

## MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT

TO: THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT  
AND TO ALL OTHER INTERESTED PERSONS:


Notice is hereby given pursuant to Section 551, Texas Government Code, that the Board of Directors of Mustang Ridge Municipal Utility District will hold a special Board meeting on Tuesday, September 10, 2024, at 10:45 a.m. at Doucet & Associates, 7401 B. Hwy. 71 West, Suite 160, Austin, Texas 78735 for the following purposes:

1. Public communications and comments.
2. Review and approve Minutes of August 8, 2024 special meeting.
3. Receive Bookkeeper's Report, authorize payment of District bills and opening of an account at First Citizens Bank.
4. Consider engaging Coats Rose, P.C. as general counsel and bond counsel for the District and authorize acceptance of TEC Form 1295 and providing Notice of Termination to existing general counsel and bond counsel.
5. Consider engaging Municipal Accounts and Consulting, L.P. as bookkeeper for the District and authorize acceptance of TEC Form 1295 and providing Notice of Termination of current bookkeeper.
6. Consider engaging Teirra Financial Advisors, LLC as financial advisors for the District and authorize acceptance of TEC Form 1295 and providing Notice of Termination of current Financial Advisor.
7. Authorize attorneys to coordinate transfer of District files to Coats Rose, P.C. and authorize compensation of up to \$7,500.00 for assisting and coordinating transfer of District files.
8. Accept resignation of certain members of the current Board of Directors and/or declare vacancies of the Board of Directors.
9. Consider appointment of new members of the Board of Directors to fill vacancies.
10. Approve Bonds, Qualification Statements of Appointed Officer, and Oaths of Office for certain new members of the Board of Directors of the District.
11. Organize Board of Directors of the District and Elect Officers.
12. Consider amending District Registration Form and filing same with Texas Commission on Environmental Quality.
13. Discuss Open Meetings Act and Public Information Act training requirements.
14. Adopt Order Designating Administrative Office and Meeting Locations of the Board of Directors Outside the Boundaries of the District and authorize publication of same.
15. Approve Amended and Restated Facilities and Operating Costs Reimbursement Agreement with RLS (MUSTANG) LLC and Continental Homes of Texas, L.P.
16. Hear from developer regarding development plans for the District.
17. Hear report from engineer, review of any bids received and recommendation letter from engineer as to award of contract, authorization for additional contract advertisements, as may be needed, and take necessary action with respect thereto.
18. Discuss and confirm tentative next meeting date.
19. Adjournment.

The Board of Directors will go into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

Executed this 6th day of September, 2024

MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT

  
Bryan Brown, President  
Board of Directors  
Mustang Ridge Municipal Utility District



**NOTICE OF CONTINGENT FEE CONTRACT**  
**MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT**

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 2254.1036, that the Board of Directors of Mustang Ridge Municipal Utility District is entering into a contingent fee contract with Coats Rose P.C. ("Coats Rose") for their services as bond counsel, at their **special** session, open to the public, at **10:45 am on September 10, 2024**, at the offices of Doucet & Associates, 7401 B. Hwy. 71 West, Suite 160, Austin, 78735, a designated meeting location outside the boundaries of the District.

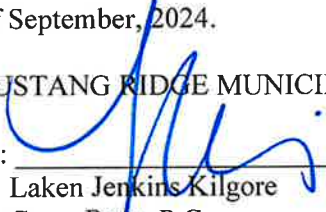
The retention of Coats Rose is necessary in order for the District to issue bonds. They will assist the District's financial advisor in the preparation of official statements incident to each bond issue and ensure the District complies with requirements of State and Federal laws related to the issuance of the Bonds. Coats Rose will assist the District's engineer in the preparation of each bond application, and undertake to secure its approval by the TCEQ, if applicable. Coats Rose will prepare and secure approval of a transcript of legal proceedings which complies with all requirements of the Attorney General of Texas. All matters incident to the receipt and tabulation of bids for the purchase of the District's bonds, the preparation of a bond order or bond resolution, the printing and registration of the bonds, and the delivery of the bonds will be the responsibility of Coats Rose. At the time of the issuance of the bonds, Coats Rose will issue its opinion, on behalf of the District, that the bonds are binding legal obligations of the District enforceable in accordance with their terms and conditions, and that the interest borne by the bonds is exempt from Federal income taxation.

Coats Rose has over forty (40) years of experience in Public Finance and has acted as bond counsel, disclosure counsel or underwriter's counsel in the issuance of over \$15 billion in special district bonds. Coats Rose's fee for the services outlined above will be equal to 3% of the first \$1,000,000 principal amount of bonds issued; 2% of the next \$4,000,000 principal amount of bonds issued; 1% of the next \$4,000,000 principal amount of bonds issued; and 0.75% above \$9,000,000. They will charge 1.1% of the principal amount of any refunding bonds or bond anticipation notes ("BANs"); but no less than \$25,000 for any single issue of refunding bonds or BAN. Coats Rose's fees align with the current market rate of similarly positioned public finance practitioners acting as bond counsel to special districts in the State of Texas.

At its organizational meeting, the District will consider retaining Coats Rose as its general counsel and bond counsel for any future bond issuances. Issuing bonds is a time consuming, costly endeavor, and the work required to issue the Bonds begins at the time of the creation of the District and continues for multiple years before the Bonds are issued. The District has no funds to pay the attorneys' hourly fees and the issuance of such bonds may never occur. The District does not have the internal resources to pay in-house staff to act as bond counsel. Moreover, retaining and training District staff to perform the functions necessary to issue special district bonds is prohibitively expensive. Coats Rose works on a contingent fee basis for these same reasons. The retention of Coats Rose as bond counsel with hourly fees would be cost-prohibitive, and Coats Rose would be unable to provide bond counsel services at an hourly rate. It is for these reasons that the retention of Coats Rose, on a contingent fee basis, to act as bond counsel, is in the best interests of the District and its residents.

EXECUTED this 3<sup>rd</sup> day of September, 2024.

MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT

By:   
Laken Jenkins Kilgore  
Coats Rose, P.C.,  
Attorneys for the District