HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

NOTICE OF SPECIAL 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 special meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on **Friday, November 13, 2026, at 12:00 noon.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;

2. Review and approve minutes of the October 12, 2026, Board of Directors meeting;

3. Tax Assessor-Collector Report;

4. Report and legal action taken by the District's Delinquent Tax Collections Attorney;

5. Operator's Report, including:
   a. Authorize the repair and maintenance of District facilities;
   b. Appeal of District charges and customer complaints, and status of collections of the District's delinquent water and sewer accounts; refer accounts for collections and approve write-off of uncollectible accounts; and
   c. Compliance with permit and regulatory requirements, including discussion of any violations of same and review of notices of violation, self-reporting of any violations as required, responses to notices and remedial action taken, self-reporting forms as required, and correspondence to and from regulatory agencies regarding same;

6. Engineering Report, including:
   a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of water, sanitary sewer, drainage and/or paving facilities within the District, and authorize acceptance of TEC Form 1295;
   b. Status of construction contracts, including the approval of any pay estimates and/or change orders, and authorize acceptance of TEC Form 1295;
   c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
   d. Review and approval of Stormwater Quality Management Plans related to construction contracts;
   e. Status of acceptance by Harris County of streets for maintenance; authorize any action required in connection therewith; and

f. Consider approval of Consent to Encroachment and Indemnity Agreement in connection with RK Commercial Properties, Inc. development;

7. Status of Bond Application Report with the Texas Commission on Environmental Quality ("TCEQ") in connection with the District's proposed $4,515,000 Unlimited Tax Bonds, Series 2027 and $1,230,000 Unlimited Tax Park Bonds, Series 2027;

8. Consider acceptance of bids for purchase of $2,365,000 Bond Anticipation Note, Series 2026 relative to the purchase of water, sewer, and drainage facilities and the District's $645,000 Park Bond Anticipation Note, Series 2026 relative to the purchase of recreational facilities (collectively, the "Series 2026 BANs"), and consider taking the following actions in connection with the Notes:
   a. Authorize acceptance and execution of Commitment Letters from purchasers of the Notes;
   b. Approval of Orders Authorizing Notes;
   c. Authorize execution of Notes, and various closing documents in connection with issuance of same, including IRS Forms 8038-G, and take any other action required in connection with the issuance of the Notes;
   d. Review and consider approval of audit reports and the disbursement of Note proceeds in accordance with said audits; and
   e. Authorize District's Continuing Disclosure Counsel to file material event notices relative to issuance of the Notes;

9. Status of Application to the TCEQ Requesting Approval for Use of Surplus Funds and Interest Earned on Construction Funds, including:
   a. Engagement of auditor to prepare supplemental audit of payments to the developer;

11. Silt Solutions, Inc.'s Report; authorize any action in connection therewith, including review of builder stormwater controls and issuance of fines and penalties for non-compliance;

12. Landscape Architect Reports, including:
   a. Authorizing or ratifying the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts of facilities within the District, and authorize acceptance of TEC Form 1295;
   b. Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295, including:
      (i) Sunterra Phase 5 – Hardscape, Landscape, and Irrigation Improvements (Sunterra Sections 37-39 & 41) (Earth First);
      (ii) Sunterra Phase 6 – Softscape (Sunterra Sections 42 and 43) (Strickscapes);
      (iii) Sunterra Phase 6 – Hardscape (Sunterra Sections 42 and 43) (A Group Construction);
      (iv) Sunterra Phase 6 – Hardscape (Sunterra Sections 35, 36, and 44) – Hardscape (DL Meachum); and

(v) Sunterra Phase 6 – Park Improvements – Hardscape, Landscape, and Irrigation (Sunterra Sections 36 and 47) (DL Meachum);

c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;

(i) Sunterra Phase 7 – Package 1A & 1B - Softscape (Sunterra Sections 57-59 and 62) (Earth First);

(ii) Sunterra Phase 7 – Package 1A & 1B - Hardscape (Sunterra Sections 57-59 and 62) (WCI Services);

(iii) Sunterra Phase 7 – Package 2A Off-site Landscape Improvements – Softscape (Earth First);

(iv) Sunterra Phase 7 – Package 2B On-site Landscape Improvements – Hardscape and Softscape (Sunterra Sections 59, 60, and 61) (Earth First);

(v) Sunterra Phase 7 – Package 4 – Hardscape and Softscape (Sunterra Sections 63 and 64) (WCI Services); and

(vi) Mid Slop Rotors – Ponds O, P, U, V, W (Silversand);

13. Bookkeeper's Report and authorizing the payment of invoices presented;

14. Adoption of amended operating budget for fiscal year ending May 31, 2027 pursuant to Exhibits A and B attached hereto;

15. Consider engagement of Municipal Risk Management Group, LLC for Yield Restriction and Rebate Calculation Analysis;

16. Developer's Report;

17. Status of request from Read King Commercial Properties, Inc. ("Read King") for annexation of 15 acre tract of land southeast of Pitts Road and Beckendorff Road, including:

