

**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, April 9, 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 March 12, 2026, Board of Directors Meeting;
3. Consider review and ratification of the Waivers of Special Appraisal by CTMGT Alpha Ranch III, LLC, CTMGT Alpha Ranch, LLC, CTMGT AR II, LLC, a Texas limited liability company; and MM Alpha Phase 1, LLC, Pulte Homes of Texas, L.P., and Forestar (USA) Real Estate Group, Inc.;
4. Acknowledgment of District's Municipal Advisor MSRB G-42 disclosures and Official Statement Letter in connection with the issuance of Unlimited Tax Utility Bonds, Series 2026;
5. Presentation, discussion and approval of plan of finance for the issuance of Unlimited Tax Utility Bonds, Series 2026;
6. Review and approve forms for Notice of Sale and Preliminary Official Statement for the issuance of Unlimited Tax Utility Bonds, Series 2026;
7. Set date and time for consideration of Order issuing the Unlimited Tax Utility Bonds, Series 2026;
8. 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;
9. 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;
10. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, budget related matters, update listing of depositories, review tax collections, and take further action on such matters as may be necessary with regard to bookkeeping matters;
11. Discuss tentative date for next meeting; and
12. 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 2nd day of April, 2026.



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Ross Martin, Attorney for the District