

NOTICE OF MEETING

FURST RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Directors of Furst Ranch Municipal Utility District No. 1 of Denton County will hold a regular meeting on Wednesday, February 11, 2026, at 1:30 p.m., at the offices of Allen Boone Humphries Robinson LLP, 4514 Cole Avenue, Suite 1450, Dallas, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve Minutes.
3. Director matters, including:
 - a. appoint new director;
 - b. approve Sworn Statement, Official Bond, and Oath of Office of new director;
 - c. reorganize the Board and execution of District Registration Form;
 - d. Open Meetings Act and Public Information Act Training Requirements; and
 - e. 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. 2026 Directors Election, including:
 - a. adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Board of Directors Election Period;
 - b. authorize Notice of Deadline to File Applications for Place on the Ballot;
 - c. approve contracting for election services and any associated agreements if necessary with Denton County;
 - d. adopt Resolution Adopting Voting System;
 - e. adopt Order Calling Director Election; and
 - f. authorize Notice of Election.
5. Financial and bookkeeping matters, including payment of the bills and review of investments.
6. Engineering matters, including:
 - a. report and status of construction projects within the District;
 - b. authorize engineer to proceed with design of District facilities;
 - c. approve plans and specifications of District facilities;
 - d. authorize engineer to advertise for bids for District projects;
 - e. authorize award of construction contracts and related items;
 - f. approve pay estimates and change orders for construction projects in the District;

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. 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.

- g. consider acceptance of certificates of completion and authorize final acceptance of projects;
 - h. deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, utility deeds, utility conveyances, and utility commitment letters; and
 - i. notices of default or other matters related to noncompliance with construction contracts.
7. Development matters, including report on development in the District, and authorize execution of Ashton Woods, LLC, and Toll Southwest, LLC, financing agreements and assignments in connection therewith.
 8. Execution of agreement with Utility Tax Service, LLC, to serve as tax assessor/collector for the District.
 9. Review and approve tax assessor/collector's report and the taking of any action necessary or appropriate in connection therewith.
 10. Adopt Resolution establishing regular date and time for the Board of Directors meetings.
 11. Execution of agreement with Inframark, LLC, to serve as operator for the District.
 12. Consider and Discuss District's insurance policy and take any action necessary or appropriate in connection therewith.
 13. Adopt District Rate Order and authorize publication.
 14. Transparency requirements under Sections 26.17 and 26.18, Tax Code, and related contract amendment.
 15. Annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
 16. Accept annual disclosure statements for Investment Officer and Bookkeeper.
 17. Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
 18. Historical bond and tax report to Comptroller.
 19. Meeting schedule and items for inclusion on the next agenda.

AVISO DE ASAMBLEA

DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES NO. 1 DE FURST RANCH DEL CONDADO DE DENTON

La Junta Directiva del Distrito de Servicios Públicos Municipales Furst Ranch No. 1 del Condado de Denton, llevará a cabo una asamblea ordinaria el miércoles 11 de

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febrero de 2026 a las 1:30 p.m., en las oficinas de ABHR, 4514 Cole Avenue, Suite 1450, Dallas, Texas, para discutir y de ser apropiado actuar sobre los siguientes puntos:

4. Elección de Directores de 2026, incluyendo:
 - a. adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de la Junta Directiva de 2026;
 - b. autorizar el Aviso de Fecha Límite para Presentar una Solicitud de un Lugar en la Boleta;
 - c. aprobar la contratación de servicios electorales y cualquier convenio relacionado necesario con el Condado de Denton;
 - d. adoptar una resolución para adoptar un sistema de votación;
 - e. adoptar una Orden Para Convocar una Elección de Directores; y
 - f. autorizar el Aviso de Elección.




Attorney for the District

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