

NOTICE OF MEETING

MADERA MUNICIPAL MANAGEMENT DISTRICT NO. 1

Notice is hereby given that the Board of Directors of Madera Municipal Management District No. 1 (the "District") will hold a regular meeting on **Thursday, July 23, 2026, at 10:00 a.m.**, at **4514 Cole Avenue, Suite 1450, Dallas, TX 75205**, to discuss and, if appropriate, act upon the following items:

1. Public Comments.
2. Approve minutes of prior meeting.
3. Report on development in the District.
4. Engineering matters, including authorize design, preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, approval of Pay Estimates, Change Orders, and Task Orders, acceptance of projects, issuance of notices to the City of Denton and direct engineer to notify insurance company of new facility, if appropriate, for projects, including:
 - a. Cuesta - Phase 1 Grading Improvements;
 - b. Cuesta - Phase 1 Utility Improvements;
 - c. Cuesta - Phase 1 Paving Improvements;
 - d. Cuesta - Offsite Timberbrook Parkway Grading;
 - e. Cuesta - Offsite Timberbrook Parkway Utilities;
 - f. Cuesta - Phase 2 Grading Improvements;
 - g. Cuesta - Phase 2 Utility Improvements;
 - h. Cuesta - Phase 2 Paving Improvements;
 - i. next phase of District Facilities;
 - j. approve deeds, easements, consents to encroachment, request for service or utility commitment letters; and
 - k. other engineering matters.
5. Financial and bookkeeping matters, including payment of the bills and review of investments.
6. Consider Interlocal Agreement with Denton County for Tax Assessment-Collection Services, and the taking of any action necessary or appropriate in connection therewith.
7. Discuss 2026 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
8. Adopt Resolution Concerning Tax Collection Procedures.
9. Transparency requirements under Sections 26.17 and 26.18, Tax Code, and consider entering into an agreement with a webmaster consultant for website and communication services.
10. Meeting schedule and items for inclusion on the next agenda.

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.

11. Adjourn.



/s/ Sanjay Bapat

Attorney for the District

Madera Municipal Management District No. 1 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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