director Bynum moved that the Board (i) approve the engineer's report to include approval of the proposal as presented; and (ii) authorize the Board President to execute the letter to CADG as presented. Director Teal seconded said motion, which carried unanimously.

5. Consideration was next given to the developer's report. Mr. Kirk provided an update regarding contacts for the developer entity and an overall report on development and construction. No formal action was taken by the Board.
6. Consideration was next given to the operator's report. Ms. Britt presented to and reviewed with the Board copies of an Operator's Report, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Bynum, moved that the Board approve the report. Director Teal seconded said motion, which carried unanimously.
7. Consideration was next given to the bookkeeper's report and budget. Ms. Toverly reviewed with the Board copies of (i) an Operating Expense Cash Report and Budget to Actual Analysis; (ii) Joint Utility Facilities and Operations Report; and (iii) Joint Utility Facilities Operating Budget collectively attached hereto as Exhibit "D". Following a discussion, Director Bynum moved that the Board approve said bookkeeper reports and budget; and (ii) authorize disbursement of funds as set forth within said reports. Director Teal seconded said motion, which carried unanimously.

[SIGNATURE PAGE FOLLOWS]

After noting that there was no further business to come before the Board, the meeting adjourned at 12:21 p.m.

Alia D. Butler
Secretary

(DISTRICT SEAT)