(i) Receive and act upon Petition for Addition of Land to the District; and

(ii) Approval and execution of Petition for Consent to Include Additional Land in the District and authorize submission of same to the City of Houston;

18. Security Patrol Reports;

19. Authorize attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2027, pursuant to §2206.154, Texas Government Code;

20. Attorney's report; and

21. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Christina Cole
Christina Cole
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) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Exhibit A

Amended Budget

Harris County MUD No. 569 - Fiscal Year Ending May 2027

	Adopted 2027 Budget	Amended 2027 Budget	Variance ($)	Variance (%)
Revenues				
14101 · Water - Customer Service Revenue	$1,745,700	$1,745,700	$0	0%
14108 · Transfer Fees	15,000	15,000	0	0%
14201 · Wastewater-Customer Service Rev	1,063,300	1,063,300	0	0%
14203 · Wastewater Inspection Fees	0	0	0	0%
14301 · Maintenance Tax Collections	$1,996,000	$1,765,000	($231,000)	-12%
14501 · Tap Connection Revenue	575,000	575,000	0	0%
14502 · Inspection Fees	85,000	85,000	0	0%
14702 · Penalties & Interest	84,700	84,700	0	0%
14801 · Interest Earned on Checking	700	700	0	0%
14802 · Interest Earned on Temp. Invest	99,200	99,200	0	0%
15802 · Sunterra POA Contribution	60,000	60,000	$0	0%
Total Revenues	$5,724,600	$5,493,600	($231,000)	-4%
Expenditures				
16102 - Operations - Water	$38,900	$38,900	$0	0%
16104 · Purchase Water / JWP	1,078,600	1,577,400	498,800	46%
16105 · Maintenance & Repairs - Water	307,600	307,600	0	0%
16107 · Chemicals - Water	500	500	0	0%
16108 · Laboratory Expense - Water	2,500	2,500	0	0%
16111 · Reconnection Expense	8,800	8,800	0	0%
16112 · Disconnection Expense	60,500	60,500	0	0%
16113 · Transfer Expense	15,000	15,000	0	0%
16116 · Permit Expense - Water	500	500	0	0%
16117 · TCEQ Regulatory Expense - Water	7,000	7,000	0	0%
16202 · Operations - Wastewater	22,200	22,200	0	0%
16203 · Wastewater Inspection Expense	20,800	20,800	0	0%
16204 · Purchase Wastewater Service	1,078,600	1,577,400	498,800	46%
16205 · Maintenance and Repairs - Wastewater	125,000	125,000	0	0%
16207 · Chemicals - Wastewater	400	400	0	0%
16217 · TCEQ Regulatory Expense - Wastewater	7,000	7,000	0	0%
16301 · Garbage Expense	373,500	462,200	88,700	24%
16401 · SWQ Management	65,600	65,600	0	0%
16403 · Detention Pond Maintenance	325,000	372,400	47,400	15%
16501 · Tap Connection Expense	280,000	280,000	0	0%
16502 · Inspection Expense	80,000	80,000	0	0%
16703 · Legal Fees	100,000	100,000	0	0%
16705 · Auditing Fees	22,500	22,500	0	0%
16706 · Engineering Fees	70,000	70,000	0	0%
16709 · Election Expense	0	0	0	0%
16712 · Bookkeeping Fees	67,000	67,000	0	0%
16713 · Legal Notices & Other Publ.	1,500	1,500	0	0%
16714 · Printing & Office Supplies	12,600	12,600	0	0%
16715 · Filing Fees	0	0	0	0%
16716 · Delivery Expense	1,600	1,600	0	0%
16717 · Postage	11,800	11,800	0	0%
16718 · Insurance & Surety Bond	3,600	3,600	0	0%
16721 · Meeting Expense	4,300	4,300	0	0%

Amended Budget

Harris County MUD No. 569 - Fiscal Year Ending May 2027

	Adopted 2027 Budget	Amended 2027 Budget	Variance ($)	Variance (%)
16722 · Bank Service Charges	2,000	2,000	0	0%
16723 · Travel Expense	1,300	1,300	0	0%
16724 · Publication Expense (SB 622)	300	300	0	0%
16728 · Record Storage Fees	500	500	0	0%
16801 · Security Expense	160,000	204,000	44,000	28%
17101 · Payroll Expenses	13,300	13,300	0	0%
17102 · Payroll Administration	600	600	0	0%
17103 · Payroll Tax Expense	1,000	1,000	0	0%
17802 · Miscellaneous Expense	3,000	3,000	0	0%
Total Expenditures	$4,374,900	$5,552,600	$1,177,700	27%
Other Revenues				
15901 · Assigned Surplus	0	59,000	59,000	0%
Total Other Revenues	$0	$59,000	$59,000	0%
Net Excess Revenues <Expenditures>	$1,349,700	$0	($1,349,700)	-31%

Exhibit B

Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** May 2026	Proposed Budget Fiscal Year Ending** May 2027	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	$2,553.60	$1,205.87	$2,553.60

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to $0.72 per $100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.