

NOTICE OF MEETING

SPRADLEY FARMS IMPROVEMENT DISTRICT OF KAUFMAN COUNTY

The Board of Directors of Spradley Farms Improvement District of Kaufman County will hold a special meeting on **Tuesday, December 16, 2025, at 3:00 p.m.**, at the City Manager's Conference Room, George A. Venner, Sr. Municipal Center, 1515 N. Galloway Ave., Mesquite, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve Minutes of Board meeting held December 3, 2025.
3. Status of application for Bond Issue No. 1.
4. Discuss status of City of Mesquite approval of both a new five-year capital improvement project budget ending December 31, 2025, and a waiver of the minimum debt-service tax rate.
5. Issuance of Bond Anticipation Note, including:
 - a) Adopt Resolution Authorizing the Issuance and Execution of Bond Anticipation Note Series 2025;
 - b) Authorize the Board of Directors to sign all documents relating to the Bond Anticipation Note and authorize attorney and financial advisor to take all necessary action to deliver Bond Anticipation Note to the purchaser;
 - c) Accept and execute Purchasers' Investment and Bid Letter;
 - d) Execution of Certificate Regarding Provision of Financial Advice; and
 - e) Developer reimbursement report and developer receipt and authorize disbursement of Bond Anticipation Note proceeds.
6. Developer's report and authorize any related action.
7. Engineer's report including the following items and actions relating to, among other projects, Talia, Phase 1B park furnishings, Superior Halo Custom Disc Shade Structure, erosion control measures, Schedule III - utility improvements, retaining walls, and Schedule II - Paving Improvements, Phase 1 utility improvements, Phases 1A and 1B public landscaping construction, Phase 1 turn lane expansion, Phase 1B SWPPP Control, and Talia street sweeping:
 - a) Design;
 - b) Approve construction plans and specifications and authorize advertisement for bids;
 - c) Review bids and award contract;
 - d) Approve invoices, pay estimates, change orders and final acceptance and, as necessary, direct Engineer to notify insurance company of new facility;
 - e) Accept certificates of completion and authorize final acceptance of facilities, if necessary;

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.

- f) Deeds, easements, consents to encroachment, requests for service or utility commitment letters;
- g) Authorize and/or ratify repair and maintenance of District facilities, as necessary;
- h) Approve Notice of Warranty Repair Under Surety Bonds;
- i) Approve Permits for construction of public infrastructure; and
- j) Miscellaneous.

8. Bookkeeper's report, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.

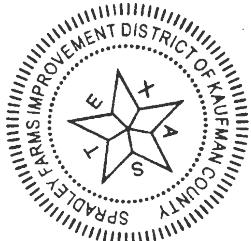
9. Tax assessment and collections matters.

10. District Website and Communications Report.

11. Discuss appointment of new director to fill vacancy on the Board.

12. Consider matters for future agendas.

13. Adjourn.



A blue ink signature of the name 'Sanger Bryant' is written in cursive.

Attorney for the District

Spradley Farms Improvement District of Kaufman 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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