

**MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTIES OF DENTON AND WISE §

**ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
OF DENTON AND WISE COUNTIES** §

The Board of Directors (the "Board") of Alpha Ranch Water Control and Improvement District of Denton and Wise Counties (the "District") met in special session, open to the public, located at 405 North Oak Street, Roanoke, Texas 76262, outside the District's boundaries, on November 9, 2021, and the roll was called of the members of the Board to-wit:

The roll was called of the members of the Board, to-wit:

Charlie Haynes	President
Douglas B. Strecker	Vice President
James Fipps	Secretary
David G. Sims	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Mr. Andrew Mizerek, P.E., of Peloton Land Solutions, Inc.; Ms. Kerry Tovery of Dye & Tovery, LLC, bookkeepers for the District; and Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC, attorneys for the District.

The meeting was called to order at 5:34 p.m. and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board first called for public communications or comment. Hearing none, the Board closed the public comment session of the meeting.

2. The Board next confirmed receipt of the draft minutes of the October 21, 2021, Board of Directors meeting. Following a discussion, Director Sims moved that the Board approve the minutes as drafted. Director Fipps seconded the motion, which carried unanimously.

3. The Board next recognized Ms. Landiak, who presented to and reviewed with the Board the results of a Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, and Road Refunding Bond Election held on November 2, 2021, a copy of which is attached hereto as Exhibit "A". In connection with said election results, the Board next reviewed an Order Declaring Results and Canvassing Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, and Road Refunding Bond Election, a copy of which is attached

hereto as Exhibit "B". Following a discussion, Director Fipps moved that the Board adopt said Order as presented. Director Strecker seconded said motion, which carried unanimously.

4. The Board continued to recognize Ms. Landiak, who discussed with the Board a boundary discrepancy discovered in re-survey of the property. Ms. Landiak noted that the discrepancies have been reconciled by the District's Engineer and there is no Board action required at this time. No formal action was taken by the Board.

5. The Board next considered adoption of an Amended District Information Form to reflect the bond capacity authorized through the District's November 2, 2021, elections, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Fipps moved that the Board (i) approve the Amended District Information Form as presented; and (ii) authorize the District's legal counsel to record same with Denton County, Wise County, and the Texas Commission on Environmental Quality. Director Strecker seconded said motion, which carried unanimously.

6. The Board next recognized Mr. Mizerek, who noted that there are no action items for the Board at this time and made himself available to answer questions regarding construction and development within the District. No formal action was taken by the Board.

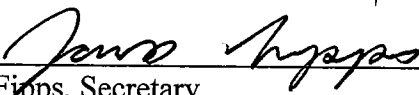
7. In the absence of a developer representative, the Board deferred action on a developer's report.

8. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board copies of a bookkeeping report dated November 9, 2021, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Fipps moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Strecker seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Fipps, seconded by Director Sims and unanimously carried, the meeting was adjourned at 5:47 p.m. until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 18th day of November, 2021.



James Fipps, Secretary
Alpha Ranch Water Control and
Improvement District of Denton and Wise
Counties

