

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 a regular meeting on **Tuesday, May 12, 2026, at 3:00 p.m., at the Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201,** to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Minutes of March 6, 2026, and April 14, 2026, Board meetings.
3. Execution of agreement with Cedar Creek Municipal Advisors to serve as financial advisor to the District.
4. Execution of agreement with Triton Consulting Group to serve as website/communications consultant to the District.
5. Establish new time and place for hearing on exclusion of land and authorize publication of notice of hearing; adopt Order Setting Public Hearing on the Exclusion of Certain Lands.
6. Developer's report, and take any action necessary in connection with reimbursement agreements, consents to assignment, or other development-related items.
7. 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.
8. Approve Depository Pledge Agreement with PlainsCapital Bank.
9. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.
10. Operating budget for fiscal year ending September 30, 2026.
11. Cybersecurity and artificial intelligence training requirements.

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.

12. Items for future agendas.
13. Adjourn.





Attorney for the District

Cole Ranch Improvement District No. 3 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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Exhibit 1
TAXPAYER IMPACT STATEMENT

For the Fiscal Year **September 2026**

The Cole Ranch Improvement District No. 3 does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of **The Cole Ranch Improvement District No. 3**.