

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, June 9, 2026, at 12:00 p.m.**, at the offices of Allen Boone Humphries Robinson LLP, at 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:
 - a. payment of the bills;
 - b. review of investments; and
 - c. consider HRP for payroll services.
4. Tax assessment and collections matters.
5. Authorize delinquent tax attorney to proceed with collection of delinquent taxes.
6. District website and communication matters.
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. Developer's Report.
9. Condemnation matters, including:
 - a. update regarding condemnation status related to property necessary to serve utilities to a portion of the north side of the District; and

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.

- b. update regarding use of eminent domain authority to condemn property necessary to serve utilities to a portion of the south side of the District and, if appropriate, authorize action as necessary, including entering into a contract for condemnation legal services related to such property and adopt Resolution Regarding Approval of Legal Services Contract.
- 10. Series 2026 Unlimited Tax Utility Bonds, including:
 - a. authorizing engineer to prepare and submit bond application No. 2;
 - b. update on Bond application No. 2; and
 - c. engage auditor to prepare developer reimbursement report.
 - 11. Series 2026 Unlimited Tax Road Bonds, including:
 - a. approve preliminary cost summary for bond issue;
 - b. preparation of Preliminary Official Statement and Official Notice of Sale; and
 - c. engage auditor to prepare developer reimbursement report for Series 2026 Unlimited Tax Road Bonds.
 - 12. Cybersecurity and artificial intelligence training requirements.
 - 13. 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).

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