

**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 March 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 Stanwyck, thus constituting a quorum. Also present were Mr. Bobby Barham and Mr. Brian Dench of Westwood Professional Services ("Engineer"); Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); and Mr. Victor Cristales, attorney, and Ms. Linda J. Proctor, paralegal, each of Winstead PC.

The meeting was called to order at 1:03 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, the Board closed the public comment session of the meeting.

2. The Board next confirmed receipt of the draft minutes of the February 12, 2026, Board of Directors meeting. Following a discussion, Director Fitzgerald moved that the Board approve the minutes as drafted. Director Cubbage seconded the motion, which carried unanimously.

3. The Board next recognized Mr. Cristales, who presented to and reviewed with the Board an Encroachment on Easement agreement by and between Oncor Electric Delivery Company LLC, as owner, and the District, as user, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Peterson moved that the Board approve the Encroachment on Easement. Director Vaughn seconded the motion, which carried unanimously.

4. Next, the Board acknowledged receipt of a letter signed by Ms. Amy Bieber, records manager for the District, attesting to the fact that Director Stanwyck and Director Vaughn have each filed their respective applications for a place on the ballot for the May 2, 2026, Directors Election, and no other applications have been received. Mr. Cristales noted that it would be appropriate at this time to cancel the Directors Election, and to declare Director Stanwyck and Director Vaughn elected for new four-year terms. Next, Mr. Cristales discussed the provisions of an Order Declaring Unopposed Candidates Elected and Canceling Directors Election with the Board, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Cabbage moved that the Board adopt said Order as presented and declare the unopposed candidates elected. Director Fitzgerald seconded said motion, which carried unanimously.

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

6. The Board next recognized Mr. Barham, who presented to and reviewed with the Board an Engineer's report dated March 12, 2026, a copy of which is attached hereto as Exhibit "C". Mr. Barham next updated the Board with regard to engineering matters within in the District, reporting that the construction of the bridges on Sendera Ranch Boulevard are underway.

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

- Pay Application No. 1 in the amount of \$369,532.41 from RPM xConstruction, LLC ("RPM") under the grading operations improvements contract for Alpha Ranch Phase 4B & 4C.
- Pay Application No. 2 in the amount of \$444,032.76 from RPM under the grading operations improvements contract for Alpha Ranch Phase 4B & 4C.
- Pay Application No. 3 in the amount of \$145,348.46 from RPM under the grading operations improvements contract for Alpha Ranch Phase 4B & 4C.
- Pay Application No. 4 in the amount of \$30,581.10 from RPM under the grading operations improvements contract for Alpha Ranch Phase 4B & 4C.
- Change Order No. 5 in the amount of \$34,820.33 from RPM under the grading operations improvements contract for Alpha Ranch Phase 4B & 4C.
- Pay Application No. 10 in the amount of \$2,536,644.78 from Conatser Construction TX ("Conatser") under the paving, bridge, storm drain, grading, water and street light improvements contract to serve Sendera Ranch Boulevard.
- Pay Application No. 11 in the amount of \$91,800.00 from Conatser under the paving, bridge, storm drain, grading, water and street light improvements contract to serve Sendera Ranch Boulevard.
- Change Order No. 2 in the amount of \$97,740.50 from RPM under the grading operations improvements contract for Alpha Ranch Phase 4B & 4C.

Following a discussion, Director Fitzgerald moved that the Board (i) approve the pay applications and change order, as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Peterson seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Lara, who presented to and reviewed with the Board copies of a Bookkeeper's report dated March 12, 2026, 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.

8. The Board next considered a Resolution Adopting Operations Budget and a Resolution Adopting Debt Service Budget for the fiscal year ending March 31, 2027, copies of which are attached hereto as Exhibit "E". Following a discussion, Director Fitzgerald moved that the Board adopt the resolutions as presented. Director Vaughn seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Peterson, seconded by Director Cabbage, and unanimously carried, the meeting was adjourned at 1:14 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 9th day of April, 2026.



A handwritten signature in blue ink, reading 'Robert Cabbage', is written over a horizontal line.

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