OFFICIAL NOTICE OF SALE

$9,905,000

TRADITION MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

(A political subdivision of the State of Texas located in Denton County)

UNLIMITED TAX BONDS

SERIES 2026

BIDS TO BE SUBMITTED BY:
9:30 A.M., CENTRAL TIME
TUESDAY, NOVEMBER 10, 2026

BONDS TO BE AWARDED:
12:00 P.M., CENTRAL TIME
TUESDAY, NOVEMBER 10, 2026

This Official Notice of Sale does not alone constitute an invitation for bids, but is merely notice of sale of the bonds described herein. The invitation for such bids is being made by means of this Official Notice of Sale, the Official Bid Form, and the Preliminary Official Statement. Information contained in this Official Notice of Sale is qualified in its entirety by the detailed information contained in the Preliminary Official Statement.

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(A political subdivision of the State of Texas located within Denton County)

UNLIMITED TAX BONDS

SERIES 2026

BONDS OFFERED FOR SALE AT COMPETITIVE BID: The Board of Directors (the "Board") of Tradition Municipal Utility District No. 1 of Denton County (the "District") is offering for sale at competitive bid $9,905,000 Unlimited Tax Bonds, Series 2026 (the "Utility Bonds").

METHODS FOR SUBMISSION OF BIDS AND BID FORMS: Bids for the Utility Bonds may be submitted by any one of the following methods:

1. Submit bids in writing as described below under "WRITTEN BIDDING PROCEDURE."
2. Submit bids electronically as described below under "ELECTRONIC BIDDING PROCEDURE."
3. Submit bids by telephone as described below under "TELEPHONIC BIDDING PROCEDURE."

All bids must be submitted by 9:30 A.M., Central Time, on Tuesday, November 10, 2026. Any prospective bidder must also submit, by 9:30 A.M., Central Time, on Tuesday, November 10, 2026, signed Official Bid Form(s) to the District's financial advisor, Cedar Creek Municipal Advisors, LLC (the "Financial Advisor"), as more fully described below. Any bid or bid form submitted after such scheduled time for bid receipt will not be accepted and will be returned unopened. The District will not accept bids by facsimile. See "CONDITIONS OF SALE – REQUIRED DISCLOSURE OF INTERESTED PARTIES" for additional requirements concerning submission of bids by certain entities.

WRITTEN BIDDING PROCEDURE: A prospective bidder that intends to submit its bid in writing must do so in accordance with this paragraph. Two (2) sealed bids, which must be submitted on the Official Bid Form and plainly marked "Bid for Utility Bonds," are to be addressed to "President and Board of Directors, Tradition Municipal Utility District No. 1 of Denton County." The two (2) sealed bids must be submitted on signed Official Bid Forms and delivered, by 9:30 A.M., Central Time, on Tuesday, November 10, 2026, to the office of the Financial Advisor, as follows: Cedar Creek Municipal Advisors, LLC, Attn: Ryan Nesmith, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056. For purposes of the written bidding procedure, the time as maintained by PARITY (described below) shall constitute the official time.

ELECTRONIC BIDDING PROCEDURE: Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY. Bidders must submit, prior to 9:30 A.M., Central Time, Tuesday, November 10, 2026, one (1) signed copy of the Official Bid Form that is signed but otherwise incomplete to the Financial Advisor by e-mail to the following address: TXSpecialDistrictBidForms@cedarcreekma.com. Subscription to the i-Deal's BIDCOMP Competitive Bidding System is required in order to submit an electronic bid. The District will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe. Electronic bids must be received via PARITY in the manner described below, until 9:30 A.M., Central Time, on Tuesday, November 10, 2026.

Electronic bids must be submitted via PARITY in accordance with this Official Notice of Sale, until 9:30 A.M., Central Time, but no bid will be received after the time for receiving bids specified above. An electronic bid made through the facilities of PARITY shall be deemed an irrevocable offer to purchase the Utility Bonds on the terms provided in this Official Notice of Sale and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the District. The District shall not be responsible for any malfunction or mistake made by, or

as a result of the use of the facilities of, PARITY, the use of such facilities being the sole risk of the prospective bidder.

If any provisions of this Official Notice of Sale shall conflict with information provided by PARITY as the approved provider of electronic bidding services, this Official Notice of Sale shall control. Further information about PARITY, including any fee charged, may be obtained from i-Deal, 1359 Broadway, 2nd Floor, New York, New York 10018, (212) 849-5000.

For purposes of the electronic bidding process, the time as maintained by PARITY shall constitute the official time. For informational purposes only, bidders are requested to state in their electronic bids the net effective interest rate to the District, as described under "CONDITIONS OF SALE – BASIS OF AWARD" below. All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale and the Official Bid Form. See "CONDITIONS OF SALE – REQUIRED DISCLOSURE OF INTERESTED PARTIES" for additional requirements concerning submission of bids.

TELEPHONIC BIDDING PROCEDURE: Any prospective bidder that intends to submit its bid by telephone must submit its bid in accordance with this section. Prior to 9:30 A.M., Central Time, on Tuesday, November 10, 2026, bidders must submit two (2) signed Official Bid Forms, executed by an authorized representative of the bidder, to Cedar Creek Municipal Advisors, LLC, Attn: Ryan Nesmith, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056. Bidders who have provided signed bid forms may thereafter submit bids by telephone on the date of sale by 9:30 A.M., Central Time. Inquiries with respect to this procedure may be directed to Ryan Nesmith of Cedar Creek Municipal Advisors, LLC at (214) 389-6882.

Ryan Nesmith of Cedar Creek Municipal Advisors, LLC will call telephone bidders who have submitted SIGNED Official Bid Forms prior to the date of the sale.

LATE BIDS AND IRREGULARITIES: Cedar Creek Municipal Advisors, LLC is not authorized and will not be responsible for the submission of any bids made after the time prescribed, nor does the District or Cedar Creek Municipal Advisors, LLC assume any responsibility or liability with respect to any irregularities associated with the submission, delivery, or electronic transmission of any bid. The District and the Board reserve the right to reject any and all bids and to waive any irregularities, except time of filing.

AWARD AND SALE OF THE UTILITY BONDS: The District will take action to adopt a resolution authorizing the issuance and awarding sale of the Utility Bonds (the "Utility Bond Resolution") or will reject all bids promptly after the opening of bids at 12:00 P.M., Central Time, on Tuesday, November 10, 2026, at a meeting to be held at the offices of Allen Boone Humphries Robinson LLP, 4514 Cole Avenue, Suite 1450, Dallas, Texas 75205. Sale of the Utility Bonds will be made subject to the terms, conditions, and provisions of the Utility Bond Resolution, to which Utility Bond Resolution reference is hereby made for all purposes, and subject to compliance with Texas Government Code §2252.908 as more fully described below. The Board reserves the right to reject any or all bids and to waive any irregularities, except time of filing. Please note that all bids must comply with the requirement listed in "CONDITIONS OF SALE – REQUIRED DISCLOSURE OF INTERESTED PARTIES."

