

BLUEBONNET HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1

TO: THE TEMPORARY BOARD OF DIRECTORS OF BLUEBONNET HILLS 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 Bluebonnet Hills Municipal Management District No. 1 (“District”) will hold a special meeting on Tuesday, April 7, 2026, at 12:00 noon at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, for the following purposes:

1. Public communications and comments;
2. Review and approve Minutes of the January 29, 2026, organizational meeting of the Board of Directors Meeting;
3. Consider cancellation of the May 2, 2026, Confirmation, Directors, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election; consider review and adopt Order Cancelling Election; and authorization of required notice of same;
4. Ratify and approve Joinder Agreement to the Bluebonnet Hills Development Agreement;
5. Consider and accept from majority landowners within the boundaries of the District a Request for Hearing on the Advisability of Proposed Improvements and Proposed Method of Assessments and authorize District consultants to take any action necessary on such Request;
6. Consider and approve Resolution Setting Public Hearing on the Advisability of Proposed Improvements and Proposed Method of Assessment and authorize publication and mailing of notice of such hearing;
7. Consider engagement of P3Works, LLC, as MMD Administrator for the District;
8. Consider review and acceptance of engineer’s report, and take any action necessary or appropriate;
 - 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;

- h. Consider approval/ratification of repair and/or maintenance of District facilities; and
 - i. Consider discussion regarding street lighting within the District.
- 9. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
- 10. 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, and take further action on such matters as may be necessary with regard to bookkeeping matters;
- 11. Consider review and adopt Resolution Establishing Districts' Regular Monthly Meeting Date;
- 12. Discuss tentative date for next meeting; and
- 13. Adjournment.

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 31st day of March, 2026.



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MANAGEMENT DISTRICT NO. 1

A handwritten signature in blue ink, appearing to read "Ross S. Martin", written over a horizontal line.

Ross S. Martin, Attorney for the District