

NOTICE OF MEETING
LEGACY MUNICIPAL MANAGEMENT DISTRICT

Notice is hereby given that the Board of Directors of the Legacy Municipal Management District will hold a meeting of the District on **February 19, 2026, at 11:00 a.m. CST** at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. The meeting will be open to the public, and will be held to discuss and, if appropriate, act upon the following items:

1. **Determine Quorum and Call to Order.**
2. **Public Comments:** This item is for members of the public to address the Board of Directors on issues and items of concern not on this agenda. There will be no action by the Board of Directors at this time.
3. **Consent:**
 - a. Consider approval of the Minutes of the following Legacy Municipal Management District Meeting:
 - i. January 14, 2026;
4. **Action/Discussion Items:**
 - a. Consider and take action regarding tentative meeting dates for the District;
 - b. Receive update/report from District Engineer, Kimley-Horn and Associates, Inc.;
 - c. Receive update on development within District boundaries by Developer's Representative, Project Control;
 - d. Receive update on NewGen rate study and analysis by Project Control;
 - e. Receive update/report from Bond Counsel for District, Winstead P.C.;
 - f. Consider and take possible action on Resolution Setting a Date for Public Hearing on Advisability of Authorized Improvements and Services relating to proposed Amended and Restated Service and Assessment Plan for Improvement Area #1 and Improvement Area #2, and Other Matters Incidental Thereto; Directing Notice of Such Public Hearing be Given in the Manner Required by Law, and Such Other Provisions Relating Thereto;
 - g. Consider and take possible action approving Invoice # 012026-446 under the *Agreement for District Consulting and Administrative Services* between the District and MuniCap, Inc.;
 - h. Consider and take possible action approving Invoice # 012026-447 under the *Agreement for District Consulting and Administrative Services* between the District and MuniCap, Inc.;
 - i. Consider and take possible action on Resolution Designating Additional Meeting Place(s) of the Board of Directors for the District;
 - j. Consider and take possible action authorizing acceptance of (i) a conveyance of a 10.309-acre tract; (ii) a grant of an 5.359-acre access easement; (iii) a grant of up to two (2) 0.184-acre transmission easements; and (iv) a grant of a 11.471-acre distribution easement, from Simeon Escondido, LLC, and authorizing the Board President to execute such documents as may be reasonably necessary to effectuate such conveyance and grant(s) of easement, subject to approval as to form by District's General Counsel;
 - k. Receive status update on Option Contract with AEP Texas, Inc. relating to (i) conveyance of 10.309-acre tract; (ii) assignment of 5.359-acre access easement; (iii) assignment of up to two (2) 0.184-acre transmission easement; and (iv)

assignment of 11.471-acre distribution easement, and take possible action on items related and incidental thereto, including authorizing the Board President to execute such documents as may be reasonably necessary to effectuate such conveyance and assignment(s), subject to approval as to form by District's General Counsel;

5. **Executive Session:** No action shall be taken in Executive Session. A closed Executive Session may be held if the discussion of any of the above agenda items concerns any one of the following or on the items listed below:
 - a. Seeking the advice of General Counsel concerning pending or contemplated litigation, settlement offers, or any matter in which the duty of General Counsel to the Board of Directors of the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act (TEX. GOV'T CODE § 551.071);
 - b. Deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (TEX. GOV'T CODE § 551.072);
 - c. Deliberating a negotiated contract for a prospective gift or donation to the District if the deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (TEX. GOV'T CODE § 551.073);
 - d. Deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an employee or officer unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing (TEX. GOV'T CODE § 551.074);
 - e. Deliberating economic development negotiations or the offer of a financial or other incentive to a business prospect (TEX. GOV'T CODE § 551.087);
6. **Reconvene in Open Session.** Consider and take possible action on any item discussed in Executive Session.
7. **Adjournment.**

Dated: February 12, 2026.



Acting Attorney for the District

Posted at a public place inside the boundaries of the District at 1238 Webb Road, Laredo, Texas, and posted on the District's website. Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.