THE BONDS

DESCRIPTION OF CERTAIN TERMS OF THE UTILITY BONDS: The Utility Bonds are dated December 1, 2026 (the "Dated Date"), and will accrue interest from the date of delivery, which is expected to be on or about December 9, 2026 (the "Date of Delivery"), with interest payable March 1, 2027, and each September 1 and March 1 thereafter until the earlier of stated maturity or redemption. The Utility Bonds will be issued only in fully registered form. Principal will be payable to the registered owner(s) of the Utility Bonds (the "Registered Owner(s)") upon presentation and surrender at the principal payment office of the paying agent/registrar, initially, BOKF, National Association, Dallas, Texas (the "Paying Agent/Registrar"). Interest on the Utility Bonds will be payable by check of the Paying Agent/Registrar, dated as of the Interest Payment Date, and mailed by the Paying Agent/Registrar to the Registered Owners, as shown on the records of the Registrar at the close of business on the 15th day of the calendar month next preceding each Interest Payment Date (the "Record Date"). The Utility Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Utility Bonds. Beneficial owners of the Utility Bonds will not receive physical certificates representing the Utility Bonds but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner

of the Utility Bonds, the principal of and interest on the Utility Bonds will be paid by the Paying Agent/Registrar directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Utility Bonds as described herein. See "THE BONDS – Book-Entry-Only System" in the Preliminary Official Statement.

The Utility Bonds will mature on September 1 in each of the following years in the following amounts:

Maturity (September 1)	Principal Amount	Maturity (September 1)	Principal Amount
2028	$215,000	2040	$395,000
2029	225,000	2041	420,000
2030	240,000	2042	440,000
2031	250,000	2043	465,000
2032	265,000	2044	490,000
2033	280,000	2045	515,000
2034	290,000	2046	540,000
2035	310,000	2047	570,000
2036	325,000	2048	600,000
2037	340,000	2049	630,000
2038	360,000	2050	665,000
2039	375,000	2051	700,000

SERIAL BONDS AND/OR TERM BONDS: Bidders may provide that all the Utility Bonds be issued as serial bonds or may provide that any two or more consecutive annual principal amounts be combined into one or more term bonds.

REDEMPTION: The Utility Bonds that mature on or after September 1, 2033, are subject to redemption and payment, at the option of the District, in whole or, from time to time, in part, on December 1, 2032, or on any date thereafter, at a price equal to the principal amount thereof, plus accrued interest thereon to the date fixed for redemption. If less than all the Utility Bonds are redeemed at any time, the District shall determine the maturity or maturities and the amounts thereof to be redeemed in integral multiples of $5,000 in principal amount, and if less than all of the Utility Bonds within a maturity are to be redeemed, the Paying Agent/Registrar shall designate by method of random selection the Utility Bonds within such maturity to be redeemed (or by DTC in accordance with its procedures while the Utility Bonds are in book-entry-only form). The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bond so called for redemption and issuance of an exchange Bond in a principal amount equal to the portion of the Bond not so redeemed.

SECURITY FOR PAYMENT: The Utility Bonds, when issued, will constitute valid and binding obligations of the District, payable as to principal and interest from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. The Utility Bonds are obligations of the District and are not obligations of the State of Texas; Denton County, Texas; the City of Fort Worth, Texas; or any entity other than the District.

OTHER TERMS AND COVENANTS: Other terms of the Utility Bonds and the various covenants of the District contained in the Utility Bond Resolution are described in the Preliminary Official Statement, to which reference is made for all purposes.

MUNICIPAL BOND RATING AND INSURANCE: An application has been made for a commitment to issue a policy of municipal bond guaranty insurance on the Utility Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating company, if applicable, will be at the option and expense of the Utility Bond Initial Purchaser. The Utility Bond Initial Purchaser understands, by submission of its bid, that the Utility Bond Initial Purchaser is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Utility Bonds as a consequence of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings. See "MUNICIPAL BOND INSURANCE" in the Preliminary Official Statement.

If the Utility Bond Initial Purchaser chooses to purchase municipal bond guaranty insurance on the Utility Bonds, separate rating(s), including ratings by Moody's, may at the election of the Utility Bond Initial Purchaser be assigned the Utility Bonds based upon the understanding that upon delivery of the Utility Bonds a guaranty insurance policy insuring the timely payment of the principal of and interest on the Utility Bonds will be issued by the insurer. The District will pay the cost of the Moody's rating associated with the guaranty insurance policy issued relating to the Utility Bonds, if insurance is elected to be purchased by the Utility Bond Initial Purchaser.

CONDITIONS OF SALE

TYPES OF BIDS AND INTEREST RATES: The Utility Bonds will be sold in one block on an "all or none" basis at a price of not less than 97% of the par value thereof. Bidders are to name the rates of interest to be borne by the Utility Bonds, provided that each interest rate bid must be a multiple of 1/8th or 1/20th of 1%. All Utility Bonds maturing within a single year must bear the same rate of interest. The net effective interest rate, as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended, on the Utility Bonds may not exceed 2% above the Daily Bond Buyer's weekly "20 Bond Index" published over the one month period preceding the sale date of the Utility Bonds. No limitation will be imposed upon bidders as to the number of rates which may be used, but the highest rate bid may not exceed the lowest rate bid by more than 2-1/2% in interest rate. No bids involving supplemental interest payments will be considered. No bid that generates a cash premium greater than $5,000 will be considered. Each bid shall indicate the total and net interest costs in dollars and the net effective interest rate determined therefrom, which shall be considered informative only and not as a part of the bid.

CLOSING PROCEDURES: The District anticipates use of BaseFund's "Secured Closing" platform (the "Platform") to facilitate the Closing. The Platform, on the District's behalf and upon input by the various transaction parties, assembles and helps verify the accuracy of the participants and their respective payment instructions associated with the Closing (the "Information"), which Information is then memorialized in a "closing memorandum." At least three days prior to the Closing, the District will cause delivery to the Utility Bond Initial Purchaser, via email, a URL to the Platform (otherwise, generally accessible at https://basefund.com/) that the Utility Bond Initial Purchaser shall, prior to the Closing, use to access transaction participants' Information that is necessary to facilitate the Closing. By accessing the Information, the Utility Bond Initial Purchaser assumes no liability or responsibility for the accuracy of the Information.

