

**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 regular session, open to the public, located at 520 I-35 Frontage Road, Denton, Texas 76205, outside the District’s boundaries, on January 29, 2025, and the roll was called of the members of the Board to-wit:

Gary Fitzgerald	President
Marc Stanwyck	Vice President
Robert Cubbage	Secretary
Glen Vaughn	Assistant Secretary
Jordan Peterson	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Ms. Stefani Chastain of Dye & Toverly, LLC (“Bookkeeper”); and Ms. Taylor Elliott, attorney, of Winstead PC.

The meeting was called to order at 1:00 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 Cubbage seconded said motion, which carried unanimously.

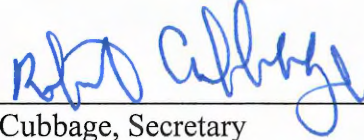
2. The Board next considered a Consent and Resolution of the Board of Directors related to the use of eminent domain powers for the acquisition of permanent slope and related easements, a copy of which is attached hereto as Exhibit “A”. Ms. Elliott read the agenda item into the minutes and discussed the matter with the Board as well as the condemnation process to acquire such easements. Following a discussion, Director Vaughn moved that (i) the Alpha Ranch Water Control and Improvement District of Denton and Wise Counties authorize the use of the power of eminent domain to acquire the easements described in Exhibit “A” of the Consent and Resolution attached hereto to serve the District pursuant to Section 2206.053, Texas Government Code; and (ii) the Board approve and adopt the Consent and Resolution of the Board as presented. Director Peterson seconded said motion, which carried unanimously.

3 The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a bookkeeping report dated January 29, 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Vaughn moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Peterson seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Stanwyck seconded by Director Vaughn and unanimously carried, the meeting was adjourned at 1:06 p.m. until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 13th day of March, 2025.



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

