

**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, at 520 I-35 Frontage Road, Denton, Texas 76205, outside the District’s boundaries, on February 12, 2026, 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 except for Director Vaughn, thus constituting a quorum. Also present were Mr. Bobby Barham of Westwood Professional Services ("Engineer"); Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); and Ms. Taylor Elliott, attorney, and Ms. Linda J. Proctor, paralegal, each of Winstead PC. Director Fitzgerald joined the meeting in person as noted below.

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 Stanwyck 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 January 8, 2026, Board of Directors meeting. Following a discussion, Director Stanwyck moved that the Board approve the minutes as drafted. Director Peterson 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 recognized Mr. Barham, who presented to and reviewed with the Board an Engineer's report dated February 12, 2026, a copy of which is attached hereto as Exhibit "A". Mr. Barham next updated the Board with regard to engineering matters within in the District, reporting that the grading improvements for Alpha Ranch Phases 2B & 2C, Phase 2D, Phases 3A1

& 3A2, Phases 4A & 4B, and Phase 4C are nearly complete, and the paving improvements for Alpha Ranch Master Infrastructure Roadways are underway.

Mr. Barham next presented bids received for the Alpha Ranch Master Infrastructure sewer improvements contract and recommended award to Conatser Construction TX, L.P. ("Conatser"), the lowest qualified bidder for the Alpha Ranch Master Infrastructure sewer improvements, in the total base bid amount of \$8,385,350.55.

Mr. Barham next presented to and reviewed with the Board Independent Utility Construction, Inc.'s 2026 street light maintenance and repair rates, and recommended approval of same.

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

- Pay Application No. 5 in the amount of \$84,846.82 from RPM xConstruction, LLC ("RPM") under the grading operations improvements contract for Alpha Ranch Phase 2B & 2C.
- Pay Application No. 6 in the amount of \$8,766.00 from RPM under the grading operations improvements contract for Alpha Ranch Phase 2B & 2C.
- Pay Application No. 5 in the amount of \$230,683.14 from RPM under the grading operations improvements contract for Alpha Ranch Phase 2D.
- Pay Application No. 6 in the amount of \$11,232.00 from RPM under the grading operations improvements contract for Alpha Ranch Phase 4A.
- Change Order No. 3 in the amount of \$9,740.00 from RPM under the grading operations improvements contract for Alpha Ranch Phase 2B & 2C.
- Pay Application No. 6 in the amount of \$71,550.00 from Conatser under the paving, bridge, storm drain, grading, water and street light improvements contract to serve Sendera Ranch Boulevard.
- Pay Application No. 7 in the amount of \$404,383.50 from Conatser under the paving, bridge, storm drain, grading, water and street light improvements contract to serve Sendera Ranch Boulevard.
- Pay Application No. 8 in the amount of \$742,769.10 from Conatser under the paving, bridge, storm drain, grading, water and street light improvements contract to serve Sendera Ranch Boulevard.
- Pay Application No. 9 in the amount of \$337,671.17 from Conatser under the paving, bridge, storm drain, grading, water and street light improvements contract to serve Sendera Ranch Boulevard.
- Change Order No. 1 in the amount of \$64,480.73 from Conatser under the paving, bridge, storm drain, grading, water and street light improvements contract to serve Sendera Ranch Boulevard.

Following a discussion, Director Stanwyck moved that the Board (i) award the Alpha Ranch Master Infrastructure sewer improvements contract to Conatser, as recommended by the District's Engineer; (ii) approve the 2026 street light maintenance and repair rates; (iii) approve the pay applications and change orders, as recommended by the District's Engineer; and (iv)

approve the Engineer's report as presented. Director Peterson seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Lara, who presented to and reviewed with the Board copies of a bookkeeping report dated February 12, 2026, a copy of which is attached hereto as Exhibit "B". At this time, Director Fitzgerald joined the meeting in person. 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 Fitzgerald, seconded by Director Peterson, and unanimously carried, the meeting was adjourned at 1:21 p.m. until further call.

[Signature page follows]