

**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 July 24, 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. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); Ms. Taylor Elliott, attorney, of Winstead PC; Ms. Jessica Lee of Westwood Professional Services (“Engineer”); and Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis PLLC (“Auditor”).

The meeting was called to order at 1:01 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 Fitzgerald seconded the motion, which carried unanimously.

2. The Board next confirmed receipt of the draft minutes of the May 8, 2025, Board of Directors meeting. Following a discussion, Director Stanwyck 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 a draft of the audit for the fiscal year ended March 31, 2025, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Fitzgerald moved that the Board (i) approve the audit as presented; and (ii) authorize the District’s auditor to file the same with the Texas Commission on Environmental Quality as required. Director Vaughn seconded said motion, which carried unanimously.

4. The Board next considered ratification of the Interlocal Cooperation Agreement for Property Tax Assessment and Collection by and between the District and Denton County, Texas, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Vaughn moved that the Board ratify approval of the agreement as presented. Director Peterson seconded said motion, which carried unanimously.

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

6. The Board next recognized Ms. Lee, who presented to and reviewed with the Board an engineering report dated July 24, 2025, a copy of which is attached hereto as Exhibit "C". Ms. Lee updated the Board with regard to engineering and construction within the District, and then requested that the Board authorize the Engineer to prepare construction plans and specifications for, as well as to advertise for bidding of the following contracts:

- Grading improvements contract for Graben Road and Eagle Parkway.
- Sanitary sewer improvements contract for the Alpha Ranch Major Infrastructure.
- Offsite waterline improvements for the North Side IV section of the development.

Ms. Lee also requested the Board ratify and approve the construction plans and specifications for the roadway improvement contract for the Alpha Ranch Major Infrastructure. Next, Ms. Lee recommended ratification of award of the following contracts to the lowest qualified bidder:

- Grading improvements for Graben Road and Eagle Parkway to HD Cooks Rock Solid ("HDC") in the base bid amount of \$352,150.20.
- Grading improvements for Alpha Ranch Phase 3A-1 to RPM xConstruction ("RPM") in the base bid amount of \$786,776.92.
- Grading improvements for Alpha Ranch Phase 3A-2 to RPM in the base bid amount of \$179,458.47.
- Grading improvements for Alpha Ranch Phase 4A to RPM in the base bid amount of \$1,076,208.09.
- Grading improvements for Alpha Ranch Phases 4B and 4C to RPM in the base bid amount of \$1,211,255.91.

Ms. Lee reported that the contracts to be awarded to RPM all received lower bids from Centurion American Construction Enterprises, LLC ("CACE"), but that CACE was unable to provide the bonds required by such contracts; therefore, RPM was determined to be the lowest qualified bidder for all contracts.

Following a discussion, Director Peterson moved that the Board (i) authorize the Engineer to prepare construction plans and specifications for, as well as to advertise for bidding of, the grading improvements contract for Graben Road and Eagle Parkway; (ii) authorize the Engineer to prepare construction plans and specifications for, as well as to advertise for bidding of, the sanitary sewer improvements contract for the Alpha Ranch Major Infrastructure; (iii) authorize the Engineer to prepare construction plans and specifications for, as well as to advertise for bidding

of, the offsite waterline improvements for the North Side IV section of the development; (iv) ratify and approve the construction plans and specifications for the roadway improvement contract for the Alpha Ranch Major Infrastructure; (v) award the grading improvements for Graben Road and Eagle Parkway to HDC as recommended by the District's Engineer; (vi) award the grading improvements for Alpha Ranch Phase 3A-1 to RPM as recommended by the District's Engineer; (vii) award the grading improvements for Alpha Ranch Phase 3A-2 to RPM as recommended by the District's Engineer; (viii) award the grading improvements for Alpha Ranch Phase 4A to RPM as recommended by the District's Engineer; (ix) award the grading improvements for Alpha Ranch Phases 4B and 4C as recommended by the District's Engineer; and (x) approve the Engineer's report as presented. Director Vaughn seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Lara, who presented to and reviewed with the Board copies of a bookkeeping report dated July 24, 2025, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Fitzgerald 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 Vaughn seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Stanwyck seconded by Director Fitzgerald and unanimously carried, the meeting was adjourned at 1:26 p.m. until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 24<sup>th</sup> day of July, 2025.



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