

## **CRAVER RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1**

### **TO: THE TEMPORARY BOARD OF DIRECTORS OF CRAVER RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the temporary Board of Directors of Craver Ranch Municipal Management District No. 1 (“District”) will hold a special meeting on Tuesday, January 27, 2026, at 12:00 p.m., outside the boundaries of the District, at 1800 Valley View Lane, 4<sup>th</sup> Floor, Farmers Branch, Texas 75234. The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Consider and approve Minutes of December 1, 2025, Organizational meeting of the Board of Directors;
3. If timely, consider resignation and appointment of Directors, adopt Orders related to same, confirm execution by newly elected Directors of Statement of Officer forms, and administer Oaths of Office;
4. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
5. Consider, review and approve Agreement for the Construction of Improvements and Reimbursement of Advances;
6. Consider and approve engagement of engineer for the District and execute related agreement;
7. Consider Engineer’s Report, including:
  - a. Status of construction projects within the District;
  - b. Consider authorizing preparation of construction plans/specifications for water, sewer, drainage, paving and recreational facilities or repair/modification of existing facilities;
  - c. Consider approval/ratification of construction plans and specifications;
  - d. Consider approval/ratification of advertising for bids for contract(s);
  - e. Consider approval/ratification of award of construction contract(s);
  - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements;
  - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities; and
  - h. Consider approval/ratification of draws or disbursements on Major Improvement Area Project Bonds, Series 2025; and/or Improvement Area #1 Project Bonds, Series 2025.
8. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, update listing of depositories, review tax collections, approve engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;

9. Consider and review Order Adopting Electronic Bidding Rules;
10. Consider and adopt Amended Order Adopting an Investment Policy and Appointing an Investment Officer;
11. Consider and adopt Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
12. Consider, review and adopt Order Approving Records Management Policy and Designating Records Manager;
13. Discuss tentative date for next meeting; and
14. Adjournment.

Required Notice for District's First Meeting of the Calendar Year

The Board of Directors of Craver Ranch Municipal Management District No. 1 conducts its Board Meetings at a designated meeting location outside the boundaries of the District. Qualified resident electors of the District may request that the Board designate a meeting location within the District and hold meetings within the boundaries of the District. For more information, please refer to Chapter 49 of the Texas Water Code, Section 49.062(c) or contact the attorney for the District.

The Board of Directors may enter 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 20<sup>th</sup> day of January, 2026.



CRAVER RANCH MUNICIPAL  
MANAGEMENT DISTRICT NO. 1

Ross S. Martin,  
Attorney for the District