

**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 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, outside the District’s boundaries, on October 19, 2022, and the roll was called of the members of the Board to-wit:

Gary Fitzgerald	President
Marc Stanwyck	Vice President
Robert Cabbage	Secretary
Glen Vaughn	Assistant Secretary
VACANT	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Stanwyck, thus constituting a quorum. Also present were Ms. Kerry Tovery of Dye & Tovery, LLC, bookkeepers for the District; Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC, attorneys for the District; and Mr. Robert Alvis of Peloton Land Solutions (“Engineer”); and Mr. Brian Lopera of McCall Gibson Swedlund Barfoot PLLC (“Auditor”).

The meeting was called to order at 3:07 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 September 19, 2022, Board of Directors meeting. Following a discussion, Director Fitzgerald moved that the Board approve the minutes as drafted. Director Vaughn seconded the motion, which carried unanimously.

3. The Board next recognized Mr. Lopera, who presented to and reviewed with the Board the Agreed Upon Procedures (“AUP”) Report prepared by McCall Gibson in connection with reimbursements to be made from the District’s Unlimited Tax Road Bonds, Series 2022 (the “Series 2022 Road Bonds”). A copy of the AUP Report is attached hereto as Exhibit “A”. Mr. Lopera noted that all funds for Senderra Ranch Boulevard reflect future costs as opposed to

immediate reimbursements, therefore the funds are not being distributed pursuant to the AUP Report but instead will be held in a capital projects fund until reimbursable costs are expended. Upon motion by Director Fitzgerald, seconded by Director Vaughn and unanimously carried, the Board approved the AUP Report as presented, it being noted that the reimbursements detailed therein were included in the current bookkeeper's report that would be presented for approval later in the meeting.

4. The Board next considered adoption of an Amended District Information Form to reflect the new issuance of bonds, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Vaughn 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 Fitzgerald seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Alvis, who briefly updated the Board with regard to engineering within the District, reporting that designs are underway for future phases of the development and will be submitted to the City of Fort Worth for approval in November. No formal action was taken by the Board.

6. In the absence of a developer representative, the Board deferred action with regard to a developer's report.

7. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board copies of a bookkeeping report dated October 19, 2022, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Fitzgerald moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Vaughn seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Cabbage seconded by Director Vaughn and unanimously carried, the meeting was adjourned at 3:24 p.m. until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 14<sup>th</sup> day of December, 2022.



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Robert Cabbage, Secretary  
Alpha Ranch Water Control and  
Improvement District of Denton and Wise  
Counties

