

**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 February 11, 2026, and the roll was called of the members of the Board to-wit:

VACANT	President
Jill Sulak	Vice President
Brian Cohn	Secretary
Matthew Hancock	Assistant Secretary
Shelby Lance	Assistant Secretary

All members of the Board were present, thus constitution a quorum. Also present were Ms. Jennifer Watts of Dye & Toverly, LLC; Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC, attorneys for the District; and Mr. Tanner Vinson of Green Brick Partners.

The meeting was called to order at 5:36 p.m.

1. The Board called for public communications and comments. Hearing none, the Board closed the public comment segment of the meeting.

2. The Board next considered and reviewed the Minutes of the Meeting of the District held August 25, 2025. Following a discussion, upon motion of Supervisor Sulak, seconded by Supervisor Hancock and unanimously carried, the Board approved said Minutes as presented.

3. The Board next recognized Mr. Vinson, who reviewed with the Board regarding progress on the acquisition of easements for off-site roadway and utility improvements. 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 “A”. Following a discussion, Supervisor Sulak moved that the Board ratify and approve the acquisition of said easements on behalf of the District. Supervisor Hancock seconded said motion, which carried unanimously.

4. In the absence of an engineer representative, the Board deferred action with regard to an engineer’s report.

5. The Board next recognized Mr. Vinson, who updated the Board with regard to development within the District, reporting that Phase 1 is under construction and planned for completion around the end of June 2026.

6. The Board next recognized Ms. Watts, who presented to and reviewed with the Board copies of a bookkeeping report dated February 11, 2026, a copy of which is attached hereto as Exhibit "B". Following a discussion, Supervisor Sulak moved that the Board (i) approve the Bookkeeping report; and (ii) authorize payment of bills as listed thereon. Supervisor Hancock seconded said motion, which carried unanimously.

7. The Board continued to recognize Mr. Cristales, who reviewed the District's current Investment Policy, dated August 3, 2022, with the Board. Mr. Cristales noted that an annual review of said Policy is required, and that no amendments to the Investment Policy are recommended by the District's legal counsel at this time. Next, Mr. Cristales presented to and reviewed with the Board a Resolution Acknowledging Annual Review of the Investment Policy and Investment Strategies, a copy of which is attached hereto as Exhibit "C". Following a discussion, Supervisor Sulak moved that the Board approve the Resolution as presented. Supervisor Hancock seconded said motion, which carried unanimously.

8. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit "D". Following a discussion, Supervisor Sulak moved that the Board approve the Resolution as presented. Supervisor Hancock seconded said motion, which carried unanimously.

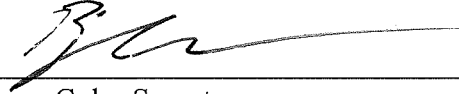
9. The Board next considered a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "E". Following a discussion, Supervisor Sulak moved that the Board approve the Resolution as presented. Supervisor Hancock seconded said motion, which carried unanimously.

10. The Board next considered the supplemental agenda. Mr. Cristales presented to and reviewed with the Board an Order Calling Supervisors Election, a copy of which is attached hereto as Exhibit "F". Following a discussion, Supervisor Sulak moved that the Board (i) approve the Order as presented and (ii) authorize preparation and posting of the Notice of Election as required by law. Supervisor Hancock seconded said motion, which carried unanimously.

There being no further business to conduct, Supervisor Sulak moved that the meeting be adjourned at 5:47 p.m. Supervisor Hancock seconded said motion, which carried unanimously. The Board adjourned until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 11<sup>th</sup> day of March, 2026.



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

