

## 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 **Friday, June 5, 2026, at 2:00 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. Determination of quorum and call to order.
2. 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.
3. Minutes of February 17, 2026, and April 14, 2026, Board meetings.
4. 2026 Directors Election, including:
  - a. Approve and distribute Certificates of Election; and
  - b. Approve Directors’ Sworn Statements, Bonds and Oaths of Office.
5. Authorize execution of Texas Commission on Environmental Quality District Registration Form.
6. 2026 Bond Elections, Operation and Maintenance Tax Elections and Contract Tax Election matters, including adopt Order Canvassing Returns and Declaring Results of May 2, 2026, Bond Elections, Operation and Maintenance Tax Elections and Contract Tax Election.
7. Authorize execution of Amendment to Information Form.
8. 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.

9. 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 (as "Regional District") and Cole Ranch Improvement District No. 1 of Denton County, Texas (as "Participating District").
10. Approval of Joinder Agreement by and between the District and Cole Ranch Improvement District No. 2 of Denton County, Texas, related to the Operating Agreement with the City of Denton, Texas, as amended.
11. Approval of Joinder Agreement by and between the District and Cole Ranch Improvement District No. 3 of Denton County, Texas, related to the Operating Agreement with the City of Denton, Texas, as amended.
12. Ratify approval of Cost Sharing Agreement by and among the City of Denton, Cole Ranch Improvement District No. 1 of Denton County, Texas, Cole Ranch Development, LP, Hunter Ranch Improvement District No. 1 of Denton County, Texas, and HR 3200, LP, related to certain Hickory Creek facilities.
13. Approve Cost Sharing Agreement by and among Cole Ranch Improvement District No. 1 of Denton County, Texas, Cole Ranch Development, LP, Hunter Ranch Improvement District No. 1 of Denton County, Texas, and HR 3200, LP, related to certain Hickory Creek facilities.
14. Developer's report; take any action necessary in connection with reimbursement agreements, consents to collateral 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.
15. Engineer's report, including the following items and actions:
  - a. status of District construction projects;
  - b. authorize preparation of plans and specifications for District construction projects;
  - c. approve plans and specifications and authorize advertising for construction contracts;
  - d. approve\ratify award of construction contract(s), including award of construction contracts;
  - e. approve\ratify disbursements, pay application(s), and change order(s) to construction contracts; and
  - f. deeds, easements, consents to encroachment, requests for service or utility commitment letters.

15. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.
16. Communications/website report and authorize any appropriate action in connection with the same, including amended agreement with Triton Consulting Group related to website/communications services.
17. Future agenda items.
18. Adjourn.

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### AVISO DE ASAMBLEA

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

La Junta Directiva del Distrito de Mejoramiento No. 1 de Cole Ranch del Condado de Denton, Texas celebrará una reunión ordinaria **el viernes 5 de junio de 2026 a las 2:00 en la tarde, en la Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201,** para discutir y de ser necesario actuar sobre los siguientes puntos:

4. Elección de Directores de 2026, incluyendo:
  - a. Aprobar y distribuir Certificados de Elección; y
  - b. Aprobar Declaraciones Juradas, Fianzas y Juramentos al Cargo del Directores.
  
6. Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento, y Elección de Impuesto de Contrato Especial de 2026, que incluye adoptar una Orden de Escrutinio y Declaración de Resultados de Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento, y Elección de Impuesto de Contrato Especial de 2 de mayo de 2026.



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Attorney for the District  
Abogado del Distrito

*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).*

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.