

AMENDED AGENDA
HIGHWAY 380 MUNICIPAL MANAGEMENT DISTRICT NO. 1

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Highway 380 Municipal Management District No. 1 (the "District") will meet in special session, open to the public, at **12:00 p.m., on Wednesday, June 17, 2026, at the offices of Kimley-Horn & Associates, Inc., 6160 Warren Parkway, Suite 210, Frisco, Texas 75034**, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of the meeting held on April 9, 2026;
3. Consider approval of an report related to TPWD trail funding;
4. Consider approving Bookkeeper's Report, including authorizing payment of bills;
5. Hear Developer's Report;
6. Hear Engineer's Report, including:
 - (a) status of construction projects within the District;
 - (b) authorize Engineer to proceed with the design of District facilities;
 - (c) approve plans and specifications of District facilities;
 - (d) authorize Engineer to advertise for bids for District projects;
 - (e) authorize construction contracts and related items;
 - (f) approve report, pay estimates, pay applications, and change orders for construction projects in progress in the District;
 - (g) consider acceptance of certificates of completion and authorize final acceptance of projects;
 - (h) consider matters related to real property owned by the District including the granting of interests therein;
7. Consider terminating Municipal Advisory Services Agreement by and between the District and Robert W. Baird and Co. Incorporated;
8. Consider approving engagement letter with Cedar Creek Municipal Advisors, LLC;
9. Hear Financial Advisor's Report and consider taking any action requested;
10. Hear update regarding condemnation matters affecting the District and authorize any necessary action related thereto, including approval of an Engagement Letter with Dawson & Sodd, PLLC and a Resolution Approving Legal Fee Agreement Containing Contingent Fee for Legal Services;
11. Hear Attorney's Report and consider taking any action required, including ratifying approval of an insurance renewal proposal from McDonald & Wessendorff.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations. 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) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 4th day of June, 2026.

HIGHWAY 380 MUNICIPAL
MANAGEMENT DISTRICT NO. 1



(DISTRICT SEAL)

By: _____

Mindy L. Koehne
Mindy L. Koehne
Coats Rose, P.C.
Attorneys for the District

Notice of Contingent Fee Legal Services Contract

Highway 380 Municipal Management District No. 1 (the "District") requires the assistance of outside legal counsel in carrying out its responsibilities related to condemnation proceedings. Pursuant to Section 2254.102(e) of the Texas Government Code, as amended (the "Contingent Fee Act"), the District is required to provide written notice to the public stating certain criteria in connection with the engagement of legal counsel to be paid in accordance with a contingent fee legal services agreement (the "Contract"). This notice is given in accordance with the Contingent Fee Act. This notice relates to the engagement of Dawson & Sodd, PLLC ("Outside Counsel") as counsel to the District in certain condemnation proceedings.

The District is facing an involuntary acquisition of property interests through the exercise of eminent domain by the Texas Department of Transportation. In that regard, the District requires the representation of Outside Counsel for the purpose of providing legal representation to the District in the area of property law pertaining to the defense from condemnation proceedings, and for specialized legal representation to the District in the area of Texas eminent domain and property law pertaining to the defense of such proceedings, and for achieving an efficient and lawful resolution that protects the District's property interests. Outside Counsel is a well-qualified law firm with years of experience and has represented numerous entities similar to the District in matters relevant to the Contract. The District has not engaged Outside Counsel for previous matters. The District cannot adequately perform legal services with the District's attorneys and supporting personnel because the District does not employ in-house counsel and, due to the complexity and intricacies of state law relating to the defense of condemnation proceedings, engagement of Outside Counsel is necessary. The District has found that the attorneys or law firms with experience in matters relevant to the Contract do not perform price-competitive legal services on an hourly basis; rather, such attorneys and law firms are engaged and are paid only to the extent such attorney or law firm completes the matters relevant to the Contract on behalf of the District. It is in the best interest of the residents and taxpayers and/or ratepayers of the District for the District to engage Outside Counsel on a contingency basis because of the nature of the transaction for which the legal services will be obtained, and, moreover, the District wishes to preserve its right to discontinue the transaction that is the subject of the Contract for any reason (financial or otherwise) at no expense to the District.