

**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 November 13, 2025, 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
Jordan Peterson	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Stanwyck, thus constituting a quorum. Also present were Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); Ms. Darsey Norton, attorney, of Winstead PC; and Mr. Bobby Barham of Westwood Professional Services (“Engineer”).

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 Vaughn moved that the Board close the public comment session of the meeting. Director Peterson seconded said motion, which carried unanimously.

2. The Board next confirmed receipt of the draft minutes of the October 9, 2025, Board of Directors meeting. Following a discussion, Director Peterson moved that the Board approve the minutes as drafted. Director Cabbage seconded the motion, which carried unanimously.

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

4. The Board next considered the following easements and easement agreements, copies of which are attached hereto as Exhibit “A”, “B”, “C”, “D”, “E”, and “F”, respectively:

- Sanitary Sewer Facility Easement from CTMGT Alpha Ranch III, LLC to the District.

- Access and utility Easement from CTMGT Alpha Ranch III, LLC to the District.
- Permanent Drainage Facility Easement from CTMGT Alpha Ranch, LLC to the District.
- Permanent Drainage Facility Easement from CTMGT Alpha Ranch, LLC to the District.
- Temporary Construction Easement Agreement by and between CTMGT Alpha Ranch, LLC to the District.
- Temporary Construction Easement Agreement by and between CTMGT Alpha Ranch, LLC to the District.

Following a discussion, Director Vaughn moved that the Board approve the easement and easement agreements as presented. Director Peterson seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Barham, who presented to and reviewed with the Board an engineering report dated November 13, 2025, a copy of which is attached hereto as Exhibit "G". Mr. Barham updated the Board with regard to engineering and construction within the District, and then presented a quote from Williams Brothers Services LLC ("Williams") for the purchase and installation of required District name signs in the total amount of \$1,300.00. Next, Mr. Barham recommended ratification of award of the following contracts to the lowest bidders:

- Street light improvements for Alpha Ranch Phase 4A to Independent Utility Construction ("Independent") in the base bid amount of \$389,630.75.
- Paving improvements for Alpha Ranch Phase 4A to GM Construction TX ("GM") in the base bid amount of \$1,512,715.40.
- Water, wastewater, and storm drainage improvements for Alpha Ranch Phase 4A to PCI Construction, Inc. ("PCI") in the base bid amount of \$3,402,820.50.

Next, Mr. Barham recommended approval of the following pay applications and change orders:

- Pay Application No. 1 in the amount of \$134,935.48 from RPM xConstruction ("RPM") under the grading improvements contract for Alpha Ranch Phases 2B and 2C.
- Pay Application No. 2 in the amount of \$670,161.22 from RPM under the grading improvements contract for Alpha Ranch Phases 2B and 2C.
- Pay Application No. 3 in the amount of \$360,548.15 from RPM under the grading improvements contract for Alpha Ranch Phases 2B and 2C.
- Pay Application No. 1 in the amount of \$50,386.98 from RPM under the grading improvements contract for Alpha Ranch Phase 2D.
- Pay Application No. 2 in the amount of \$46,161.08 from RPM under the grading improvements contract for Alpha Ranch Phase 2D.
- Pay Application No. 3 in the amount of \$510,307.92 from RPM under the grading improvements contract for Alpha Ranch Phase 2D.

- Pay Application No. 4 in the amount of \$35,424.00 from RPM under the grading improvements contract for Alpha Ranch Phase 2D.
- Pay Application No. 1 in the amount of \$115,898.68 from RPM under the grading improvements contract for Alpha Ranch Phases 3A1 and 3A2.
- Pay Application No. 2 in the amount of \$372,574.46 from RPM under the grading improvements contract for Alpha Ranch Phases 3A1 and 3A2.
- Pay Application No. 3 in the amount of \$290,642.041 from RPM under the grading improvements contract for Alpha Ranch Phases 3A1 and 3A2.
- Pay Application No. 1 in the amount of \$97,269.13 from RPM under the grading improvements contract for Alpha Ranch Phase 4A.
- Pay Application No. 2 in the amount of \$19,873.46 from RPM under the grading improvements contract for Alpha Ranch Phase 4A.
- Pay Application No. 3 in the amount of \$188,962.33 from RPM under the grading improvements contract for Alpha Ranch Phase 4A.
- Change Order No. 1 in the amount of \$214,866.80 from RPM under the grading improvements contract for Alpha Ranch Phases 2B and 2C.
- Change Order No. 2 in the amount of \$54,797.86 from RPM under the grading improvements contract for Alpha Ranch Phases 2B and 2C.
- Change Order No. 1 in the amount of \$68,920.16 from RPM under the grading improvements contract for Alpha Ranch Phase 2D.
- Change Order No. 1 in the amount of \$3,902.31 from RPM under the grading improvements contract for Alpha Ranch Phase 3A1.
- Change Order No. 1 in the amount of (\$2,714.27) from RPM under the grading improvements contract for Alpha Ranch Phase 3A2.
- Change Order No. 1 in the amount of (\$51,859.00) from RPM under the grading improvements contract for Alpha Ranch Phase 4A.
- Change Order No. 2 in the amount of \$16,793.00 from RPM under the grading improvements contract for Alpha Ranch Phase 4A.
- Change Order No. 1 in the amount of (\$75,187.35) from RPM under the grading improvements contract for Alpha Ranch Phases 4B and 4C.
- Change Order No. 2 in the amount of \$38,689.25 from RPM under the grading improvements contract for Alpha Ranch Phases 4B and 4C.

Following a discussion, Director Cabbage moved that the Board (i) approve the quote from Williams as presented; (ii) award the contract for street light improvements for Alpha Ranch Phase 4A to Independent as recommended by the District's Engineer; (iii) award the contract for paving improvements for Alpha Ranch Phase 4A to GM as recommended by the District's Engineer; (iv) award the contract for eater, wastewater, and storm drainage improvements for Alpha Ranch Phase 4A to PCI as recommended by the District's Engineer; (v) approve all pay applications and change orders as presented; and (vi) approve the Engineer's report as presented. Director Vaughn seconded said motion, which carried unanimously.

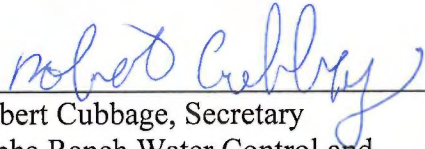
6. The Board next recognized Ms. Lara, who presented to and reviewed with the Board copies of a bookkeeping report dated November 13, 2025, a copy of which is attached hereto as Exhibit "H". Following a discussion, Director Peterson moved that the Board (i) approve the bookkeeping report as presented; (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 Peterson seconded by Director Vaughn and unanimously carried, the meeting was adjourned at 1:11 p.m. until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 11<sup>th</sup> day of December, 2025.



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

(DISTRICT SEAL)

