

CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1

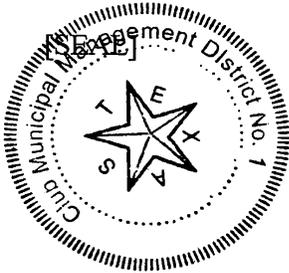
TO: THE BOARD OF DIRECTORS OF CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code Chapter 551 that the Board of Directors of Club Municipal Management District No. 1 (the "District") will hold a special meeting on **Thursday, February 5, 2026 at 4:00 p.m. at 1500 Clubhouse Drive, Heath, Texas 75032**, a meeting location within the boundaries of the District for the following purposes:

1. Call to Order - Invocation; and Pledge of Allegiance;
2. Hear public comments;
3. Consider review and approve Minutes December 16, 2025 and January 6, 2026 Board of Director meetings;
4. Consider, review and adopt an Order approving an Amended and Restated Service and Assessment Plan and Assessment Rolls;
5. Consider, review and adopt an Order authorizing the issuance of Club Municipal Management District No. 1 Special Assessment Revenue Refunding and Improvement Bonds, Series 2026 (Improvement Area #1 Project) (the "Series 2026 Refunding Bonds") and authorize the execution of documents needed to close the Series 2026 Refunding Bonds, including, but not limited to:
 - a. Trust Indenture;
 - b. Bond Purchase Agreement;
 - c. Continuing Disclosure Agreement of the Issuer
 - d. Escrow Deposit Agreement; and
 - e. General and No-Litigation Certificate and all certificates and documents required by the Attorney General of the State of Texas to secure necessary approval and to close Series 2026 Refunding Bonds;
6. Consider review and approve report from Municap, Inc., including, but not limited to:
 - a. Arbitrage Rebate and Yield Restriction Report; and
 - b. Release of lien(s) for payment in full of assessments on parcels within the District;
7. Hear report from developer and take any action in connection with reimbursement agreements, assignment agreements, or other development related items;
8. Consider review and approve Bookkeeping Report; payment of invoices, bank resolutions, updated list of designated banks; engagement letter for bookkeeping services; and authorize release of checks as noted on report;
9. Consider resignation of Director;

10. Consider appointment of new Director to fill vacancy, accept Statement of Appointed Director, Oath of Office, Affidavit of Director, and discuss open government training requirements;
11. Consider reorganization of the Board of Directors, and election of Officers;
12. Consider, review and approve Amended District Information Form and authorize filing of same;
13. Discuss tentative date for next meeting; and
14. Adjournment.

Dated: January 29, 2026.



CLUB MUNICIPAL MANAGEMENT
DISTRICT NO. 1

A handwritten signature in blue ink, appearing to read "Ross S. Martin".

Ross S. Martin, 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.

Public comments regarding agenda items may be submitted to District counsel by email to Mr. Ross Martin at rmartin@winstead.com, or in person during the public comment session of the meeting.