

NOTICE OF MEETING

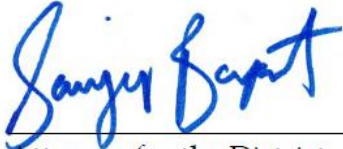
HUNTER RANCH IMPROVEMENT DISTRICT NO. 2 OF DENTON COUNTY, TEXAS

The Board of Directors of Hunter Ranch Improvement District No. 2 of Denton County, Texas will hold a regular meeting on **Tuesday, September 22, 2026, at 1:00 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. 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. Landmark – 2N/2S Pavement Improvements
 - b. Landmark – 2N/2S Mass Grading Improvements
 - c. Landmark – 2N/2S Utility Improvements
 - d. next phase of District facilities;
 - e. approve deeds, easements, consents to encroachment, requests for service or utility commitment letters;
 - f. proposals for engineering services; and
 - g. other engineering matters.
5. Financial and bookkeeping matters, including payment of bills and review of investments.
6. Ratify approving audit for fiscal year end September 30, 2025.
7. Tax assessment and collection matters.
8. Conduct public hearing regarding District’s tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
9. Execute agreement with Utility Tax Service, LLC to serve as tax advisor for the District.
10. Website and technology review, and recommendations; take any appropriate related action.

11. Annexation matters, including:
 - a. approve feasibility study;
 - b. accept Petition for Addition of Certain Land; and
 - c. adopt Order Adding Land and authorize execution of Amendment to Information Form and provision of description of revised district boundaries to City of Denton.
12. Series 2026 Unlimited Tax Road Bonds, including:
 - a. approve District Certification regarding Series 2026 Road Bonds
 - b. approve preliminary cost summary for bond issue;
 - c. authorize preparation of Preliminary Official Statement and Official Notice of Sale; and
 - d. engage auditor to prepare developer reimbursement report for Series 2026 Unlimited Tax Road Bonds.
13. Discuss items for inclusion on future agendas.





Attorney for the District