AGENDA
LEGENDS RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Legends Ranch Municipal Utility District of Denton County (the "District") will meet in **special** session, open to the public, **at 12:00 p.m., on Wednesday, July 22, 2026, at the offices of Coats Rose, P.C., 16000 N. Dallas Parkway, Suite 350, Dallas, Texas 75248**, a designated meeting location outside the boundaries of the District, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of meeting of June 17, 2026;
3. Consider approving Bookkeeper's Report, including payment of bills;
4. Hear Engineer's Report, including:
   (a) authorize Engineer to proceed with the design of District facilities;
   (b) approve plans and specifications for District facilities;
   (c) authorize Engineer to advertise for bids for District projects;
   (d) authorize construction contracts and related items; and
   (e) approve report, pay estimates, and change orders for construction projects in the District;
5. Consider approving a Legal Fee Agreement with Stradling Yocca Carlson & Rauth, LLP, related to the issuance of public securities;
6. Approval of a Resolution Approving Legal Fee Agreement, Including Contingent Fee for Legal Services Related to the Issuance of Public Securities;
7. Hear Financial Advisor's Report and consider taking any action thereon, including approval of a road bond cost summary for the District's Unlimited Tax Road Bonds, Series 2026, and discussion regarding the proposed 2026 tax rate;
8. Consider matters related to the District's Unlimited Tax Utility Bonds, Series 2026, and the District's Unlimited Tax Road Bonds, Series 2026 (collectively, the "Bonds"), including:
   (a) Review bids and consider awarding sale of the Bonds;
   (b) Orders Approving Official Statement;
   (c) Orders Authorizing Issuance of the Bonds;
   (d) General Certificates;
   (e) Signature Identification and No-Litigation Certificates;
   (f) Letters addressed to the Attorney General of Texas and Coats Rose, P.C., regarding dating of the Signature Identification and No-Litigation Certificate and the General Certificate and Letter to the Comptroller regarding delivery of the Initial Bonds;
   (g) Paying Agent/Registrar Agreements;
   (h) Rule 15c2-12 Certificates;
   (i) Closing Certificates of the President;
   (j) Tax Exemption Certificates;
   (k) IRS Forms 8038-G;
   (l) DTC Blanket Letter of Representation;
   (m) Take such other actions and execute such other documents and certificates necessary to obtain approval of the Bonds by the Attorney General and authorize consultants to take any action and execute any necessary documents and certificates for closing on the Bonds; and
9. Hear Attorney's Report and consider taking any action required, including:
   (a) approval of a Resolution Declaring Development Status of the District; and
   (b) call a public hearing on the proposed 2026 tax rate and authorize distribution of the Notice of Tax Rate Hearing.

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 15th day of July, 2026.

LEGENDS RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

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

(DISTRICT SEAL)

LEGENDS RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY
DENTON COUNTY
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<u>Notice of Contingent Fee Legal Services Contract</u>

Legends Ranch Municipal Utility District of Denton County (the "District") requires the assistance of outside legal counsel in carrying out its responsibilities related to the issuance of the District's municipal securities and other related matters from time to time. 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 Stradling Yocca Carlson & Rauth LLP ("Outside Counsel") as disclosure counsel to the District.

The District is pursuing the issuance and sale of municipal securities and may pursue other debt obligations from time to time. 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 federal securities law pertaining to the issuance of such public securities, and for achieving an efficient and lawful issuance of municipal securities and other debt obligations by the District from time to time. Outside Counsel is a well-qualified law firm with nearly 50 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 the legal services with attorneys and supporting personnel of the District because the District does not employ in-house counsel and, due to the state law complexity and federal law intricacies relating to the issuance of public securities, engagement of Outside Counsel is necessary for the issuance of municipal securities. The District has found that the attorneys or law firms with experience in matters relevant to the Contract do not perform their 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.