

## NOTICE OF MEETING

### COLE RANCH IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY, TEXAS

The Board of Directors of Cole Ranch Improvement District No. 1 of Denton County, Texas will hold a regular meeting on Tuesday, January 20, 2026, at 2:00 p.m., at the City of Denton Development Services Center, 401 N. Elm Street, Training Room 5, 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. Please complete a Public Input Form if you desire to address the Board. 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 October 21, 2025, meeting.
3. Ratify:
  - a. approval of Cost Sharing Agreement by and between the District and the City of Denton (the "City") regarding the Roark Branch Wastewater Interceptor; and
  - b. updated Eminent Domain Report to Texas Comptroller.
4. Division of the District, including:
  - a. adopt Order Dividing District (for Cole Ranch Improvement District Nos. 2 and 3); and
  - b. authorize execution of Amendment to Information Form.
5. Consider Petition for Services and Improvements and a Bond Election.
6. 2026 Directors Election, Bond Elections, Operation and Maintenance Tax Elections and Contract Tax Election matters, including:
  - a. adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the Directors Election, Bond Elections, Operation and Maintenance Tax Elections and Contract Tax Election;
  - b. adopt Order Calling Directors Election, Bond Elections, Operation and Maintenance Tax Elections and Contract Tax Election;
  - c. authorize Notice of Election; and
  - d. approve contracting for election services with Denton County.
7. Second Amendment to Operating Agreement by and between the District and City of Denton, Texas (the "City").
8. Developer's report, including update on discussions with the City on project status, infrastructure oversizing, and impact fees, and authorize related action, including the following:
  - 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 the 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.

- a. report the status of relocation of overhead electric transmission lines along FM 2449;
- b. report on status of Hickory Creek cost sharing agreement with the City and Hunter Ranch Improvement District No. 1;
- c. report on pending agreement with BKV Barnett to plug and abandon Gas Well Pad No. 11 located in the Phase 1B area; and
- d. report on coordination with the Denton Enterprise Airport on the new Airport Master Plan currently in progress.

9. Engineering matters, including design, preparation of plans and specifications approval of plans and specifications, advertisement for bids, bid review, contract award, and Pay Estimates and Change Orders, accept project, and direct engineer to notify insurance company of new facility for the following, as appropriate:

- a. Phase 1A facilities;
- b. Phase 2 facilities;
- c. Lake 12 MMD Improvements;
- d. accept bond authorization reports; and
- e. other engineering matters.

10. Historical bond and tax report to Comptroller.

11. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.

12. Update on discussion with the City regarding project status, and impact fees, and authorize actions as necessary.

13. Consider status of the City Roadway Impact Fee Study and proposed road impact fees for Cole Ranch and authorize response to Study and proposed impact fees.

14. Approve development financing agreements, amendments to development financing agreements, and consents to assignment of developer reimbursement rights.

15. Report from Triton Consulting Group regarding the District's website and authorize any appropriate action in connection with the same.

16. Future agenda items.

17. Adjourn.

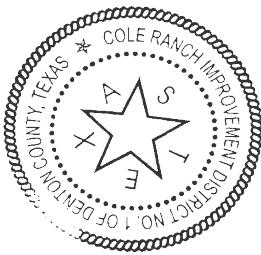
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**AVISO DE ASAMBLEA**  
**DISTRITO DE MEJORAMIENTO NO. 1 DE COLE RANCH DEL CONDADO DE**  
**DENTON, TEXAS**

La Junta de Directores del Distrito de Mejoramiento No. 1 de Cole Ranch del Condado de Denton, Texas llevará a cabo una asamblea regular en **el martes, 20 de enero de 2026, a las 2:00 de la tarde**, en City of Denton Development Services Center, 401 N. Elm Street, Training Room 5, Denton, Texas, para discutir y de ser necesario actuar sobre los siguientes puntos:

- 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 the 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.

6. Elección de Directores, Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento, y Elección de Impuesto de Contrato Especial de 2026, que incluye:
  - a. Adoptar una Resolución para Designar un Agente del Secretario de la Junta Directiva para el Período de la Elección de Confirmación, Elección de Directores, Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento, y Elección de Impuesto de Contrato Especial;
  - b. Adoptar una Orden para convocar de Elección de Directores, Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento, y Elección de Impuesto de Contrato Especial;
  - c. Autorizar el Aviso de Elección; y
  - d. Aprobar el contrato de servicios electorales con el Condado de Denton.



Attorney for the District

*Cole Ranch Improvement District No. 1 of Denton County, Texas 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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