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 **Tuesday, November 10, 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 meeting.
3. Developer's Report.
4. Update regarding Denton County Fire Agreement.
5. Financial and bookkeeping matters, including:
   a. payment of the bills and review of investments; and
   b. approve Amended and Restated Agreement for Bookkeeping Services.
6. Tax assessment and collections matters.
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. 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.

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. Series 2026 Unlimited Tax Utility Bonds, including:
    a. review bids and award sale of the District's $9,905,000 Utilities Bonds, Series 2026;
    b. adopt Resolution Authorizing the Issuance of the District's $9,905,000 Utilities Bonds, Series 2026;
    c. approve Paying Agent/Registrar Agreement;
    d. approve Official Statement;
    e. execution of Certificate Regarding Provision of Financial Advice;
    f. authorize the Board of Directors to sign all documents relating to the bond sale and authorize attorney and financial advisor to take all necessary action to deliver bonds to the purchaser;
    g. approve payment to Attorney General relating to bond issue transcript review; and
    h. update from District engineer on Texas Commission on Environmental Quality inspection of facilities.
11. Series 2026 Unlimited Tax Road Bonds, including:
    a. review bids and award sale of the District's $4,250,000 Road Bonds, Series 2026;
    b. adopt Resolution Authorizing the Issuance of the District's $4,250,000 Road Bonds, Series 2026;
    c. approve Paying Agent/Registrar Agreement;
    d. approve Official Statement;
    e. execution of Certificate Regarding Provision of Financial Advice;
    f. authorize the Board of Directors to sign all documents relating to the bond sale and authorize attorney and financial advisor to take all necessary action to deliver bonds to the purchaser; and
    g. approve payment to Attorney General relating to bond issue transcript review.
12. Authorize execution of Amendment to Information Form.
13. Meeting schedule and items for next agenda.

TRADITION MUNICIPAL UTILITY DISTRICT NO. 1 DENTON COUNTY TEXAS

/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).

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