

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, January 13, 2026, 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. Tax assessment and collections matters.
5. Resolution Regarding Annual Review of Investment Policy.
6. Accept annual disclosure statements for Investment Officer and Bookkeeper.
7. Review list of Local Government Officers pursuant to Chapter 176 of the Texas Local Government Code.
8. Annual report regarding Post-Issuance Compliance Policy.
9. 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.
10. Developer's Report, including consent to assignment of receivables.
11. Approve Addendum to Amended Creation and Operation Agreement for Tradition Municipal Utility District No. 1 of Denton County.

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.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

12. District website and communication matters.
13. Appointment of new director, including:
 - a. Accept resignation of William Vandiver;
 - b. Approve Sworn Statement, Official Bond, and Oath of Office of new director;
 - c. Reorganize the Board and authorize execution of District Registration Form;
 - d. Open Meetings Act and Public Information Act Training Requirements; and
 - e. Conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
14. 2026 Directors Election, including:
 - a. Adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Board of Directors Election Period;
 - b. Authorize Notice of Deadline to File Applications for Place on the Ballot;
 - c. Approve contracting for election services and any associated agreements if necessary with Denton County;
 - d. Adopt Order Calling Directors Election; and
 - e. Authorize Notice of Election.
15. Meeting schedule and items for next agenda.

AVISO DE ASAMBLEA ENMENDADO DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS TRADICIÓN NO. 1 DEL CONDADO DE DENTON

La Junta Directiva del Distrito de Servicios Pùblicos Municipales Tradición Nro. 1 del Condado de Denton llevará a cabo una asamblea ordinaria el martes 13 de enero del 2026, a las 12:00 p.m., en las oficinas de Allen Boone Humphries Robinson LLP, 4514 Cole Avenue, Suite Nro. 1450, Dallas, Texas, para discutir, y de ser necesario, actuar sobre los siguientes puntos:

14. Elección de Directores de 2026, incluyendo:
 - a. adoptar una Resolución Designado un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de la Junta Directiva de 2026;
 - b. autorizar el Aviso de Fecha Límite para Presentar una Solicitud para un Lugar en la Boleta;
 - c. aprobar la contratación de servicios electorales y cualquier convenio relacionado necesario con el Condado de Denton;
 - d. adoptar una Orden Para Convocar una Elección de Directores; y

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e. autorizar el Aviso de Elección.



/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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