

**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 December 14, 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 Fitzgerald, 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 3:08 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, Director Stanwyck moved that the Board close the public comment session of the meeting. Director Cabbage seconded said motion, which carried unanimously.

2. The Board next confirmed receipt of the draft minutes of the October 19, 2022, Board of Directors meeting. Following a discussion, Director Cabbage moved that the Board approve the minutes as drafted. Director Vaughn seconded the motion, which carried unanimously.

3. The Board next considered an Amendment to the Agreement with the City of Forth Worth Concerning Operation of District, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Stanwyck moved that the Board approve the Amendment as presented. Director Vaughn seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Alvis, who updated the Board with regard to engineering within the District. Mr. Alvis reported that the first set of plans for the Sendera Ranch development has been submitted to the City of Fort Worth, and the second set will be filed in February with the intention of bidding construction projects in summer 2023. No formal action was taken by the Board.

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

6. The Board next considered an Assignment of Payment Rights Under Reimbursement Agreement with CTMGT AR II, LLC, from T. Wilson & Associates, Inc., and Western Frontier Partners, LP; an Assignment of Payment Rights Under Reimbursement Agreement with CTMGT Alpha Ranch, LLC, from T. Wilson & Associates, Inc., and Western Frontier Partners, LP, copies of which is attached hereto as Exhibit "B" and Exhibit "C", respectively. Following a discussion, Director Stanwyck moved that the Board approve the Assignments as presented. Director Vaughn seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board copies of a bookkeeping report dated December 14, 2022, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Stanwyck moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Cabbage seconded said motion, which carried unanimously.

8. The Board deferred action with regard to an Amended Order Designating Offices Outside the District.

There being no further business to conduct, and upon motion by Director Vaughn seconded by Director Cabbage and unanimously carried, the meeting was adjourned at 3:23 p.m. until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 12th day of January, 2023.



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