

**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, September 16, 2025, 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 August 19, 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 approval of audit report for the fiscal year ended June 30, 2025;
5. Receive Financial Advisor's recommendation concerning establishment of the District's 2025 tax rate and consider proposal of District's 2025 tax rate and authorize publication of notice of public hearing relative to setting District tax rate, and the taking of such other actions as may be required in connection therewith;
6. 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;
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. Consider status of North Harris County Regional Water Authority, and the taking of any actions required in connection therewith;
9. 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; including:
  - i) status of preparation of plans and specifications for facilities to serve 4.1537-acre annexation tract (Rothwood Pool Complex);

- ii) status of preparation of plans and specifications for facilities to serve 43.7656-acre annexation tract and authorize engineer to advertise the project for bids;
  - 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, including;
    - i) Conveyance of Utility Facilities relative to construction of water distribution and sanitary sewer force main facilities to serve 6.9245-acre annexation tract (Timewise – ISJ Construction);
  - 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;
  - f) Status of amendment to waste discharge permit; and the taking of any actions required in connection therewith;
10. 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;
  11. 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, and the taking of any actions required in connection therewith;
  12. Consider status of annexation of 43.7656-acre tract located on the northwest corner of Mossy Oaks and Gosling Road relative to development of The Paragon Place, including approval of:
    - i) Annexation Agreement; and
    - ii) Petition for Consent to Include Land in Encanto Real Utility District;
 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 annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and the adoption of a Resolution related thereto;

17. Status of repair of Sawmill Ranch detention ponds by the District, including: 1) status of pond de-silting and drainage repairs being performed by Stuckey's; 2) status of release of escrowed funds to pay for pond de-silting and drainage repairs; and 3) status of release of remaining escrowed funds to Meritage Homes relative to maintenance of Sawmill Ranch detention ponds, and the taking of any actions required in connection therewith;
18. Status of replacement of the fence at the Fox Hollow South detention pond, 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. Consider engagement of National Appraisal Partners, LLP; and the taking of any actions in connection therewith; and
23. Consider matters for possible placement on future agendas.

MARKS RICHARDSON PC



By:

*Jacquelyn A. Goodwin / BE*  
Jacquelyn A. Goodwin  
Attorneys for the District