

**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 December 11, 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, thus constituting a quorum. Also present were Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); Ms. Taylor Elliott, attorney, and Ms. Amy Bieber and Ms. Linda J. Proctor, paralegals, each of Winstead PC; and Ms. Jessica Lee 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 Fitzgerald moved that the Board close the public comment session of the meeting. Director Stanwyck seconded said motion, which carried unanimously.

2. The Board next confirmed receipt of the draft minutes of the November 13, 2025, Board of Directors meeting. Following a discussion, Director Peterson moved that the Board approve the minutes as drafted. Director Fitzgerald 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 approval of (i) a Non-Exclusive Access Easement (the “Access Easement Agreement”) from CTMGT Alpha Ranch III, LLC (“CTMGT”) to the District and VRE Graben, LLC (“VRE”) and (ii) a Temporary Construction Easement Agreement (the

“Construction Easement Agreement”) by and among CTMGT, the District, and VRE, copies of which are attached hereto as Exhibit “A” and Exhibit “B”, respectively. Following a discussion, Director Vaughn moved that the Board approve the Access Easement Agreement and the Construction Easement Agreement as presented. Director Vaughn seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Lee, who presented to and reviewed with the Board an engineering report dated December 11, 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, reporting that construction of the Sendera Ranch Boulevard wet utilities will begin this month. Ms. Lee next requested the Board approve a quote from Williams Brothers Services LLC (“Williams”), in the amount of \$1,300.00 for the purchase and installation of required District name signs.

Next, Ms. Lee recommended approval of the following pay applications, invoices, and change order:

- Pay Application No. 4 in the amount of \$40,289.27 from RPM xConstruction (“RPM”) under the grading improvements contract for Alpha Ranch Phases 2B and 2C.
- Pay Application No. 4 in the amount of \$511,951.89 from RPM under the grading improvements contract for Alpha Ranch Phase 4A.
- Pay Application No. 5 in the amount of \$87,157.05 from RPM under the grading improvements contract for Alpha Ranch Phase 4A.
- Invoice #25067 in the amount of \$239.00 from Independent Utility Construction, Inc. for Isles Drive streetlight repair.
- Invoice # WB-0032 in the amount of \$1,300.00 from Williams for the purchase and installation of required District name signs.
- Change Order No. 3 in the amount of \$12,480.00 from RPM under the grading improvements contract for Alpha Ranch Phases 4A.

Following a discussion, Director Fitzgerald moved that the Board (i) approve the quote from Williams as presented; (ii) approve all pay applications, invoices, and the change order as presented; and (iii) 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 December 11, 2025, a copy of which is attached hereto as Exhibit “D”. 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 Stanwyck, seconded by Director Fitzgerald, and unanimously carried, the meeting was adjourned at 1:08 p.m. until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 8<sup>th</sup> day of January, 2026.



(DISTRICT SEAL)

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