

**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, May 14, 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 April 9, 2026, Board of Directors Meeting;
3. Consider and approve renewal of District insurance coverage;
4. Consider and approve management representation letter in connection with the financial statements of the District as of March 31, 2025, and the year then ended;
5. Open public bids and award sale of Unlimited Tax Utility Bonds, Series 2026 (“Series 2026 Utility Bonds”);
6. Consider approval and authorization of execution of documents for the Series 2026 Utility Bonds, including, but not limited to:
 - a. Bid awarding sale;
 - b. Bond Order;
 - c. Paying Agent/Registrar Agreement;
 - d. General and No-Litigation Certificate; and
 - e. All additional certificates and documents required to secure the necessary approval of and closing of the Series 2026 Utility Bonds;
7. Consider authorization of submission of Transcript of Proceedings to the Texas Attorney General, confirmation of the next Board meeting date in advance of bond closing for approval of an Agreed Upon Procedures Report, and take any action as may be necessary or related thereto;
8. Consider authorization of District consultants to prepare an Agreed Upon Procedures Report in connection with the Series 2026 Utility Bonds, and take any action as may be related thereto;
9. 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;

10. Consider review and approval of Agreement for the Construction of Improvements and Reimbursement of Advances between the District and MM Alpha Phase 1, LLC;
11. Consider review and approval of (i) Abandonment of Sewer Facility Easement dated January 22, 2025, by CTMGT Alpha Ranch, LLC ("CTMGT"), as grantor, and the District, as grantee; (ii) Sewer Facility Easement by CTMGT, MM Alpha Phase 1, LLC, and Forestar (USA) Real Estate Group, Inc., as grantors, and the District, as grantee; and (iii) Sewer Facility Agreement by Horizon Alpha Partners, Ltd., as grantor, and the District, as grantee;
12. Consider authorizing the District to endorse the deposit of funds related to the Oncor easement acquisition;
13. Consider and approve a letter from the District related to a proposed median cut on Sendera Ranch Boulevard;
14. 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;
15. 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;
16. Discuss tentative date for next meeting; and
17. 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 7th day of May, 2026.

(DISTRICT SEAL)



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

Ross Martin, Attorney for the District