

**ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT  
OF DENTON AND WISE COUNTIES**

TO: THE BOARD OF DIRECTORS OF ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT OF DENTON AND WISE COUNTIES AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Alpha Ranch Water Control and Improvement District of Denton and Wise Counties (“District”) will hold a regular meeting on Thursday, March 13, 2025, at 1:00 p.m. at Rudy’s Country Store and Bar-B-Q at 520 Interstate 35 Frontage Road, Denton, Texas 76205. The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Review and approve Minutes of the January 16, 2025, and January 29, 2025, Board of Directors Meetings;
3. Hear report from developer or engineer regarding development within the District and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
4. Consider review and acknowledge Assignments of Payment Rights Under Reimbursement Agreement to T. Wilson LLC;
5. Ratify and approve Sewer Facility Easement and Water Facility Easement granted by CTMGT Alpha Ranch, LLC;
6. Consider review and acceptance of engineer’s report, and take any action necessary or appropriate;
  - a. Status of construction projects within the District;
  - b. Consider authorizing preparation of construction plans/specifications for water, sewer, paving and recreational facilities or repair/modification of existing facilities;
  - c. Consider approval/ratification of construction plans and specifications;
  - d. Consider approval/ratification of advertising for bids for contract(s);
  - e. Consider approval/ratification of award of construction contract(s);
  - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements; and
  - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities; and, if necessary, convey facilities to municipality;
7. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, budget related matters, update listing of depositories, review tax collections, and take further action on such matters as may be necessary with regard to bookkeeping matters;
8. Discuss tentative date for next meeting; and

9. **Adjournment.**

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED 5<sup>th</sup> day of March, 2025.

(DISTRICT SEAL)



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IMPROVEMENT DISTRICT OF DENTON AND  
WISE COUNTIES

A handwritten signature in blue ink, appearing to read "Ross S. Martin", is written over a horizontal line.

Ross Martin, Attorney for the District