

AGENDA
TALLEY RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Talley Ranch Water Control and Improvement District No. 1 of Denton County will meet in special session, open to the public, at **11:00 a.m., on Thursday, August 27, 2026, at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, at which meeting the following items will be considered and acted on:

1. Hear from Public;
2. Consider approving minutes of meeting of August 6, 2026;
3. Hear Bookkeeper's Report, including payment of bills;
4. Hear Developer's Report;
5. Hear Engineer's Report and authorize any necessary action, including;
 - (a) status of construction projects within the District;
 - (b) authorizing Engineer to proceed with the design of District facilities;
 - (c) approving plans and specifications of District facilities;
 - (d) authorizing Engineer to advertise for bids for District projects;
 - (e) authorizing construction contracts and related items;
 - (f) approving report, pay estimates, and change orders for construction projects in progress in the District;
6. Hear Attorney's Report and consider taking appropriate action, including:
 - (a) conduct a public hearing on the proposed 2026 tax rate;
 - (b) approval of an Order Setting Tax Rate and Levying Tax for 2026; and
 - (c) approval of an Amended Notice to Sellers and Purchasers regarding the 2026 tax rate, and authorizing filing of the same in the Real Property Records of Denton County.

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 14th day of August, 2026.



(DISTRICT SEAL)

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