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 August 31, 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 constituting a quorum. Also present were Ms. Patti Clay of Tovery Accounting Consultants, LLC; Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC, attorneys for the District; Mr. Tanner Vinson of Green Brick Partners; and Mr. Joseph Cerqueira of Kimley-Horn ("Engineer").

The meeting was called to order at 5:32 p.m.

1. The Board called for public communications and comments. Hearing none, Supervisor Sulak moved that the Board close the public comment segment of the meeting. Supervisor Hancock seconded said motion, which carried unanimously.

2. The Board next considered and reviewed the Minutes of the Meeting of the District held March 11, 2026. 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 considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as Exhibit "A". Following a discussion, Supervisor Sulak moved that the Board approve the renewal of District insurance coverages as presented. Supervisor Brock seconded said motion, which carried unanimously.

4. The Board next recognized Ms. Landiak, 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 which are attached hereto as Exhibit "B". 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.

5. The Board continued to recognize Ms. Landiak, who reviewed with the Board assignments of sewer easements from the District to the City of Waxahachie, copies of which are attached hereto as Exhibit "C". Ms. Landiak explained that the wastewater facilities to serve the property within the District will be owned and operated by the City of Waxahachie, and therefore the easements acquired by the District need to be held by the City. Following a discussion, Supervisor Sulak moved that the Board ratify and approve the assignments of said easements to the City of Waxahachie. Supervisor Hancock seconded said motion, which carried unanimously.

6. The Board deferred action with regard to an Interlocal Agreement.

7. The Board next recognized Mr. Cerqueira, who updated the Board with regard to engineering within the District, reporting that Phase 1 has been accepted by the City of Waxahachie, Phase 2 is under review with the City for approval, and design is underway for Phase 3. No formal action was taken by the Board.

8. The Board next recognized Mr. Vinson, who updated the Board with regard to development within the District, reporting that Phase 1 is nearly ready to be annexed into the City of Waxahachie and all of the off-site sewer has been walked with the City. Next, Ms. Landiak discussed an application for re-platting of a portion of lands within the District related to the relocation of a pump station and requested that the Board ratify and approve said application. Following a discussion, Supervisor Sulak moved that the Board (i) ratify and approve the application for re-platting as presented; and (ii) approve the developer's report as presented. Supervisor Hancock seconded said motion, which carried unanimously.

9. The Board next recognized Ms. Clay who presented to and reviewed with the Board copies of a bookkeeping report dated August 31, 2026, a copy of which is attached hereto as Exhibit "D". The Board next considered the engagement of Tovery Accounting Consultants, LLC, for bookkeeping services on behalf of the District, a copy of the proposal for which is attached hereto as Exhibit "E", and preparation and filing of an annual financial report on behalf of the District, a copy of the proposal for which is attached hereto as Exhibit "F". It was noted that the company formerly known as Dye & Tovery, LLC, has changed its name to Tovery Accounting Consultants, LLC, so the engagement reflects that change in name. Following a discussion, Supervisor Sulak moved that the Board (i) approve the Bookkeeping report; (ii) authorize payment of bills as listed thereon; and (iii) approve the engagements of Tovery Accounting Consultants, LLC, as presented. Supervisor Hancock seconded said motion, which carried unanimously.

There being no further business to conduct, Supervisor Sulak moved that the meeting be adjourned at 5:41 p.m. Supervisor Lance seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 30th day of September, 2026.

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

DISTRICT SEAL