

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 (the "District") will hold a regular meeting on **Tuesday, February 17, 2026, at 2:00 p.m., at the City of Denton Development Services Center, 401 N. Elm Street, Training Room Nos. 4 and 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 January 20, 2025, Board meeting.
3. Ratify approval of Cost Sharing Agreement by and among Hunter Ranch Improvement District No. 1 of Denton County, Texas, HR 3200, LP, the District, and Cole Ranch Development, LP, related to certain Roark Branch sanitary sewer facilities.
4. Approve form of Contract for Financing, Operation, and Maintenance of Regional Water, Sanitary Sewer, Storm Sewer, Road and Other Facilities by and between Cole Ranch Improvement District No. 1 of Denton County, Texas, and Cole Ranch Improvement District No. 2 of Denton County, Texas.
5. Report regarding development matters in District, including update on discussions with the City of Denton (the "City") on project status, infrastructure oversizing, and impact fees, and authorize related action, including the following:
 - 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.

6. 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; and
 - d. other engineering matters.
7. Accept annual disclosure statements for Investment Officer and Bookkeeper.
8. Conduct annual review of Investment Policy and adopt related Resolution.
9. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
10. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.
11. 2026 Directors Election, Bond Elections, Operation and Maintenance Tax Elections and Contract Tax Election matters, including:
 - a. adopt Resolution Adopting Voting System; and
 - b. authorize posting of early voting and election day roster.
12. Approve Amendment to District Information Form.
13. Adopt Resolution Establishing Offices and Out-of-District Meeting Places of the Board.
14. Communications/website report, and authorize any appropriate action in connection with the same.
15. Future agenda items.
16. Adjourn.

AVISO DE ASAMBLEA

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

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.

La Junta de Directores del Distrito de Distrito de Mejoramiento No. 1 de Cole Ranch del Condado de Denton, Texas llevará a cabo una asamblea regular en **el martes, 17 de febrero de 2026, a las 2:00 de la tarde, en City of Denton Development Services Center, 401 N. Elm Street, Sala de Capacitación Numeros 4 y 5, Denton, Texas,** para discutir y de ser necesario actuar sobre los siguientes puntos:

13. 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 adoptar un sistema de votación; y
 - b. autorizar la publicación de la lista de votación anticipada y del día de elección.



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).