

## 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, October 14, 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. Appointment of new director, including:
  - a. approve Sworn Statement, Official Bond, and Oath of Office of new director;
  - b. reorganize the Board and authorize execution of District Registration Form;
  - c. Open Meetings Act and Public Information Act Training Requirements; and
  - d. 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.
4. Conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
5. Series 2025 Unlimited Tax Road Bonds, including:
  - a. consider matters regarding entering into a contract for disclosure counsel legal services and adopt Resolution Regarding Approval of Legal Services Contract;
  - b. engage auditor to prepare developer reimbursement report for Series 2025 Unlimited Tax Road Bonds.
  - c. approve cost summary;
  - d. approve Preliminary Official Statement and Official Notice of Sale;
  - e. update on City approval of bond sale;
  - f. appoint Paying Agent/Registrar; and
  - g. authorize advertisement for sale of the Series 2025 Unlimited Tax Road Bonds and schedule bond sale.
6. Renewal of District's insurance policies.
7. Approve audit for fiscal year end April 30, 2025.
8. Financial and bookkeeping matters, including payment of the bills, and review of investments.
9. Tax assessment and collections matters.
10. Engineering matters, including:
  - a. status of construction projects within the District;

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. 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.
- 11. Developer's Report, including consent to assignment of receivables.
  - 12. District website and communication matters.
  - 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).*