

**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 October 9, 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 with the exception of Director Peterson, thus constituting a quorum. Also present were Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; and Ms. Jessica Lee of Westwood Professional Services (“Engineer”).

The meeting was called to order at 1:04 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 said motion, which carried unanimously.

2. The Board next confirmed receipt of the draft minutes of the September 11, 2025, Board of Directors meeting. Following a discussion, Director Vaughn moved that the Board approve the minutes as drafted. Director Fitzgerald seconded the motion, which carried unanimously.

3. The Board next considered an Order Authorizing Application for Approval of Project and Utility Bond Issue by Texas Commission on Environmental Quality (“TCEQ”) and Requesting Waivers, a copy of which is attached hereto as Exhibit “A”. Ms. Elliott explained that this is the first step toward the District’s next utility bond issuance and noted that the total amount requested for the issuance is \$1,810,000.00. Following a discussion, Director Stanwyck moved that the Board adopt the Order as presented. Director Fitzgerald seconded said 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 a Permanent Drainage Facility Easement and Temporary Construction Easement from The Ryan Dynasty Trust to the District, copies of which are attached hereto as Exhibit "B". Following a discussion, Director Stanwyck moved that the Board approve the easements as presented. Director Vaughn seconded said motion, which carried unanimously.

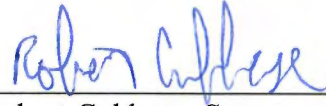
6. The Board next recognized Ms. Lee, who updated the Board with regard to engineering and construction within the District. The Board next considered a Sanitary Sewer Facility Easement and an Access and Utility Easement from CTMGT Alpha Ranch III, LLC, to the District, copies of which are attached hereto as Exhibit "C". Following a discussion, Director Stanwyck moved that the Board approve the easements

7. The Board next recognized Ms. Lara, who presented to and reviewed with the Board copies of a bookkeeping report dated October 9, 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 Cabbage 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 1:12 p.m. until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 13<sup>th</sup> day of November, 2025.



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

