

ENCANTO REAL UTILITY DISTRICT
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting at **Bridgestone MUD Operations & Water Education Center, 19720 Kuykendahl**, Spring, Harris County, Texas, 77379, said address being a meeting place of the District.

The meeting will be held on **Tuesday, January 20, 2026, at 2:00 p.m.** The Board shall act upon the following matters:

1. Consider questions and comments from the public (the Board imposes a three-minute speaking limit for each member of the public wishing to address the Board; comments will be closed after this item);
2. Review and consider approval of minutes from the December 16, 2025, Board of Directors meeting;
3. Consider report of activities of the Constable patrol in the District, and the taking of any actions required in connection therewith;
4. Consider report on the status of collection of taxes, the status of collection of delinquent tax accounts, and the payment of invoices in connection therewith, and the taking of any actions required in connection therewith;
5. Consider adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2026, including the filing of lawsuits, as necessary;
6. Consider granting exemptions from taxation for 2026, and the adoption of a Resolution in connection therewith;
7. Consider report on the District's water, sanitary sewer and storm sewer systems, including:
 - a) review of customer billing;
 - b) review of utility operations;
 - c) repair and maintenance of District facilities;
 - d) customer appeals;
 - e) status of collection of backcharges;
 - f) status of operation of water re-use system at wastewater treatment plant;
 - g) status of District permits;and the taking of any actions required in connection therewith;
8. Status of installation of the fence at the Fox Hollow South detention pond, and the taking of any actions required in connection therewith;
9. Consider request from Sawmill Ranch Community Association to replace a portion of the fence enclosing the Sawmill Ranch detention pond, and the taking of any actions required in connection therewith;
10. a) Consider authorizing the design, advertisement for bids and/or award of construction contracts for the construction of water, sanitary sewer and drainage facilities within the District;

- b) Consider the status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes;
- c) Consider acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
- d) Status of addition of concrete pilot channels in the bottom of the roadside ditches along W. Mossy Oaks Drive;
- e) Status of contract with J.T.B. Services Inc. relative to removal of brush and replacement of chain link fence and gate around the District's Wastewater Treatment Plant ("WWTP") site; and the taking of any actions required in connection therewith;

11. Consider approval of Maintenance Agreement with Texas Petroleum Group, LLC relative to maintenance of detention pond to serve the Timewise development properties, and the taking of any actions required in connection therewith;

12. Consider status of development of property within the District, including requests for annexation, status of receipt of feasibility deposit, authorize engineer to prepare feasibility study and approval of feasibility study, including:

- a) request from M Lanza Engineering on behalf of HAF Properties & Investments for service to a 4.6-acre site for proposed retail and warehouse development, including authorizing preparation of a feasibility study relative to same; and
- b) request for service to a 13-acre site on Mossy Oaks Dr. for proposed single-family residential development, including authorizing preparation of a feasibility study relative to same;

and the taking of any actions required in connection therewith;

13. Consider issuance of utility commitments and/or "will serve" letters, and the taking of any actions required in connection therewith;

14. Status of re-plat of Water Plant No. 1 site, including status of amendment to existing letter agreements with the affected property owners, and the taking of any actions required in connection therewith;

15. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;

16. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;

17. Consider review of District's Code of Ethics Policy;

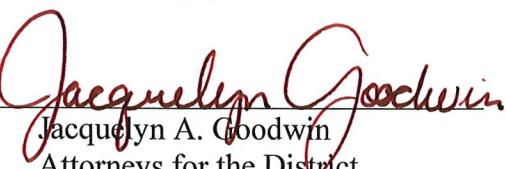
18. Consider approval of Order Changing the District's Official Office, Mailing Address and Meeting Place located Outside the Boundaries of the District, and the taking of any actions required in connection therewith;

19. Report relative to status of District website;

20. Recess to Executive Session to discuss real property matters pursuant to §551.072, Texas Government Code;

21. Reconvene in Open Session and authorize appropriate action related to real property matters pursuant to §551.072, Texas Government Code;
22. Status of acquisition of Water Plant No. 2 access property, and the taking of any actions required in connection therewith; and
23. Consider matters for possible placement on future agendas.

MARKS RICHARDSON PC

By: 
Jacquelyn A. Goodwin
Attorneys for the District



Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.