

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 **Monday, June 8, 2026, at 12:00 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 May 12, 2026, Board meeting.
3. Conduct hearing on Exclusion of Certain Land from Cole Ranch Improvement District No. 3 of Denton County, Texas.
4. Enter findings of fact regarding exclusion hearing and adopt Order Excluding Certain Land.
5. Authorize execution of Amendment to Information Form.
6. 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.
7. Developer's report, including approval of Developer Reimbursement Agreement by and between the District and Cole Ranch Development LP, and take any other action necessary in connection with consents to assignment, or other development-related items.
8. Accept Waiver of Special Appraisal for Benefit of Cole Ranch Improvement District No. 3 of Denton County, Texas.
9. 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.
10. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.

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.

11. Items for future agendas.
12. 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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