

**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 May 8, 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 and Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; and Mr. Bobby Barham of Westwood Professional Services (“Engineer”).

The meeting was called to order at 1:03 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 Vaughn seconded the motion, which carried unanimously.

2. The Board next confirmed receipt of the draft minutes of the April 10, 2025, Board of Directors meeting. Following a discussion, Director Cubbage moved that the Board approve the minutes as drafted. Director Fitzgerald seconded the motion, which carried unanimously.

3. The Board next considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as Exhibit “A”. Following a discussion, Director Cubbage moved that the Board approve the minutes as drafted. Director Fitzgerald seconded the motion, which carried unanimously.

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

5. The Board next considered ratification of the engagement of Integra Realty Resources for valuation and consulting services, a copy of which is attached hereto as Exhibit “B”. Ms. Elliott explained that the engagement is an expansion of the scope of the original engagement for appraisal of an easement required by the District. Following a discussion, Director Stanwyck moved that the Board ratify the approval of the engagement of Integra Realty Resources. Director Peterson seconded the motion, which carried unanimously.

6. The Board next recognized Mr. Barham, who presented to and reviewed with the Board an engineering report dated May 8, 2025, a copy of which is attached hereto as Exhibit “C”, and updated the Board with regard to engineering and construction within the District, reporting that Elizabeth Creek Phase 3 has been accepted by the City of Fort Worth. Next, Mr. Barham recommended that the Board approve the following pay applications:

- Pay Application No. 5 in the amount of \$256,747.95 from Conatser Construction under the Sendera Ranch Blvd. improvements contract.
- Pay Application No. 4 in the amount of \$552,264.16 from RPM xConstruction under the paving improvements contract for the Alpha Ranch Roadways Major Infrastructure contract.

Following a discussion, Director Fitzgerald moved that the Board (i) approve all pay applications as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Director Stanwyck seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a bookkeeping report dated May 8, 2025, 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; (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.

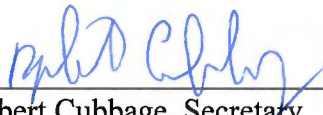
The Board next considered an Interlocal Cooperation Agreement for Property Tax Assessment and Collection by and between the District and Denton County, Texas, a copy of which is attached hereto as Exhibit “E”. Ms. Elliott noted that the rate for such services has increased to \$1.41 per parcel. Following a discussion, Director Fitzgerald moved that the Board approve the agreement as presented. Director Stanwyck 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 1:14 p.m. until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 24th day of July, 2025.




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