

NOTICE OF MEETING

HUNTER RANCH IMPROVEMENT DISTRICT NO. 4 OF DENTON COUNTY, TEXAS

The Board of Directors of Hunter Ranch Improvement District No. 4 of Denton County, Texas (the "District") will hold an organizational meeting on **Thursday, April 30, 2026, at 10:00 a.m., 4200 feet West of I-35W along Robson Ranch Road**, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Director matters, including:
 - a. approval of Sworn Statements, Oaths of Office and Official Bonds for members of the Board of Directors;
 - b. organization of the Board of Directors and election officers;
 - c. 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 adopt List of Local Government Officers;
 - d. Open Meetings Act and Public Information Act Training Requirements; and
 - e. execution of District Registration Form.
3. Engagement of consultants, including:
 - a. consider matters regarding entering into a contract for general and bond counsel legal services and adopt Resolution Regarding Approval of Legal Services Contract;
 - b. execution of agreement with Cedar Creek Municipal Advisors, LLC to serve as a financial advisor for the District;
 - c. execution of agreement with Kimley-Horn and Associates to serve as engineer for the District;
 - d. execution of agreement with Dye & Toverly, LLC to serve as bookkeeper for the District and authorize bookkeeper to open operating account; and
 - e. execution of agreement with Triton Consulting Group for creation and administration of District website.
4. Review and accept proposals for directors bond, consultants bond, general liability and directors and officers liability insurance.
5. Adopt Resolution Establishing Director Fees of Office and District Reimbursement Policy.
6. Adopt Resolution Establishing Offices and Out-of-District Meeting Places.

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.

7. Adopt Resolution Establishing Posting Place for Notice of Board of Directors Meetings.
8. Execution of District Information Form.
9. Adopt the Official Seal for the District.
10. Execution of Joinder to Operating Agreement with City of Denton.
11. Consider future exclusion of land, including:
 - a. motion of the Board regarding exclusion of land;
 - b. authorize Board President to establish a time and place for hearing on exclusion of land, and authorize publication of notice of hearing; and
 - c. authorize adoption of Order Setting Public Hearing on the Exclusion of Certain Lands.
12. Engineering matters, including authorize design, preparation of plans and specifications, advertisement for bids, bid review, contract award, approval of Pay Estimates, Change Orders, and Task Orders, acceptance of projects, issuance of notices to the City of Denton and direct engineer to notify insurance company of new facility, if appropriate, for projects.
13. Report on development in the District.
14. Meeting schedule.

/s/ Sanjay Bapat
Acting Attorney for the District

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NOTICE OF CONSIDERATION OF LEGAL SERVICES CONTRACT

At its meeting on April 30, 2026, at 4200 feet West of I-35W along Robson Ranch Road, the Board of Directors of Hunter Ranch Improvement District No. 4 of Denton County, Texas (the "District") will consider entering into a contract with Allen Boone Humphries Robinson LLP ("ABHR") for bond counsel legal services, including the following matters associated therewith.

1. The District desires to issue public securities for its authorized purposes and the District is in need of bond counsel to provide the related necessary legal services and legal opinions in order to issue the public securities.
2. ABHR is a nationally recognized firm of bond lawyers with an excellent reputation for providing legal services to issuers of public securities similar to the District. ABHR lawyers are well-qualified and have extensive experience in serving as bond counsel for issuers of public securities and issuing opinions related thereto, having served in such capacity many times for many years. ABHR attorneys are recognized to provide bond opinions by the National Association of Bond Lawyers.
3. ABHR serves as acting attorney for the District; however, the District has not yet engaged any attorneys, including ABHR.
4. The District has no attorneys or other supporting personnel to perform bond counsel legal services. Bond counsel services require specialized knowledge of and experience with complex state law and federal tax law.
5. It is usual and customary that law firms with bond counsel experience do not perform legal services on an hourly basis, but are paid only if and when bonds are issued. The District has no funds to be able to pay hourly fees for bond counsel legal services without contingency. An hourly fee arrangement would likely result in higher fees that would be payable by the District whether or not the public securities are issued.
6. It is in the best interest of the residents of the District that the District enter into a contingent fee contract for bond counsel legal services so that the District will be able to obtain the necessary legal services and legal opinions in order for the District to be able to issue public securities to fund the necessary projects to fulfill the authorized purposes of the District.