

**ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
OF DENTON AND WISE COUNTIES**

TO: THE BOARD OF DIRECTORS OF ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT OF DENTON AND WISE COUNTIES AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Alpha Ranch Water Control and Improvement District of Denton and Wise Counties ("District") will hold a regular meeting on Thursday, March 12, 2026, at 1:00 p.m. at Rudy's Country Store and Bar-B-Q at 520 Interstate 35 Frontage Road, Denton, Texas 76205. The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Review and approve Minutes of the February 12, 2026, Board of Directors meeting;
3. Consider review and approval of an Encroachment on Easement agreement between Oncor Electric Delivery Company LLC, as owner, and the District, as user;
4. Review letter to the Board confirming candidates for the May 2, 2026, Directors Election; consider and adopt Order Declaring Unopposed Candidates Elected and Cancelling Election and authorize required notice of same;
5. Hear report from developer or engineer regarding development within the District and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
6. Consider review and acceptance of engineer's report, and take any action necessary or appropriate;
 - a. Status of construction projects within the District;
 - b. Consider authorizing preparation of construction plans/specifications for water, sewer, paving and recreational facilities or repair/modification of existing facilities;
 - c. Consider approval/ratification of construction plans and specifications;
 - d. Consider approval/ratification of advertising for bids for contract(s);
 - e. Consider approval/ratification of award of construction contract(s);
 - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements; and
 - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities; and, if necessary, convey facilities to municipality;
7. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, update listing of depositories, review tax collections, approve engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;
8. Consider review and adopt Resolution Adopting Operations Budget and Resolution Adopting Debt Service Budget for the fiscal year ending March 31, 2027;
9. Discuss tentative date for next meeting; and
10. Adjournment.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED the 6th day of March, 2026.



ALPHA RANCH WATER CONTROL AND
IMPROVEMENT DISTRICT OF DENTON AND
WISE COUNTIES

Ross Martin, Attorney for the District

**ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
OF DENTON COUNTY AND WISE COUNTY
("ARWCID")**

**TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)**

ARWCID property tax bill for the median-valued homestead* for current fiscal year:	\$3,458.39
ARWCID estimated property tax bill for the median-valued homestead* for the current fiscal year if the proposed amended budget is adopted:	\$3,458.39

** The calculations above are based on "average" homestead values because the Appraisal District does not report "median" homestead values.*

Exhibit "A"

**DRAFT
BUDGET**

Alpha Ranch Fresh Water Supply District No. 1 Debt Service Fund Budget April 2025 through March 2026

	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	2027 Budget	2026 Budget	Difference from PY
Revenue															
4000 - Property Tax Revenue								119,624	598,118	478,494			1,196,235	1,099,379	96,856
Interest Revenue	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	3,600	14,400
Total Revenue	1,500	1,500	1,500	1,500	1,500	1,500	1,500	121,124	599,618	479,994	1,500	1,500	1,214,235	1,102,979	111,256
Expense															
Tax Appraisal Fees									10,744				10,744	3,327	7,417
DS Interest						343,420						343,420	686,840	301,465	385,375
DS Principal						440,000							440,000	235,000	205,000
Paying Agent Fees									1,200				1,200	800	400
Arbitrage Compliance														500	(500)
Total Expense	0	0	0	0	0	783,420	0	0	11,944	0	0	343,420	1,138,784	541,092	597,692
Net Income	1,500	1,500	1,500	1,500	1,500	(781,920)	1,500	121,124	587,674	479,994	1,500	(341,920)	75,451	561,887	(486,435)

Exhibit "A"

**DRAFT
BUDGET**

Alpha Ranch Fresh Water Supply District No. 1 General Fund Operating Budget April 2026 through March 2027

	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	2027 Budget	2026 Budget	Difference from PY Budget
Revenue															
4000 · Property Tax Revenue								39,450	197,252	157,801			394,503	246,960	147,543
5391 · Interest Revenue	800	800	800	800	800	800	800	800	800	800	800	800	9,600	9,600	0
Total Revenue	800	800	800	800	800	800	800	40,250	198,052	158,601	800	800	404,103	256,560	147,543
Expense															
7001 · Accounting	2,321	2,321	2,321	2,321	2,321	2,321	2,321	2,321	2,321	2,321	2,321	2,321	27,852	25,800	2,052
7070 · Auditing	0	0	10,000	0	4,250	0	0	0	0	0	0	0	14,250	14,250	0
7190 · Delivery/Courier Services	0	0	18	0	0	0	0	0	0	0	0	0	18	0	18
7200 · Director's Fees	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	22,620	18,096	4,524
7300 · Engineering	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	65,000	25,000	40,000
7460 · Insurance	0	0	3,119	0	0	0	0	0	0	0	0	0	3,119	3,119	0
7500 - Legal	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	85,680	85,680	0
7510 - Legal Easements	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	76,800	76,800	0
7515 · Disclosure Counsel	0	0	2,500	0	0	0	0	2,500	0	0	0	0	5,000	0	5,000
7520 · Meeting exp	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0
7550 · Utilities	155	155	155	155	155	155	155	155	155	155	155	155	1,860	1,860	0
7565 · Street Light R&M	0	0	250	0	0	250	0	0	250	0	0	250	1,000	1,000	0
7570 - Signs R&M	0	0	1,250	0	0	1,250	0	0	1,250	0	0	1,250	5,000	0	5,000
7600 - Office Supplies	0	0	0	0	0	163	0	0	0	0	0	0	163	163	(1)
Total Expense	23,468	23,468	40,605	23,468	27,718	25,130	23,468	25,968	24,968	23,468	23,468	24,968	310,162	253,568	56,594
Net Income	(22,668)	(22,668)	(39,805)	(22,668)	(26,918)	(24,330)	(22,668)	14,283	173,084	135,134	(22,668)	(24,168)	93,941	2,992	90,949