

NOTICE OF MEETING

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

The Board of Directors (the "Board") of Cole Ranch Improvement District No. 3 of Denton County, Texas will hold an organizational meeting on Thursday, January 29, 2026, at 12:45 p.m., at a tree located approximately 300 feet southwest of 2501 Tom Cole Road, Ponder, Texas, to discuss and, if appropriate, act upon the following items:

1. Approve Sworn Statements, Oaths of Office and Official Bonds for members of the Board.
2. Organize the Board and elect officers.
3. Consider matters regarding entering into a contract for general and bond counsel legal services with Allen Boone Humphries Robinson LLP, and adopt Resolution Regarding Approval of Legal Services Contract.
4. Overview of District's purpose and powers, including roles and responsibilities of the Board.
5. Discuss Open Meetings Act and Public Information Act training requirements.
6. Discuss conflict of interest disclosures required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission, and adopt List of Local Government Officers.
7. Approve agreement with LJA Engineering, Inc., to serve as engineer for the District.
8. Authorize execution of Texas Commission on Environmental Quality District Registration Form.
9. Engineering matters, including:
 - a. design;
 - b. approve plans and specifications and authorize advertisement for bids;
 - c. review bids and award contract;
 - d. approve pay estimate, change order, and final acceptance; and
 - e. deeds, easements, consents to encroachment, requests for service or utility commitment letters.

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.

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 the appropriate arrangements can be made.

10. Consider and approve proposals for insurance policies and director and consultant bonds.
11. Developer's report.
12. Adopt Resolution Establishing Fees of Office and Reimbursement Policy.
13. Adopt Resolution Establishing Offices and Out-of-District Meeting Places of the Board.
14. Adopt Resolution Establishing Posting Place for Notice of Board of Directors Meetings.
15. Adopt Official Seal for the District.
16. Authorize execution of District Information Form.
17. Next meeting date and items for future agendas.
18. Adjourn.



Acting Attorney for the District

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