BASIS OF AWARD: For the purpose of awarding sale of the Utility Bonds, the total interest cost of each bid will be computed by determining, at the rates specified therein, the total dollar value of all interest on the Utility Bonds from the date thereof to their respective maturities, and adding thereto the dollar amount of the discount bid, if any, or deducting therefrom the premium bid, if any. Subject to the District's right to reject any or all bids, sale of the Utility Bonds will be awarded to the bidder (the "Utility Bond Initial Purchaser") whose bid, under the above computation, produces the lowest net effective interest rate to the District subject to compliance with Texas Government Code §2252.908. The Board reserves the right to reject any or all bids. In the event of mathematical discrepancies between the interest rate(s) bid and the interest cost determined therefrom, as both appear on the Official Bid Form the bid, will be governed solely by the interest rate(s) bid.

REQUIRED DISCLOSURE OF INTERESTED PARTIES: Pursuant to Texas Government Code §2252.908 (the "Interested Party Disclosure Act" or the "Act"), the District may not award the Utility Bonds to a bidder that is privately held entity unless the bidder, and each privately held syndicate member listed on the Official Bid Form, has provided to the District (c/o Cedar Creek Municipal Advisors, LLC, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056, Attn: Ryan Nesmith, rnesmith@cedarcreekma.com) a completed and signed TEC Form 1295 which has been assigned a certificate number by the Texas Ethics Commission (the "TEC"). Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed, and provided to the District. The TEC Form 1295 may accompany the Official Bid Form or may be submitted separately, but must be provided to the District prior to the time prescribed for the award of the Utility Bonds. The TEC Form 1295 may be provided to the District via facsimile or electronically, however, the original signed TEC Form 1295 complete with certificate number must be physically delivered to the District (c/o Allen Boone Humphries Robinson, LLP, 4514 Cole Avenue, Suite 1450, Dallas, Texas 75205) within two (2) business days of the award. Following the award of the Utility Bonds, the District will notify the TEC of the receipt of each completed TEC Form 1295. The District reserves the right to reject any bid that does not comply with the requirements prescribed herein or to waive any such requirements.

For purposes of completing the TEC Form 1295, the entity's name is "Tradition Municipal Utility District No. 1 of Denton County" and the contract ID number is "Trd 1 – Utility2026." Neither the District nor its consultants have the ability to verify the information included in a TEC Form 1295, and neither have an obligation nor undertake responsibility for advising any bidder with respect to the proper completion of the TEC Form 1295. Consequently, an entity intending to bid on the Utility Bonds should consult its own advisors to the extent it deems necessary and be prepared to submit the completed form promptly upon notification from the District that its bid is the apparent winning bid.

GOOD FAITH DEPOSIT: Each bid must be accompanied by a bank cashier's check payable to the order of "Tradition Municipal Utility District No. 1 of Denton County" in the amount of $198,100, which represents two percent (2%) of the principal amount of the Utility Bonds. The check will be considered as a Good Faith Deposit, and the check of the successful bidder (the "Utility Bond Initial Purchaser") will be retained uncashed by the District until the Utility Bonds are delivered. In the event the Utility Bond Initial Purchaser should fail or refuse to accept delivery of and pay for the Utility Bonds in accordance with its bid, then the Good Faith Deposit shall be cashed and the proceeds accepted by the District as full and complete liquidated damages against the Utility Bond Initial Purchaser. The Good Faith Deposit may accompany the Official Bid Form or it may be submitted separately. If submitted separately, it shall be made available to the District prior to the opening of the bids and shall be accompanied by instructions from the bank on which it is drawn to authorize its use as a Good Faith Deposit by the bidder, who shall be named in such instructions. The Good Faith Deposit will be returned immediately after full payment has been made by the Utility Bond Initial Purchaser to the District in federal or immediately available funds in the amount of the purchase price plus accrued interest thereon. No interest will be paid on the Good Faith Deposit. The checks accompanying bids other than the winning bid will be returned immediately after the bids are opened and an award of the Utility Bonds has been made.

STANDING LETTER REQUIREMENT: Each prospective bidder must have a standing letter on file with the Municipal Advisory Council of Texas and the Texas Attorney General's Office as required by, and compliant in all respects with, the All Bond Counsel Letter of the Texas Attorney General dated November 1, 2023, as supplemented on November 16, 2023 and December 29, 2023 (collectively, the "All Bond Counsel Letter"). In submitting a bid, a bidder represents to the District that it has filed a standing letter that conforms to the requirements set forth in the All Bond Counsel Letter and it has no reason to believe that the District may not be entitled to rely on the standing letter on file with the Municipal Advisory Council of Texas and the Texas Attorney General's Office. Bidder agrees that it will not rescind its standing letter at any time before the delivery of the Utility Bonds unless same is immediately replaced with a standing letter meeting the requirements of the All Bond Counsel Letter.

COMPLIANCE WITH LAWS PROHIBITING CONTRACTS WITH CERTAIN COMPANIES: The District will not award the Utility Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, solely for purposes of Chapter 2271 of the Texas Government Code, at the time of execution and delivery of its bid and through the delivery date of the Utility Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that boycotts or will boycott Israel. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meaning assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

Additionally, the District will not award the Utility Bonds to a bidder unless the bidder certifies that, solely for purposes of Chapter 2252 of the Texas Government Code, at the time of execution and delivery of its bid, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[2] (i) that engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapter 2270 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) listed by the Texas Comptroller

[1] "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, but does not mean a sole proprietorship.

[2] "Company" means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association whose securities are publicly traded, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit.

of Public Accounts under Section 2270.0201 or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" as used in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

Additionally, the District will not award the Utility Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, solely for purposes of Chapter 2276 of the Texas Government Code, at the time of execution and delivery of its bid and through the delivery date of the Utility Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that boycotts or will boycott energy companies. The terms "boycotts energy companies" and "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001 of the Texas Government Code, as amended.

Additionally, the District will not award the Utility Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, solely for purposes of Chapter 2274 of the Texas Government Code, at the time of execution and delivery of its bid and through the delivery date of the Utility Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that has a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association or will discriminate against a firearm entity or firearm trade association. The term "discriminates against a firearm entity or firearm trade association" as used in this paragraph has the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3) of the Texas Government Code.

By submitting a bid, bidder makes and certifies to the representations necessary and convenient for the compliance with the aforementioned laws and, at the request of the District, agrees to execute further written certifications as may be necessary or convenient for the District to establish compliance with the aforementioned laws.

Notwithstanding anything contained herein, the bidder agrees that liability for breach of verification of the statutory representations and covenants provided above as required by Chapters 2252, 2271, 2274 and 2276 of the Texas Government Code during the term of the contract shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the contract.

CONTRACTING INFORMATION: The District will not award the Utility Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, the bidder and each syndicate member listed on the Official Bid Form will (i) preserve all contracting information related to the bid as provided by the records retention requirements applicable to the District through the delivery date of the Utility Bonds, (ii) promptly provide to the District any contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member on request of the District, and (iii) upon delivery of the Utility Bonds to the bidder, either (a) provide at no cost to the District all contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member or (b) preserve the contracting information related to the bid as provided by the records retention requirements applicable to the District. The term "contracting information" as used in this paragraph has the meaning assigned to such term in Section 552.003 of the Texas Government Code.

