

NOTICE OF MEETING

HUNTER RANCH IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY, TEXAS

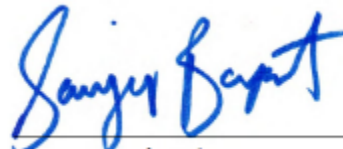
The Board of Directors of Hunter Ranch Improvement District No. 1 of Denton County, Texas will hold a regular meeting on **Tuesday, July 28, 2026, at 12:00 p.m.**, at Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Review and approve minutes of prior meeting.
3. Developer's report.
4. Construction Manager Agent's report regarding Hunter Ranch/Landmark Phase 1 and Roark Branch Sanitary Sewer Line, including status of construction projects within the District.
5. 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. Hunter Ranch – 1C/1D Paving Improvements;
 - b. Hunter Ranch – 1A, 1B, 1C, 1D Landscape Improvements;
 - c. Hunter Ranch – 1A, 1B, 1C, 1D Irrigation Improvements;
 - d. Hunter Ranch – 1A, 1B, 1C, 1D Hardscape Improvements;
 - e. Storm Drainage Facilities to serve Project Pilot;
 - f. Roark Branch Sanitary Sewer project, including approval of withdrawal request to escrow agent;
 - g. next phase of District facilities;
 - h. approve deeds, easements, consents to encroachment, requests for service or utility commitment letters;
 - i. proposals for engineering services; and
 - j. other engineering matters.
6. Financial and bookkeeping matters, including payment of bills and review of investments.
7. Tax assessment and collection matters.
8. Report from Triton Consulting Group regarding the District's website 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.

- authorize appropriate action.
9. Accept Waiver of Special Appraisal for Benefit of Hunter Ranch Improvement District No. 1 of Denton County, Texas.
 10. Approve assignment of all or part of certain Phase 1 construction contracts.
 11. Adopt Resolution Establishing Depreciation Policy.
 12. Discuss items for inclusion on future agendas.




Attorney for the District

Hunter Ranch Improvement District No. 1 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).

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.