

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors (the “Board”) of Viridian Municipal Management District (the “District”) will hold a regular meeting on **Tuesday, September 8, 2026, at 12:00 p.m., at the Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any new items brought before them at this time. Citizens' comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board and may be taken into consideration at this time or during that agenda item. If you desire to address the Board, please complete and submit a Public Input Form, a copy of which is attached hereto, to jfinke@abhr.com. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Consent Agenda - Items are considered self-explanatory and non-controversial and will be enacted in a single motion. There will be no separate discussion of these items unless so requested by at least one member of the Board, in which case such item will be removed from consent and considered after action on the remaining consent items:
 - a. Minutes of Board meeting held August 11, 2026;
 - b. Communications and website report; and
 - c. Tax Collections Report, as of August 31, 2026.
3. Conduct public hearing regarding District’s tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
4. Approve and execute (i) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Phases 1A, 1B, 1C-1, 1C-2, 1A-2, 1E1A, 1E1B, 1E-2, 1E-3, 1-F, 1-D, 2-A, 2-B, 2-F, 3-A, 1-K, 2-C, 2D-2, 2D-1, 3-B, and Collins East-South and of the Viridian Public Improvement District; and Enacting Other Provisions Relating Thereto; (ii) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 2; and Enacting Other Provisions Relating Thereto; (iii) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 3; and Enacting Other Provisions Relating Thereto; (iv) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment

Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 5; and Enacting Other Provisions Relating Thereto; (v) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 6; and Enacting Other Provisions Relating Thereto; and (vi) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 7; and Enacting Other Provisions Relating Thereto.

5. Property Maintenance Coordinator's report;
6. Consider Viridian Residential Association matters, and take any appropriate actions.
7. Viridian Sailing Center Foundation report.
8. Developer's report.
9. Engineer's report, and the taking of any action necessary and appropriate relating to:
 - a. construction of improvement projects; authorize issuance of notices to contractors;
 - b. authorize preparation of construction plans and specifications;
 - c. approve construction plans and specifications and authorize advertising/soliciting for bids for contracts;
 - d. award construction contracts and issuance of notices to proceed as follows:
Public Bids- ≥ \$150,000.01 - None;
Solicited Bids - \$25,000.01 - \$150,000.00 - None;
Under \$25,000.00 - None;
 - e. approve three party agreement(s), community facilities agreement(s), and escrow agreement(s) with City of Arlington and/or City of Fort Worth, and adopt resolutions regarding same as necessary;
 - f. approve pay applications and change orders to construction contracts for improvement projects;
Change Orders: None;
 - g. approve Certificates of Substantial Completion and authorize final acceptance of improvements;
 - h. approve engineering Task Orders;
 - i. approve plat(s);
 - j. discuss maintenance and authorize preparation of consultant recommendations; consider approval of proposals, contracts and invoices for payment under maintenance and repair projects;
Proposals/Contracts - None;
 - k. approve Notice of Warranty Repair Under Surety Bonds;
 - l. approve Permits for construction of public infrastructure;
 - m. consider deeds, easements, consents to encroachment, requests for service or utility commitment letters, and take appropriate action;

- n. status of RR Buffer Phase 2 project behind Spotted Fawn Drive; and
- o. miscellaneous.
- 10. Consider approval of Services Agreement with SYB Construction.
- 11. Consider request from Oncor Electric Delivery Company LLC for easement and right-of-way.
- 12. Discuss Viridian Nature Preserve matters, including status of design and landscaping, and take appropriate action.
- 13. Committee matters, policies, and procedures, including:
 - a. approval of District Communication Plan;
 - b. discussion and approval of workshop sessions; and
 - c. rules for Quad lots property usage.
- 14. Consider changes to District insurance policies, and take any appropriate action.
- 15. Bookkeeper's report, including payment of bills and fund transfers and orders to Trustee.
- 16. Consider Tarrant Appraisal District FY 2027 budget and take any appropriate action.
- 17. Future agenda items.
- 18. Adjourn.



Jonathan Finke
Attorney for the District

Viridian Municipal Management District 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).

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

Date of Meeting: _____

Name: _____

Address: _____

Phone No.: _____

Representing: _____

Agenda item/Other: _____

Do you wish to speak at the meeting? ☐ Yes ☐ No

Comments: _____
