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 June 11, 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 with the exception of Director Vaughn, thus constituting a quorum. Also present were Ms. Esther Lara of Dye & Tovery, LLC ("Bookkeeper"); Mr. Victor Cristales, attorney, and Ms. Linda J. Proctor, paralegal, each of Winstead PC (the "District's Attorney"); Mr. Ray Hart of Westwood Professional Services, the District's engineer; and Ms. Janet Cubbage, a member of the public.

The meeting was called to order at 1:06 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. Ms. Cubbage inquired about the Sendera Boulevard improvements and if there has been any problem with the water in the District. Mr. Hart advised that the Sendera Ranch Boulevard improvements are progressing on schedule and that there have been no reported problems with the water in the District. Hearing no further public communications or comments, Director Cubbage 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 May 14, 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 confirmed receipt of the Statements of Officer and Oaths of Office forms from re-elected Director Stanwyck and Director Vaughn. No formal action was taken by the Board.

4. The Board continued to recognize Mr. Cristales, who presented to and reviewed with the Board the Agreed Upon Procedures ("AUP") Report prepared by McCall Gibson Swedlund Barfoot Ellis PLLC, the District's auditor, in connection with reimbursements to be made from the District's Unlimited Tax Utility Bonds, Series 2026 (the "Series 2026 Utility Bonds"). A copy of the AUP Report is attached hereto as Exhibit "A". Mr. Cristales then reviewed with the Board a proposed list of payments and closing costs relative to the Series 2026 Utility Bonds. It was noted that the sale of bonds had closed earlier that morning. Following a discussion, Director Stanwyck moved that the Board (i) approve the AUP Report as presented; and (ii) authorize disbursement of payments and closing costs as described in said Report. Director Cubbage seconded said motion, which carried unanimously.

5. The Board next considered adoption of an Amended District Information Form to reflect the new issuance of bonds, a copy of which is attached hereto as Exhibit "B". Mr. Cristales noted that an amendment is needed to update the amount of bond debt. Following a discussion, Director Cubbage moved that the Board (i) approve the Amended District Information Form as presented; and (ii) authorize the District's legal counsel to file same with Denton County, Wise County, and the Texas Commission on Environmental Quality. Director Peterson seconded said motion, which carried unanimously.

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

7. The Board next recognized Mr. Hart, who advised the Board that there were no updates to engineering matters and no engineer's report to present this month. No formal action was taken by the Board.

8. The Board next recognized Ms. Lara, who presented to and reviewed with the Board copies of the Bookkeeper's report dated June 11, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Fitzgerald moved that the Board (i) approve the Bookkeeper's 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 Stanwyck seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Fitzgerald, seconded by Director Stanwyck and unanimously carried, the meeting was adjourned at 1:21 p.m. until further call.

[Signature Page Follows]

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

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

(DISTRICT SEAL)