

NOTICE OF MEETING

FURST RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Directors of Furst Ranch Municipal Utility District No. 1 of Denton County will hold a regular meeting on **Monday, July 20, 2026, at 10:00 a.m., at the offices of Allen Boone Humphries Robinson LLP, 4514 Cole Avenue, Suite 1450, Dallas, Texas,** to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve Minutes.
3. Financial and bookkeeping matters, including payment of the bills and review of investments, including any action necessary or appropriate in connection with opening a Texas Class account.
4. Review and approve tax assessor/collector's report and the taking of any action necessary or appropriate in connection therewith.
5. Consider matters regarding entering into a contract with Linebarger Goggan Blair & Sampson, LLP for delinquent tax collection legal services and adopt Resolution Regarding Approval of Legal Services Contract.
6. Operator's Report, including billings, repairs, maintenance, and the taking of any action necessary or appropriate in connection therewith.
7. Consider and discuss Procedures for Continuing Disclosure as required by Agreement with Trinity River Authority, and the taking of any action necessary or appropriate in connection therewith.
 - a. authorize preparation and filing of the District's Affidavit of Financial Dormancy for the calendar year 2025.
8. Developer's Report, and the taking of any action necessary or appropriate in connection therewith.
9. Engineering matters, including:
 - a. report and status of construction projects within the District;
 - b. authorize engineer to proceed with design of District facilities;
 - c. approve plans and specifications of District facilities;
 - d. authorize engineer to advertise for bids for District projects;
 - e. authorize award of construction contracts and related items;
 - f. approve pay estimates and change orders for construction projects in the District;
 - g. consider acceptance of certificates of completion and authorize final acceptance of projects;
 - h. deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, utility deeds, utility conveyances, and utility commitment letters; 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 (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- i. notices of default or other matters related to noncompliance with construction contracts.
10. Discuss 2026 tax rate.
11. Meeting schedule and items for inclusion on the next agenda.
12. Adjourn.



Attorney for the District

Furst Ranch Municipal Utility District No. 1 of Denton County 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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NOTICE OF CONSIDERATION OF LEGAL SERVICES CONTRACT

Notice is hereby given that a meeting of the Furst Ranch Municipal Utility District No. 1 of Denton County will be held on _____, 2026 at 4514 Cole Avenue, Suite 1450, Dallas, Texas 75205, for the purpose of considering and taking action on all matters on the agenda for the meeting, including approval of an agreement with the law firm of Linebarger Goggan Blair & Sampson, LLP as special counsel to perform all legal services necessary to collect delinquent property taxes and authorizing the execution of such agreement.

The agreement to be considered is necessary for the delinquent taxes owed to Furst Ranch Municipal Utility District No. 1 of Denton County to be collected in the most effective manner. The Management District desires that such delinquent tax, penalties and interest be collected as provided in the Texas Tax Code.

The Linebarger Goggan Blair & Sampson, LLP firm is fully qualified to provide this representation, being the largest delinquent tax collection law firm in the State of Texas, as well as the United States and having been engaged in this specialized legal service for more than 50 years. In addition, the Linebarger Goggan Blair and Sampson, LLP firm possesses infrastructure and technology, such as call center technology, that the Management District does not currently possess.

The specialized legal services required by this agreement cannot be adequately performed by the attorneys and supporting personnel of the Management District due to the high cost of implementing the appropriate infrastructure and technology and employing sufficient in-house attorneys and staff with the level of experience and competence necessary to perform these activities.

Linebarger will be compensated on a contingent fee basis as provided in the Texas Tax Code Sections 6.30, 33.07, 33.08, 33.11, and 33.48. These Texas Tax Code sections specifically provide for an additional penalty on delinquent taxes to compensate collection attorneys. A contract to pay inside or outside attorneys on an hourly basis would represent an additional cost to the Management District.

Entering into the proposed agreement is in the best interests of the residents of the Management District because the delinquent taxes will be professionally and competently collected without the additional costs to the Management District of implementing infrastructure and technology, and employing in-house personnel or paying outside counsel on an hourly fee basis which would otherwise be required.