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 September 30, 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. Taylor Elliott, attorney, and Ms. Brynne West, paralegal, each of Winstead PC, attorneys for the District; and Mr. Joseph Cerqueira of Kimley-Horn ("Engineer").

The meeting was called to order at 5:35 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 Lance seconded said motion, which carried unanimously.

2. The Board next considered and reviewed the Minutes of the Meeting of the District held August 31, 2026. Following a discussion, upon motion of Supervisor Sulak, seconded by Supervisor Hancock and unanimously carried, the Board approved said Minutes as presented.

3. Consideration was next given to an Order Calling Public Hearing on Exclusion of Land, a copy of which is attached hereto as Exhibit "A". Ms. Elliott explained that the developer plans to submit a petition to exclude the first phase of development from the District in order for the City of Waxahachie to annex said land into the City's corporate limits, and that it would be appropriate at this time to call and publish notice of a hearing to consider the exclusion. Following a discussion, Supervisor Sulak moved that the Board (i) call a public hearing on the proposed exclusion of land for October 26, 2026, at 5:30 p.m. at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201; (ii) approve the Order as presented; and (iii) authorize publication of notice of said hearing as required by law. Supervisor Hancock seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Cerqueira, who updated the Board with regard to engineering within the District. No formal action was taken by the Board.

5. The Board next considered an Easement Agreement for Access, a copy of which is attached hereto as Exhibit "B". Ms. Elliott explained that the document is meant to create the existence of an easement for later assignment to an outside entity. Following a discussion, Supervisor Sulak moved that the Board ratify and approve the agreement as presented. Supervisor Hancock seconded said motion, which carried unanimously.

6. 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 "C", 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 "D". 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 ratify and approve the proposals as presented. Supervisor Hancock seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Clay who presented to and reviewed with the Board copies of a bookkeeping report dated September 30, 2026, a copy of which is attached hereto as Exhibit "E". 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.

There being no further business to conduct, Supervisor Sulak moved that the meeting be adjourned at 5:46 p.m. Supervisor Lance seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 26th day of October, 2026.

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

(DISTRICT SEAL)