COMPETITIVE BIDDING AND CERTIFICATE OF UTILITY BOND INITIAL PURCHASER: In the event that the District does not receive sufficient qualified bids for the Utility Bonds (as defined in the Preliminary Official Statement) to satisfy the competitive sale requirements of Section 1.148-1(f)(3)(i) of the Treasury Regulations, allowing the District to treat the reasonably expected initial offering price to the public as of the sale date as the issue price of the Utility Bonds, the "hold-the-offering-price rule" shall apply, which will allow the District to treat the initial offering price to the public of each maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule applies to any maturity of the Utility Bonds, the Utility Bond Initial Purchaser will neither offer nor sell that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and

[1] "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, but does not mean a sole proprietorship.

ending on the earlier of the following: (i) the date on which the Utility Bond Initial Purchaser has sold at least 10 percent of that maturity of the Utility Bonds to the public at a price that is no higher than the initial offering price to the public or (b) the close of the fifth business day after the sale date. The Utility Bond Initial Purchaser agrees to promptly report to the District's financial advisor when it has sold 10 percent of a maturity of the Utility Bonds to the public at a price that is no higher than the initial offering price to the public if that occurs prior to the close of the fifth business day after the sale date. Alternative Certificates of Utility Bond Initial Purchaser are attached for use (I) when the competitive sale requirements of Section 1.148-1(f)(3)(i) of the Treasury Regulations are met and (II) when such requirements are not met.

DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS

DELIVERY OF INITIAL BONDS: Initial delivery of the Utility Bonds will be as one Bond for each maturity, as set forth below. Unless otherwise agreed with the Utility Bond Initial Purchaser, delivery will be at the corporate trust office of the Paying Agent/Registrar in Dallas, Texas. Payment for the Utility Bonds must be made in immediately available funds for unconditional credit to the District, or as otherwise directed by the District. The Utility Bond Initial Purchaser will be given five (5) business days' notice of the time fixed for delivery of the Utility Bonds. It is anticipated that initial delivery can be made on or about December 9, 2026, and subject to the aforesaid notice, it is understood and agreed that the Utility Bond Initial Purchaser will accept delivery and make payment for the initial Utility Bonds by 9:30 A.M., Central Time, on December 9, 2026, or thereafter on the date the initial Utility Bonds are tendered for delivery, up to and including January 8, 2027. If for any reason the District is unable to make delivery on or before January 8, 2027, then the District immediately shall contact the Utility Bond Initial Purchaser and offer to allow the Utility Bond Initial Purchaser to extend its offer for an additional thirty (30) days. If the Utility Bond Initial Purchaser does not elect to extend its offer within five (5) days thereafter, then the Good Faith Deposit will be returned, and both the District and the Utility Bond Initial Purchaser shall be relieved of any further obligation.

CUSIP NUMBERS: It is anticipated that CUSIP identification numbers will be printed on the Utility Bonds, but neither the failure to print such number on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Utility Bond Initial Purchaser to accept delivery of and pay for the Utility Bonds in accordance with the terms of this Official Notice of Sale. All expenses relating to the printing of CUSIP numbers on the Utility Bonds shall be paid for by the District; however, payment of the CUSIP Global Services charge for the assignment of the numbers shall be the responsibility of the Utility Bond Initial Purchaser.

EXCHANGE ON DELIVERY DATE: Upon written request of the Utility Bond Initial Purchaser, delivered to the Paying Agent/Registrar not less than five (5) business days prior to the date fixed for delivery, the Paying Agent/Registrar will, on the delivery date, exchange the Utility Bonds to be delivered by the District for Utility Bonds registered in accordance with instructions contained in such request, in integral multiples of $5,000, maturing as set out in the Official Notice of Sale and bearing interest in accordance with the terms of the Utility Bond Initial Purchaser's bid.

CONDITIONS TO DELIVERY: The obligation to take up and pay for the Utility Bonds is subject to the following conditions: the issuance of an approving opinion of the Attorney General of Texas, the Utility Bond Initial Purchaser's receipt of the initial bonds, the Utility Bond Initial Purchaser's receipt of the legal opinion of Bond Counsel (as defined in the Preliminary Official Statement) and the no-litigation certificate, and the non-occurrence of the events described below under the caption "NO MATERIAL ADVERSE CHANGE," all as described below. Further, the Utility Bond Initial Purchaser is not obligated to take up and pay for the Utility Bonds at initial delivery if at any time after the award of the Utility Bonds and at or prior to initial delivery, the Congress of the United States shall have declared war or a national emergency. In addition, if the District fails to comply with its obligations described under "OFFICIAL STATEMENT" below, the Utility Bond Initial Purchaser may terminate its contract to purchase the Utility Bonds by delivering written notice to the District within five (5) days thereafter.

UTILITY BOND INITIAL PURCHASER'S CERTIFICATION OF ISSUE PRICE: In order to provide the District with information required to enable it to comply with certain conditions of the Internal Revenue Code of 1986, as amended (the "Code"), relating to the exclusion of interest on the Utility Bonds from gross income for federal income tax purposes, the Utility Bond Initial Purchaser will be required to complete, execute and deliver to the District (on or before the date of delivery of the Utility Bonds) a certification regarding the "issue price" of the Utility Bonds in the form accompanying this Official Notice of Sale. Each bidder, by submitting its bid, agrees

to complete, execute and deliver such a certificate by the date of delivery of the Utility Bonds, if its bid is accepted by the District. It will be the responsibility of the Utility Bond Initial Purchaser to institute such syndicate reporting requirements, to make such investigation, or otherwise to ascertain the facts necessary to enable it to make such certification with reasonable certainty. Any questions concerning such certification should be directed to Allen Boone Humphries Robinson LLP, Bond Counsel.

DTC DEFINITIVE BONDS: After delivery, the Utility Bonds will be issued in book-entry-only form. Cede & Co. is the nominee for DTC. All references herein to the registered owners of the Utility Bonds shall mean Cede & Co. and not the Beneficial Owners of the Utility Bonds. Purchase of beneficial interests in the Utility Bonds will be made in book-entry-only form (without registered Utility Bonds) in the denomination of $5,000 principal amount or any integral multiple thereof. Under certain limited circumstances described herein, the District may determine to forego immobilization of the Utility Bonds at DTC, or another securities depository, in which case, such beneficial interests would become exchangeable for one or more fully registered Utility Bonds of like principal amount for the Utility Bonds. See "Book-Entry-Only System" in the Preliminary Official Statement.

