

## NOTICE OF MEETING

### TRADITION MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Directors of Tradition Municipal Utility District No. 1 of Denton County (the "District") will hold a regular meeting on Tuesday, March 11, 2025, at 12:00 p.m., at the offices of Allen Boone Humphries Robinson LLP, 4514 Cole Ave, Suite 1450, Dallas, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes from previous meeting.
3. Financial and bookkeeping matters, including payment of the bills, and review of investments.
4. Review and adoption of District's Operating Budget for Fiscal Year Ending April 30, 2026.
5. Tax assessment and collections matters.
6. Status of preparation of Bond Application Report No. 1.
7. Engineering matters, including:
  - a. status of construction projects within the District;
  - b. authorizing/ratification and preparation of plans and specifications for water, sewer and road improvements;
  - c. approval/ratification of construction plans and specifications of District facilities;
  - d. authorize/ratify Engineer to advertise for bids for District projects;
  - e. award/recission of construction contract(s) and related items;
  - f. approval/ratification of pay application(s) and change order(s) for construction projects in the District;
  - g. approval/ratification of engineering task order(s);
  - h. consider acceptance of certificates of completion and authorize final acceptance of projects;
  - i. deeds, easements, consents to encroachment, requests for service or utility commitment letters;
  - j. notices of default or other matters related to noncompliance with construction contracts; and
  - k. allocation of costs for facilities shared with Tradition Municipal Utility District No. 2B of Denton County.
8. Annual review of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects.
9. Approval of Amendment to Amended Creation and Operation Agreement for District and City of Fort Worth.
10. Developer's Report, including consent to assignment of receivables.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

11. Developer assignment matters, including but not limited to, acknowledgement of Joinder to Development Financing by Spur Wildflower Development, L.P., and take any appropriate related action.
12. District website and communication matters.
13. Approval of Development Financing Agreement.
14. Meeting schedule and items for next agenda.



/s/ Stephen M. Robinson

Attorney for the District

*Tradition Municipal Utility District No. 1 of Denton County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).*