

NOTICE OF MEETING

HUNTER RANCH IMPROVEMENT DISTRICT NO. 3 OF DENTON COUNTY, TEXAS

The Board of Directors of Hunter Ranch Improvement District No. 3 of Denton County, Texas (the "District") will hold an organizational meeting on **Friday, November 14, 2025, at 11:00 a.m., at City of Denton Development Services Center, 401 N. Elm Street, Denton, Texas**, 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 items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. 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. Review and approve minutes of prior meeting.
3. 2025 Director Election, Bond Elections, Operation and Maintenance Tax Elections and Special Contract Election, including:
 - a. adopt Order Canvassing the Returns of the Director Election, Bond Elections, Operation and Maintenance Tax Elections and Special Contract Election;
 - b. approve and distribute Certificates of Election;
 - c. approve Directors' Sworn Statements, Bonds and Oaths of Office;
 - d. reorganize Board and elect officers;
 - e. authorize filing of District Registration Form with Texas Commission on Environmental Quality; and
 - f. authorize execution of District Information Form.
4. Financial and bookkeeping matters, including payment of bills and review of investments.
5. Additional financial matters, including:
 - a. adopt Resolution Adopting Investment Policy for the District;
 - b. adopt Resolution Appointing Investment Officer;
 - c. accept disclosure statements for bookkeeper and Investment Officer;
 - d. adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers With Whom the District May Engage in Investment Transactions;
 - e. approve Depository Pledge Agreement with PlainsCapital Bank;
 - f. adopt Resolution Adopting Fiscal Year End for the District; and
 - g. adopt budget for fiscal year ending September 30, 2026.
6. Administrative matters, including:

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- a. adopt Code of Ethics and Travel, Professional Services and Management Policies and appoint audit committee and adopt Travel Reimbursement Guidelines;
 - b. adopt Order Establishing a Records Management Program and Designating a Records Management Officer;
 - c. adopt Resolution Establishing Addresses and Methods for Texas Public Information Act Requests;
 - d. adopt Resolution Adopting Covered Applications Policy;
 - e. adopt Resolution Designating Agent for Issuance of Notice to Purchasers;
 - f. adopt Resolution Authorizing Request to Denton Central Appraisal District to Activate District for 2026 Tax Year;
 - g. adopt Order Adopting Procedures for Post-Issuance Compliance; and
 - h. adopt Order Adopting Procedures for Continuing Disclosure Compliance.
- 7. Execution of agreement with Robert W. Baird & Co., Inc. to serve as financial advisor for the District.
 - 8. Report on development, including approve and authorize execution of Development Financing Agreement.
 - 9. Engineering matters, including:
 - a. authorize design, preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, approval of Pay Estimates, Change Orders, and Task Orders, acceptance of projects, issuance of notices to the City of Denton and direct engineer to notify insurance company of new facility, if appropriate, for projects;
 - b. authorize execution of letter to the Texas Commission on Environmental Quality and the Environmental Protection Agency designating the engineer to be the District's agent in dealing with the agencies;
 - c. adopt Order Adopting Section 49.2731 Electronic Bidding Rules;
 - d. adopt Order Adopting Electronic Signature Rules for Construction Contracts;
 - e. adopt Resolution Establishing Criteria for Sureties Issuing Payment and Performance Bonds; and
 - f. determine general prevailing rate of wages for engineering construction projects in locality of the District and adopt Resolution Adopting Prevailing Wage Rate Scale for Engineering Construction.
 - 10. Authorize posting of District name signs.
 - 11. Report from Triton Consulting Group regarding the District's website and authorize appropriate action.

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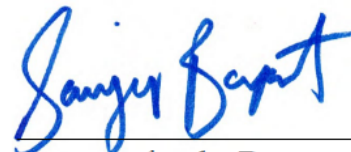
12. Discuss meeting schedule.

AVISO DE ASAMBLEA

DISTRITO DE MEJORA NRO. 3 DE HUNTER RANCH DEL CONDADO DE DENTON, TEXAS

La Junta Directiva del Distrito de Mejora Nro. 3 de Hunter Ranch District del Condado de Denton, Texas, llevará a cabo una asamblea organizativa **el viernes 14 de noviembre de 2025, at 11:00 a.m., en City of Denton Development Services Center, 401 N. Elm Street, Denton, Texas**, para discutir y de ser apropiado actuar sobre los siguientes puntos:

3. Elección de Directores, Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento y Elección de Impuesto de Contrato Especial de 2025, incluyendo:
 - a. adoptar una Orden de Escrutinio y Declaración de Resultados de las Elección de Directores, Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento, y Elección de Impuesto de Contrato Especial;
 - b. aprobar y distribuir Certificados de Elección; y
 - c. aprobar declaraciones juradas, bonos y juramentos al cargo de los directores.



Attorney for the District

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Operating Budget

Oct 2025-Sept 2026

TOTAL

**DRAFT BUDGET
FYE 2026**

[illegible]

Hunter Ranch #3 Quarterly Estimates

	1st Quarter			2nd Quarter			3rd Quarter			4th Qtr			Total
Expense													
7001 · Accounting	-	2,000	-	2,000	-	2,000	-	2,000	-	2,000	-	2,000	12,000
7200 · Directors' Fees & Expenses	-	1,432	-	1,432	-	1,432	-	1,432	-	1,432	-	1,432	8,594
7250 · Payroll Taxes	-	-	-	1,000	-	-	-	-	-	-	-	-	1,000
7275 · Election Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
7300 · Engineering	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
7460 · Insurance	-	-	-	-	-	-	3,604	-	-	-	-	-	3,604
7500 · Legal	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
7550 · Legal Construction	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
7950 · Communications	400	400	400	400	400	400	400	440	400	400	400	400	4,840
7955 · Website	149	149	149	149	149	149	149	149	149	149	149	149	1,788
Total Expense	9,716	13,148	9,716	14,148	9,716	13,148	13,320	13,188	9,716	13,148	9,716	13,148	141,826

Exhibit 1
TAXPAYER IMPACT STATEMENT

For the Fiscal Year **September 2026**

The Hunter Ranch Improvement District No. 3 does not currently levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of the **Hunter Ranch Improvement District No. 3**.