

NOTICE OF MEETING

MADERA MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF DENTON COUNTY

Notice is hereby given that the Board of Directors of Madera Municipal Management District No. 1 of Denton County (the “District”) will hold an organizational meeting on **Monday, January 5, 2026, at 12:00 p.m., at 13840 Range Road Justin, TX 76247**, to discuss and, if appropriate, act upon the following items:

1. Report on development in the District.
2. Public Comments.
3. Director matters, including:
 - a. approve Sworn Statements, Oaths of Office and Official Bonds for members of the Board of Directors;
 - b. organize the Board of Directors and elect officers;
 - c. authorize execution of the District Registration Form;
 - d. Adopt Resolution Establishing Director Fees of Office and District Reimbursement Policy;
 - e. Open Meetings Act and Public Information Act Training Requirements; and
 - f. 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. District insurance, including review and accept proposals for directors bond, consultants bond, general liability and directors and officers liability insurance.
5. Execution of services agreements for:
 - a. Financial advisory services;
 - b. Bookkeeping services; and
 - c. Engineering services.
6. Consider matters regarding entering into a contract for general and bond counsel legal services and adopt Resolution Regarding Approval of Legal Services Contract.
7. Authorize engineer to prepare bond engineering report.
8. Approve all actions taken and expenditures made by the developers, attorney, and engineer in connection with the creation and organization of the District.
9. Authorize execution of letters to the Texas Commission on Environmental Quality and to the Environmental Protection Agency designating the engineer to be the District's agent in dealing with such agencies.
10. Authorize execution of Development Financing Agreement.

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 (713) 860-6400 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.

11. Execution of the District Information Form.
12. Adopt the Official Seal for the District.
13. Adopt Resolution Establishing Offices and Out-of-District Meeting Places of the Board of Directors.
14. Authorize execution of Resolution Establishing Posting Place for Notice of Board of Directors Meetings.
15. Establish time and place for hearing on exclusion of land, and authorize publication of notice of hearing.
16. Adopt Order Setting Public Hearing on the Exclusion of Certain Lands.
17. Establish regular date and time for the Board of Directors meeting, including next meeting date.
18. Eminent Domain Report to the Texas Comptroller.

/s/ Dr. Mustafa Abdal-Jabbar

Acting Attorney for the District

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