LEGAL OPINIONS: The District will furnish to the Utility Bond Initial Purchaser a transcript of certain certified proceedings incident to the issuance and authorization of the Utility Bonds, including a copy of the approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Utility Bonds, and that based upon such examination, the Utility Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, levied without legal limitation as to rate or amount upon all taxable property in the District. The District will also furnish the approving legal opinion of Bond Counsel, to the effect that, based upon an examination of such transcript, the Utility Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the registered owners of the Utility Bonds may be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. The legal opinion of Bond Counsel will further state that the Utility Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes without legal limitation as to rate or amount, upon all taxable property within the District, and that, under existing law, interest on the Utility Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended, and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals. See "LEGAL MATTERS" in the Preliminary Official Statement. Such opinions express no opinion with respect to the sufficiency of the security for or marketability of the Utility Bonds.

NOT QUALIFIED TAX-EXEMPT OBLIGATIONS: The Utility Bonds will **not** be designated "qualified tax-exempt obligations" for financial institutions.

NO-LITIGATION CERTIFICATE: On the date of delivery of the Utility Bonds to the Utility Bond Initial Purchaser, the District will execute and deliver to the Utility Bond Initial Purchaser, a certificate to the effect that no litigation of any nature has been filed or is pending, as of that date, of which the District has notice, to restrain or enjoin the issuance or delivery of the Utility Bonds, or which would affect the provisions made for their payment or security, or in any manner question the validity of the Utility Bonds.

NO MATERIAL ADVERSE CHANGE: The obligation of the Utility Bond Initial Purchaser to take up and pay for the initial Utility Bonds, and of the District to deliver the initial Utility Bonds, is subject to the condition that, up to the time of delivery of and receipt of payment for the initial Utility Bonds, there shall have been no material adverse change in the affairs of the District subsequent to the date of sale from that set forth in the Preliminary Official Statement, as it may have been finalized, supplemented or amended through the date of delivery.

OFFICIAL STATEMENT

To assist the Utility Bond Initial Purchaser in complying with Rule 15c2-12 of the United States Securities and Exchange Commission ("SEC"), the District and the Utility Bond Initial Purchaser contract and agree, by the submission and acceptance of the winning bid, as follows.

FINAL OFFICIAL STATEMENT: The District has approved and authorized distribution of the accompanying Preliminary Official Statement for dissemination to potential purchasers of the Utility Bonds, but does not presently intend to prepare any other document or version thereof for such purpose, except as described

below. Accordingly, the District intends the Preliminary Official Statement to be final as of its date, within the meaning of SEC Rule 15c2-12(b)(1), except for information relating to the offering prices, interest rates, final debt service schedule, selling compensation, identity of the Utility Bond Initial Purchaser and other similar information, terms and provisions to be specified in the competitive bidding process. The Utility Bond Initial Purchaser shall be responsible for promptly informing the District of the initial offering yields of the Utility Bonds. Thereafter, the District will complete and authorize distribution of the Official Statement identifying the Utility Bond Initial Purchaser and containing such omitted information. The District does not intend to amend or supplement the Official Statement otherwise, except to take into account certain subsequent events, if any, as described below. By delivering the final Official Statement or any amendment or supplement thereto in the requested quantity to the Utility Bond Initial Purchaser on or after the sale date, the District intends the same to be final as of such date, within the meaning of SEC Rule 15c2-12(e)(3). Notwithstanding the foregoing, the only representations concerning the absence of material misstatements or omissions from the Official Statement which are being or which will be made by the District are those described and contained in the Official Statement under the caption "OFFICIAL STATEMENT – Certification as to Official Statement."

CHANGES TO OFFICIAL STATEMENT: If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Utility Bond Initial Purchaser of any adverse event which causes the Official Statement to be materially misleading, and unless the Utility Bond Initial Purchaser elects to terminate its obligation to purchase the Utility Bonds, as described above under "DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS – CONDITIONS TO DELIVERY," the District will promptly prepare and supply to the Utility Bond Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Utility Bond Initial Purchaser; provided, however, that the obligation of the District to do so will terminate when the District delivers the Utility Bonds to the Utility Bond Initial Purchaser, unless the Utility Bond Initial Purchaser notifies the District on or before such date that less than all of the Utility Bonds have been sold to ultimate customers, in which case the District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the District delivers the Utility Bonds) until all of the Utility Bonds have been sold to ultimate customers.

DELIVERY OF OFFICIAL STATEMENTS: The District shall furnish to the Utility Bond Initial Purchaser (and to each participating underwriter of the Utility Bonds, within the meaning of SEC Rule 15c2-12(a), designated by the Utility Bond Initial Purchaser), within seven (7) business days after the sale date, the aggregate number of Official Statements specified in the winning bid. The District also shall furnish to the Utility Bond Initial Purchaser a like number of any supplements or amendments approved and authorized for distribution by the District for dissemination to potential purchasers of the Utility Bonds, as well as such additional copies of the Official Statement or any such supplements or amendments as the Utility Bond Initial Purchaser may request prior to the 90th day after the end of the underwriting period described in SEC Rule 15c2-12(e)(2). The District shall pay the expense of preparing the number of copies of the Official Statement specified in the winning bid and an equal number of any supplements or amendments issued on or before the delivery date, but the Utility Bond Initial Purchaser shall pay for all other copies of the Official Statement or any supplement or amendment thereto.

CONTINUING DISCLOSURE OF INFORMATION: The District will agree in the Utility Bond Resolution to provide certain periodic information and notices of material events in accordance with SEC Rule 15c2-12, as described in the Preliminary Official Statement under "CONTINUING DISCLOSURE OF INFORMATION." The Utility Bond Initial Purchaser's obligation to accept and pay for the Utility Bonds is conditioned upon delivery to the Utility Bond Initial Purchaser or its agent of a certified copy of the Utility Bond Resolution containing the provisions described under such heading.

GENERAL CONSIDERATIONS

REGISTRATION: The Utility Bonds are transferable on the bond register kept by the Paying Agent/Registrar upon surrender and reissuance. The Utility Bonds are exchangeable for an equal principal amount of Utility Bonds of the same maturity in any authorized denomination upon surrender of the Utility Bonds to be exchanged, but the District may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

RISK FACTORS: The Utility Bonds involve certain investment risks as set forth in the Preliminary Official Statement. Prospective purchasers of the Utility Bonds should carefully review the entire Preliminary Official

Statement before making an investment decision. Particular attention should be given to the information set forth therein under the caption "RISK FACTORS."

RESERVATION OF RIGHTS: The District reserves the right to reject all bids or any bid not conforming with the terms hereof and the right to waive any and all irregularities, except time of filing.

NOT AN OFFER TO SELL: This Official Notice of Sale does not alone constitute an offer to sell the Utility Bonds but is merely notice of sale of the Utility Bonds. The invitation for bids on the Utility Bonds is being made by means of this Official Notice of Sale, the Preliminary Official Statement, and the Official Bid Form.

