

NOTICE OF MEETING

TRADITION MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Directors of Tradition Municipal Utility District No. 1 of Denton County (the "District") will hold a regular meeting on **Wednesday, September 23, 2026, at 12:00 p.m., at the offices of Allen Boone Humphries Robinson LLP, at 4514 Cole Ave, Suite 1450, Dallas, Texas 75205, to discuss and, if appropriate, act upon the following items:**

1. Public comments.
2. Approve minutes from previous meetings.
3. Developer's Report.
4. Financial and bookkeeping matters, including payment of the bills and review of investments.
5. Tax assessment and collections matters.
6. Discuss 2026 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
7. Review District Communications Consultant report, website and technology review, and recommendations, including the taking of any action necessary or appropriate in connection therewith.
8. Engineering matters, including:
 - a. status of construction projects within the District;
 - b. authorizing/ratification and preparation of plans and specifications for water, sewer and road improvements;
 - c. approval/ratification of construction plans and specifications of District facilities;
 - d. authorize/ratify Engineer to advertise for bids for District projects;
 - e. award/recission of construction contract(s) and related items;
 - f. approval/ratification of pay application(s) and change order(s) for construction projects in the District;
 - g. approval/ratification of engineering task order(s);
 - h. consider acceptance of certificates of completion and authorize final acceptance of projects;
 - i. deeds, easements, consents to encroachment, requests for service or utility commitment letters;
 - j. notices of default or other matters related to noncompliance with construction contracts; and
 - k. allocation of costs for facilities shared with Tradition Municipal Utility District No. 2B of Denton County.
9. Renewal of District's insurance policies.

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. Condemnation matters, including:
 - a. update regarding condemnation status related to property necessary to serve utilities to a portion of the north side of the District; and
 - b. update regarding use of eminent domain authority to condemn property necessary to serve utilities to a portion of the south side of the District and, if appropriate, authorize action as necessary.
11. Approve audit for fiscal year end April 30, 2026.
12. Series 2026 Unlimited Tax Utility Bonds, including:
 - a. approve Preliminary Official Statement and Official Notice of Sale;
 - b. appoint Paying Agent/Registrar;
 - c. appoint Escrow Agent;
 - d. authorize advertisement for sale of the Series 2026 Unlimited Tax Utility Bonds and schedule bond sale; and
 - e. update on City approval of bond sale.
13. Series 2026 Unlimited Tax Road Bonds, including:
 - a. approve final cost summary;
 - b. approve Preliminary Official Statement and Official Notice of Sale;
 - c. appoint Paying Agent/Registrar;
 - d. authorize advertisement for sale of the Series 2026 Unlimited Tax Road Bonds and schedule bond sale; and
 - e. update on City approval of bond sale.
14. Meeting schedule and items for next agenda.



/s/ Stephen M. Robinson

Attorney for the District

Tradition Municipal Utility District No. 1 of Denton County 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).