

NOTICE OF MEETING

HUNTER RANCH IMPROVEMENT DISTRICT NO. 4 OF DENTON COUNTY, TEXAS

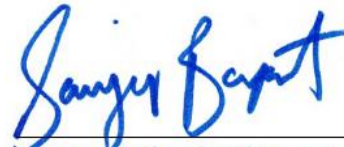
The Board of Directors of Hunter Ranch Improvement District No. 4 of Denton County, Texas will hold a special meeting on **Tuesday, July 28, 2026, at 11:00 a.m.**, at Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201, to discuss and, if appropriate, act upon the following items:

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. 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. next phase of District facilities;
 - b. approve deeds, easements, consents to encroachment, requests for service or utility commitment letters;
 - c. proposals for engineering services; and
 - d. other engineering matters.
5. Financial and bookkeeping matters, including payment of bills and review of investments.
6. Tax assessment and collection matters.
7. Report from Triton Consulting Group regarding the District's website and authorize appropriate action.
8. Public Hearing on the Exclusion of Certain Lands
9. Consider exclusion of Phase 2 land, including:
 - a. motion of the Board regarding exclusion of land;
 - b. establish time and place for hearing on exclusion of land, and authorize publication of notice of hearing; and
 - c. adopt Order Setting Public Hearing on the Exclusion of Certain Lands.

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.

10. Accept Waiver of Special Appraisal for Benefit of Hunter Ranch Improvement District No. 4 of Denton County, Texas.
11. Discuss items for inclusion on future agendas.
12. Discuss meeting schedule.





Attorney for the District