SECURITIES REGISTRATION AND QUALIFICATION: No registration statement relating to the Utility Bonds has been filed with the United States Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon exemptions provided thereunder. The Utility Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Utility Bonds been registered or qualified under the securities laws or regulations of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Utility Bonds under the securities laws or regulations of any other jurisdiction in which the Utility Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Utility Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdictions.

By submission of a bid, the Utility Bond Initial Purchaser represents that the sale of the Utility Bonds in states other than Texas will be made only pursuant to exemptions from registration or qualification or, where necessary, the Utility Bond Initial Purchaser will register or qualify the Utility Bonds in accordance with the securities laws or regulations of any jurisdiction which so requires. The District agrees to cooperate, at the Utility Bond Initial Purchaser's written request and expense, in registering or qualifying the Utility Bonds, or in obtaining an exemption from registration or qualification, in any jurisdiction where such action is necessary, provided that the District shall not be required to file a general consent to service of process in any jurisdiction.

ADDITIONAL COPIES: Additional copies of this Official Notice of Sale, the Official Bid Form, and the Preliminary Official Statement may be obtained from Cedar Creek Municipal Advisors, LLC, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056.

/s/ Walker Bright
President, Board of Directors
Tradition Municipal Utility District No. 1 of Denton County

ATTEST:

/s/ Alex Pfefferkorn
Secretary, Board of Directors
Tradition Municipal Utility District No. 1 of Denton County

September 23, 2026

CERTIFICATE OF UTILITY BOND INITIAL PURCHASER – FEDERAL TAX COMPETITIVE BIDDING REQUIREMENTS MET

The undersigned hereby certifies as follows with respect to the sale of $9,905,000 Unlimited Tax Bonds, Series 2026 (the "Utility Bonds"), by Tradition Municipal Utility District No. 1 of Denton County (the "District").

1. The undersigned is the underwriter or the manager of the syndicate of underwriters ("Utility Bond Initial Purchaser") that has purchased the Utility Bonds from the District at competitive sale.

2. The Utility Bond Initial Purchaser was not given the opportunity to review other bids prior to submitting its bid, and the bid submitted by the Utility Bond Initial Purchaser constituted a firm bid to purchase the Utility Bonds.

3. As of the Sale Date (defined below), the reasonably expected initial offering prices of the Utility Bonds to the public by the Utility Bond Initial Purchaser (expressed as a percentage of principal amount and exclusive of accrued interest) is as set forth below.

Maturity (September 1)	Principal Amount	Price/Yield	Maturity (September 1)	Principal Amount	Price/Yield
2028	$215,000	_____%	2040	$395,000	_____%
2029	225,000	_____%	2041	420,000	_____%
2030	240,000	_____%	2042	440,000	_____%
2031	250,000	_____%	2043	465,000	_____%
2032	265,000	_____%	2044	490,000	_____%
2033	280,000	_____%	2045	515,000	_____%
2034	290,000	_____%	2046	540,000	_____%
2035	310,000	_____%	2047	570,000	_____%
2036	325,000	_____%	2048	600,000	_____%
2037	340,000	_____%	2049	630,000	_____%
2038	360,000	_____%	2050	665,000	_____%
2039	375,000	_____%	2051	700,000	_____%

4. The Utility Bond Initial Purchaser [has] [has not] purchased bond insurance for the Utility Bonds. The bond insurance has been purchased from _____ (the "Insurer") for a fee of $_____ (net of any nonguarantee cost, e.g., rating agency fees). The amount of such fee is set forth in the Insurer's commitment and does not include any payment for any direct or indirect services other than the transfer of credit risk, unless the compensation for those other services is separately stated, reasonable, and excluded from such fee. Such fee does not exceed a reasonable, arms-length charge for the transfer of credit risk. The present value of the debt service savings expected to be realized as a result of such insurance exceeds the amount of the fee set forth above. For this purpose, present value is computed using the yield on the Utility Bonds, determined by taking into account the amount of the fee set forth above, as the discount rate. No portion of the fee payable to the Insurer is refundable upon redemption of any of the Utility Bonds in an amount which would exceed the portion of such fee that had not been earned.

5. The term "public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an underwriter or a related party to an underwriter. A related party generally means two or more persons with greater than 50 percent common ownership, directly or indirectly.

6. The term "Sale Date" means the first date on which there is a binding contract in writing for the sale of the Utility Bonds. The Sale Date of the Utility Bonds is November 10, 2026.

The undersigned understands that the statements made herein will be relied upon by the District and Allen Boone Humphries Robinson LLP in complying with the conditions imposed by the Internal Revenue Code of 1986, as amended, on the exclusion of interest on the Utility Bonds from the gross income of their owners for federal income tax purposes.

EXECUTED AND DELIVERED this _____ day of _____, 2026.

By: _____

Name: _____

Title: _____

Company: _____

(Name of Utility Bond Initial Purchaser or Manager)

CERTIFICATE OF UTILITY BOND INITIAL PURCHASER – FEDERAL TAX COMPETITIVE BIDDING REQUIREMENTS NOT MET

The undersigned hereby certifies as follows with respect to the sale of $9,905,000 Unlimited Tax Bonds, Series 2026 (the "Utility Bonds"), by Tradition Municipal Utility District No. 1 of Denton County (the "District").

1. The undersigned is the underwriter or the manager of the syndicate of underwriters ("Utility Bond Initial Purchaser") that has purchased the Utility Bonds from the District at competitive sale.

2. As of the date of this Certificate, for each of the following maturities (the "Sold Maturities"), the first price at which a substantial amount (at least ten percent) of such maturity was sold to the public (expressed as a percentage of principal amount and exclusive of accrued interest) is set forth below:

Maturity (September 1)	Principal Amount	Price/Yield	Maturity (September 1)	Principal Amount	Price/Yield
2028	$215,000	_____%	2040	$395,000	_____%
2029	225,000	_____%	2041	420,000	_____%
2030	240,000	_____%	2042	440,000	_____%
2031	250,000	_____%	2043	465,000	_____%
2032	265,000	_____%	2044	490,000	_____%
2033	280,000	_____%	2045	515,000	_____%
2034	290,000	_____%	2046	540,000	_____%
2035	310,000	_____%	2047	570,000	_____%
2036	325,000	_____%	2048	600,000	_____%
2037	340,000	_____%	2049	630,000	_____%
2038	360,000	_____%	2050	665,000	_____%
2039	375,000	_____%	2051	700,000	_____%

3. As of the Sale Date (defined below), each of the following maturities (the "Unsold Maturities") was offered to the public for purchase at the price (expressed as a percentage of principal amount and exclusive of accrued interest) set forth below:

