

NOTICE OF MEETING

FM 1385 MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

The Board of Directors of FM 1385 Municipal Utility District of Denton County will hold an organizational meeting on Thursday, September 17, 2026, at 10:00 a.m., approximately 5,000 feet north of the intersection of FM 1385 and Friendship Road, near 10881 FM 1385, Pilot Point, Texas, 76258, to discuss and, if appropriate, act upon the following items:

1. Director Matters, including:
 - a. approve Sworn Statements, Official Bonds, and Oaths of Office for members of the Board of Directors;
 - b. organize the Board of Directors and elect officers;
 - c. Open Meetings Act and Public Information Act Training Requirements;
 - d. cybersecurity and artificial intelligence training requirements; and
 - e. conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
2. District and Legal Matters, including:
 - a. review and accept proposals for directors bond, consultants bond, general liability and directors and officers liability insurance;
 - b. adopt Resolution Establishing Director Fees of Office and District Reimbursement Policy;
 - c. adopt the Official Seal for the District;
 - d. adopt Resolution Establishing Offices and Out-of-District Meeting Places; and
 - e. adopt Resolution Establishing Posting Place for Notice of Board of Directors Meetings.
3. Consultant Matters, including:
 - a. consider matters regarding entering into a contract for general and bond counsel legal services with Allen Boone Humphries Robinson LLP and adopt Resolution Regarding Approval of Legal Services Contract;
 - b. execution of agreement with LJA Engineering, Inc., to serve as engineer for the District;
 - c. execution of agreement with Cedar Creek Municipal Advisors, LLC, to serve as financial advisor for the District; and
 - d. execution of agreement with Toverly Accounting Consultants, LLC, to serve as bookkeeper for the District and authorize bookkeeper to open District operating account.
4. Execution of the District Registration Form.
5. Eminent Domain Report to the Texas Comptroller.
6. Report on development in the District.

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.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

7. Approve creation report and all actions taken and expenditures made by the developer, attorney, and engineer in connection with the creation and organization of the District.
8. Annexation of Land into the District, including:
 - a. ratify authorization for engineer to prepare feasibility study;
 - b. approve feasibility study;
 - c. accept petition for Addition of Certain Land; and
 - d. adopt Order Adding Land;
 - e. authorize execution of Amendment to Information Form.
9. Adjourn.

A handwritten signature in blue ink, appearing to read "Eric S. Smith", is written over a horizontal line.

Acting Attorney for the District

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NOTICE OF CONSIDERATION OF LEGAL SERVICES CONTRACT

At its meeting on September 17, 2026, at approximately 5,000 feet north of the intersection of FM 1385 and Friendship Road, near 10881 FM 1385, Pilot Point, Texas, 76258, the Board of Directors of FM 1385 Municipal Utility District of Denton County (the "District") will consider entering into a contract with Allen Boone Humphries Robinson LLP ("ABHR") for bond counsel legal services, including the following matters associated therewith.

1. The District desires to issue public securities for its authorized purposes and the District is in need of bond counsel to provide the related necessary legal services and legal opinions in order to issue the public securities.
2. ABHR is a nationally recognized firm of bond lawyers with an excellent reputation for providing legal services to issuers of public securities similar to the District. ABHR lawyers are well-qualified and have extensive experience in serving as bond counsel for issuers of public securities and issuing opinions related thereto, having served in such capacity many times for many years. ABHR attorneys are recognized to provide bond opinions by the National Association of Bond Lawyers.
3. ABHR was engaged by the owner of the land within the District in connection with the creation of the District. ABHR serves as acting attorney for the District; however, the District has not yet engaged any attorneys, including ABHR.
4. The District has no attorneys or other supporting personnel to perform bond counsel legal services. Bond counsel services require specialized knowledge of and experience with complex state law and federal tax law.
5. It is usual and customary that law firms with bond counsel experience do not perform legal services on an hourly basis, but are paid only if and when bonds are issued. The District has no funds to be able to pay hourly fees for bond counsel legal services without contingency. An hourly fee arrangement would likely result in higher fees that would be payable by the District whether or not the public securities are issued.
6. It is in the best interest of the residents of the District that the District enter into a contingent fee contract for bond counsel legal services so that the District will be able to obtain the necessary legal services and legal opinions in order for the District to be able to issue public securities to fund the necessary projects to fulfill the authorized purposes of the District.