

NOTICE OF MEETING

COLE RANCH IMPROVEMENT DISTRICT NO. 2 OF DENTON COUNTY, TEXAS

The Board of Directors (the "Board") of Cole Ranch Improvement District No. 2 of Denton County, Texas will hold a regular meeting on **Wednesday, May 13, 2026, at 12:15 p.m., at the City of Denton Development Services Center, 401 N. Elm Street - Training Room, Denton, Texas,** to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Minutes of February 3, 2026, and March 6, 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. 2026 Directors Election, Bond Elections, Operation and Maintenance Tax Elections and Contract Tax Election matters, including:
 - a. Adopt Order Canvassing Returns and Declaring Results of May 2, 2026, Directors Election, Bond Elections, and Operation and Maintenance Tax Elections and Contract Tax Election;
 - b. Approve and distribute Certificates of Election; and
 - c. Approve Directors' Sworn Statements, Bonds and Oaths of Office.
6. Authorize execution of Texas Commission on Environmental Quality District Registration Form.
7. Approve 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.
8. Authorize execution of Amendment to Information Form.
9. Consider annexation of approximately 778 acres into District, including:
 - a. Approve annexation feasibility study;
 - b. Accept Petition for Addition of Certain Land;
 - c. Adopt Order Adding Land;
 - d. Authorize execution of Amendment to Information Form; and

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.

- e. Accept Waiver of Special Appraisal for Benefit of Cole Ranch Improvement District No. 2 of Denton County, Texas.
10. Approval of Joinder Agreement by and between the District and Cole Ranch Improvement District No. 1 of Denton County, Texas, related to the Operating Agreement with the City of Denton, Texas, as amended.
11. Developer's report; take any action necessary in connection with reimbursement agreements, consents to assignment, or other development-related items, including execution of Certificate of the District and Acknowledgement and Consent related to developer forward-financing transactions and approval of Developer Reimbursement Agreement by and between the District and Cole Ranch Development LP.
12. 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.
13. Depository Pledge Agreement with PlainsCapital Bank.
14. Financial and bookkeeping matters.
15. Operating budget for fiscal year ending September 30, 2026.
16. Resolution Designating Agent for Issuance of Notice to Purchasers.
17. Order Establishing a Records Management Program and Designating a Records Management Officer.
18. Resolution Adopting Covered Applications Policy.
19. Cybersecurity and artificial intelligence training requirements.
20. Adopt Resolution Establishing Addresses and Methods for Texas Public Information Act Requests.
21. Adopt Resolution Changing and/or Establishing Offices and Out-of-District Meeting Places.

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22. Items for future agendas.

23. Adjourn.

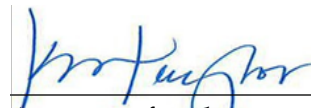
AVISO DE REUNIÓN

DISTRITO DE MEJORAMIENTO NO. 2 DE COLE RANCH DEL CONDADO DE DENTON, TEXAS

La Junta Directiva del Distrito de Mejoramiento No. 2 de Cole Ranch del Condado de Denton, Texas celebrará una reunión ordinaria **el miércoles, 13 de mayo de 2026 a las 12:15 en la tarde, en City of Denton Development Services Center, 401 N. Elm Street - Sala de Formación, Denton, Texas**, para discutir y de ser necesario actuar sobre el siguiente punto:

6. 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 Orden de Escrutinio y Declaración de Resultados de Elección de Directores, Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento, y Elección de Impuesto de Contrato Especial de 2026;
 - b. Aprobar y distribuir Certificados de Elección; y
 - c. Aprobar Declaraciones Juradas, Fianzas y Juramentos al Cargo del Directores.

(SEAL)



Attorney for the District
Abogado del Distrito

Cole Ranch Improvement District No. 2 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. 2 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. 2**.