Maturity (September 1)	Principal Amount	Price/Yield	Maturity (September 1)	Principal Amount	Price/Yield
2028	$215,000	_____%	2040	$395,000	_____%
2029	225,000	_____%	2041	420,000	_____%
2030	240,000	_____%	2042	440,000	_____%
2031	250,000	_____%	2043	465,000	_____%
2032	265,000	_____%	2044	490,000	_____%
2033	280,000	_____%	2045	515,000	_____%
2034	290,000	_____%	2046	540,000	_____%
2035	310,000	_____%	2047	570,000	_____%
2036	325,000	_____%	2048	600,000	_____%
2037	340,000	_____%	2049	630,000	_____%
2038	360,000	_____%	2050	665,000	_____%
2039	375,000	_____%	2051	700,000	_____%

4. As set forth in the Official Notice of Sale, the Utility Bond Initial Purchaser has agreed in writing that, for each of the Unsold Maturities, the Utility Bond Initial Purchaser would neither offer nor sell any of the Utility Bonds of such maturity to any person at a price that is higher than the initial offering price for each maturity, as set forth in the pricing wire or equivalent communication for the Utility Bonds attached to this Certificate, during the Offering Period for such maturity, nor would the Utility Bond Initial Purchaser permit a related party to do so. Pursuant to such agreement, the Utility Bond Initial Purchaser has neither offered nor sold any of the Unsold Maturities at a price higher than the respective initial offering price for that maturity of the Utility Bonds during the Offering Period.

5. The Utility Bond Initial Purchaser [has] [has not] purchased bond insurance for the Utility Bonds. The bond insurance has been purchased from _____ (the "Insurer") for a fee of $_____ (net of any nonguarantee cost, e.g., rating agency fees). The amount of such fee is set forth in the Insurer's commitment and does not include any payment for any direct or indirect services other than the transfer of credit risk, unless the compensation for those other services is separately stated, reasonable, and excluded from such fee. Such fee does not exceed a reasonable, arms-length charge for the transfer of credit risk. The present value of the debt service savings expected to be realized as a result of such insurance exceeds the amount of the fee set forth above. For this purpose, present value is computed using the yield on the Utility Bonds, determined by taking into account the amount of the fee set forth above, as the discount rate. No portion of the fee payable to the Insurer is refundable upon redemption of any of the Utility Bonds in an amount which would exceed the portion of such fee that had not been earned.

6. The term "public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an underwriter or a related party to an underwriter. A related party generally means two or more persons with greater than 50 percent common ownership, directly or indirectly.

7. The term "Sale Date" means the first date on which there is a binding contract in writing for the sale of the Utility Bonds. The Sale Date of the Utility Bonds is November 10, 2026.

8. The term "Offering Period" means, with respect to an Unsold Maturity, the period beginning on the Sale Date and ending on the earlier of (a) the close of the fifth business day after the Sale Date or (b) the date on which the Utility Bond Initial Purchaser has sold at least 10 percent of such Unsold Maturity to the public at a price that is no higher than the initial offering price for such Unsold Maturity.

The undersigned understands that the statements made herein will be relied upon by the District and Allen Boone Humphries Robinson LLP in complying with the conditions imposed by the Internal Revenue Code of 1986, as amended, on the exclusion of interest on the Utility Bonds from the gross income of their owners for federal income tax purposes.

EXECUTED AND DELIVERED this _____ day of _____, 2026.

By: _____

Name: _____

Title: _____

Company: _____

(Name of Utility Bond Initial Purchaser or Manager)

OFFICIAL BID FORM

November 10, 2026

President and Board of Directors
Tradition Municipal Utility District No. 1 of Denton County
c/o Cedar Creek Municipal Advisors, LLC
6363 N. State Highway 161, Suite 310
Irving, Texas 75038

Board Members:

We have read in detail the Official Notice of Sale and Preliminary Official Statement, which are hereby made a part hereof, of Tradition Municipal Utility District No. 1 of Denton County (the "District") relating to its $9,905,000 Unlimited Tax Bonds, Series 2026 (the "Utility Bonds"). We realize that the Utility Bonds involve certain investment risks and that the ability of the District to service the Utility Bonds depends, in part, on the investment considerations set forth in the Preliminary Official Statement dated September 23, 2026. We have made such inspections and investigations as we deem necessary relating to the investment quality of the Utility Bonds. Accordingly, we offer to purchase the Utility Bonds for a cash price of $_____ (which represents _____% of par value), provided such Utility Bonds bear interest at the following rates:

Maturity (September 1)	Principal Amount	Interest Rate	Maturity (September 1)	Principal Amount	Interest Rate
2028	$215,000	_____%	2040 (a)	$395,000	_____%
2029	225,000	_____%	2041 (a)	420,000	_____%
2030	240,000	_____%	2042 (a)	440,000	_____%
2031	250,000	_____%	2043 (a)	465,000	_____%
2032	265,000	_____%	2044 (a)	490,000	_____%
2033 (a)	280,000	_____%	2045 (a)	515,000	_____%
2034 (a)	290,000	_____%	2046 (a)	540,000	_____%
2035 (a)	310,000	_____%	2047 (a)	570,000	_____%
2036 (a)	325,000	_____%	2048 (a)	600,000	_____%
2037 (a)	340,000	_____%	2049 (a)	630,000	_____%
2038 (a)	360,000	_____%	2050 (a)	665,000	_____%
2039 (a)	375,000	_____%	2051 (a)	700,000	_____%

(a) The Utility Bonds that mature on or after September 1, 2033, are subject to redemption and payment, at the option of the District, in whole or, from time to time, in part, on December 1, 2032, or on any date thereafter, at a price equal to the principal amount thereof, plus accrued interest thereon to the date fixed for redemption.

We hereby designate the following as term bonds ("Term Bonds") with mandatory sinking redemptions.

Term Bond Maturity Date (September 1)	Year of First Mandatory Redemption	Principal Amount of Term Bonds	Interest Rate
_____	_____	$_____	_____%
_____	_____	_____	_____%
_____	_____	_____	_____%
_____	_____	_____	_____%
_____	_____	_____	_____%
_____	_____	_____	_____%
_____	_____	_____	_____%
_____	_____	_____	_____%
_____	_____	_____	_____%

Our calculation (which is not a part of this bid) of the interest cost from the above is:

Total Interest Cost from December 9, 2026	$	_____
Plus: Dollar Amount of Discount OR Less: Dollar Amount of Premium	$	_____
NET INTEREST COST	$	_____
NET EFFECTIVE INTEREST RATE		_____%

As a part of our bid, we agree to pay the premium of $_____ for the municipal bond guaranty insurance issued by _____ and the additional rating agency fee(s), if any, of $_____.

The initial Utility Bonds shall be registered in the name of Cede & Co. We will advise the corporate trust office of BOKF, National Association, Dallas, Texas, the Paying Agent/Registrar, on forms to be provided by the Paying Agent/Registrar, of our registration instructions at least five (5) business days prior to the date set for initial delivery.

Cashier's Check ("Official Checks" are not acceptable) No. _____, issued by _____, and payable to your order in the amount of $198,100 (is attached hereto) (has been made available to you prior to the opening of this bid) as a Good Faith Deposit for disposition in accordance with the terms and conditions set forth in the Official Notice of Sale. Should we fail or refuse to make payment for the Utility Bonds in accordance with the terms and conditions stated in the Official Notice of Sale, this check shall be cashed and the proceeds retained as complete liquidated damages against us. The Good Faith Deposit will be returned to the Utility Bond Initial Purchaser uncashed on the date of delivery of the Utility Bonds.

Unless the bidder is exempt from such requirements pursuant to Texas Government Code § 2252.908(c)(4), the District may not accept this bid until it has received from the bidder a completed and signed TEC Form 1295 and Certification of Filing pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the Texas Ethics Commission. The undersigned understands that failure to provide said form and Certification of Filing, when required, will result in a non-conforming bid and will prohibit the District from considering this bid for acceptance.

By executing this Official Bid Form, the bidder represents and verifies that, solely for purposes of Chapter 2271 of the Texas Government Code, at the time of execution and delivery of its bid and through the delivery date of the Utility Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that boycotts or will boycott Israel. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meaning assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

Additionally, by executing this Official Bid Form, the bidder also represents and certifies that, solely for purposes of Chapter 2252 of the Texas Government Code, at the time of execution and delivery of its bid, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[2] (i) that engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapter 2270 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) listed by the Texas Comptroller of Public Accounts under Section 2270.0201 or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" as used in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code. The undersigned agrees to execute, at the request of the District, further written certifications as may be necessary or convenient for the District to establish compliance with these laws.

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[1] "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, but does not mean a sole proprietorship.

[2] "Company" means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association whose securities are publicly traded, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit.

Additionally, by executing this Official Bid Form, the bidder also represents and verifies that, solely for purposes of Chapter 2276 of the Texas Government Code, at the time of execution and delivery of its bid and through the delivery date of the Utility Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that boycotts or will boycott energy companies. The terms "boycotts energy companies" and "boycott energy companies" as used in this paragraph have the meaning assigned to the term "boycott energy company" in Section 809.001 of the Texas Government Code, as amended.

Additionally, by executing this Official Bid Form, the bidder also represents and verifies that, solely for purposes of Chapter 2274 of the Texas Government Code, at the time of execution and delivery of its bid and through the delivery date of the Utility Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that has a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association or will discriminate against a firearm entity or firearm trade association. The term "discriminates against a firearm entity or firearm trade association" as used in this paragraph has the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3) of the Texas Government Code.

By submitting a bid, bidder makes and certifies to the representations necessary and convenient for the compliance with the aforementioned laws and, at the request of the District, agrees to execute further written certifications as may be necessary or convenient for the District to establish compliance with the aforementioned laws.

Notwithstanding anything contained herein, the bidder agrees that liability for breach of verification of the statutory representations and covenants provided above as required by Chapters 2252, 2271, 2274 and 2276 of the Texas Government Code during the term of the contract shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the contract.

Additionally, by executing this Official Bid Form, the bidder also represents and certifies that, the bidder and each syndicate member listed on the Official Bid Form will (i) preserve all contracting information related to the bid as provided by the records retention requirements applicable to the District through the delivery date of the Utility Bonds, (ii) promptly provide to the District any contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member on request of the District, and (iii) upon delivery of the Utility Bonds to the bidder, either (a) provide at no cost to the District all contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member or (b) preserve the contracting information related to the bid as provided by the records retention requirements applicable to the District. The term "contracting information" as used in this paragraph has the meaning assigned to such term in Section 552.003 of the Texas Government Code.

We will require ___ copies of the final Official Statement for dissemination to potential purchasers of the Utility Bonds (not to exceed 250 copies). By our submission of this bid, we agree to provide such copies of the final Official Statement and of any amendments or supplements thereto in accordance with the Official Notice of Sale, and to undertake the obligations of the Utility Bond Initial Purchaser described therein, as contemplated by Rule 15c2-12 of the United States Securities and Exchange Commission.

The undersigned agrees to complete, execute, and deliver to the District, by the date of delivery of the Utility Bonds, a certificate relating to the "issue price" of the Utility Bonds in the form accompanying the Official Notice of Sale.

We hereby represent that sale of the Utility Bonds in jurisdictions other than Texas will be made only pursuant to exemptions from registration or qualification and that, where necessary, we will register or qualify the Utility Bonds in accordance with the securities laws and regulations of the jurisdictions in which the Utility Bonds are offered or sold.

We agree to accept delivery of and make payment for the initial Utility Bonds in immediately available funds at the corporate trust office of BOKF, National Association, Dallas, Texas, not later than 9:30 A.M., Central Time, on December 9, 2026, or thereafter on the date the Utility Bonds are tendered for delivery pursuant to the terms set forth in the Official Notice of Sale.

Respectfully submitted,

By: _____

Name: _____

Title: _____

Firm: _____

ACCEPTANCE CLAUSE

The above and foregoing bid is hereby in all things accepted by Tradition Municipal Utility District No. 1 of Denton County on this 10th day of November 2026.

ATTEST:

Secretary, Board of Directors	President, Board of Directors

Return of $198,100 Good Faith Deposit is hereby acknowledged:

Firm: _____

By: _____

Date: _____

$9,905,000

TRADITION MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

UNLIMITED TAX BONDS

SERIES 2026

BOND YEARS

Interest accrues from: Delivery Date

Due: September 1

Year	Amount	Bond Years	Accumulated Bond Years
2028	$215,000	371.4722	371.4722
2029	225,000	613.7500	985.2222
2030	240,000	894.6667	1,879.8889
2031	250,000	1,181.9444	3,061.8333
2032	265,000	1,517.8611	4,579.6944
2033	280,000	1,883.7778	6,463.4722
2034	290,000	2,241.0556	8,704.5278
2035	310,000	2,705.6111	11,410.1389
2036	325,000	3,161.5278	14,571.6667
2037	340,000	3,647.4444	18,219.1111
2038	360,000	4,222.0000	22,441.1111
2039	375,000	4,772.9167	27,214.0278
2040	395,000	5,422.4722	32,636.5000
2041	420,000	6,185.6667	38,822.1667
2042	440,000	6,920.2222	45,742.3889
2043	465,000	7,778.4167	53,520.8056
2044	490,000	8,686.6111	62,207.4167
2045	515,000	9,644.8056	71,852.2222
2046	540,000	10,653.0000	82,505.2222
2047	570,000	11,814.8333	94,320.0556
2048	600,000	13,036.6667	107,356.7222
2049	630,000	14,318.5000	121,675.2222
2050	665,000	15,778.9722	137,454.1944
2051	700,000	17,309.4444	154,763.6389
Total Bond Years:	154,763.6389		
Average Maturity:	15.6248 years		