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**NOTICE OF CONTINGENT FEE CONTRACT**  
**LAGO BELLO MUNICIPAL UTILITY DISTRICT NO. 1A OF HARRIS COUNTY**

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 2254.1036, that the Board of Directors of Lago Bello Municipal Utility District No. 1A of Harris County (the "District") is entering into a contingent fee contract with Coats Rose, P.C. ("Coats Rose") for their services as delinquent tax attorney, at their regular session, open to the public, at **12:00 p.m., on Tuesday, February 11, 2025**, at 9 Greenway Plaza, Ste. 1000, Houston, Texas 77046, a designated place outside the boundaries of the District.

The retention of Coats Rose is necessary for the collection of any and all delinquent and outstanding ad valorem taxes due to the District. Such services shall include (1) correspondence with delinquent taxpayers; (2) the initiation and conduct of legal proceedings against delinquent taxpayers where such proceedings do not involve the adverse interests of other clients; (3) intervening on behalf of the District in all suits for taxes filed by other taxing jurisdictions relating to property located within the District where such suits do not involve the adverse interest of other clients; and (4) other legal services in connection with the collection of delinquent taxes which the District may require from time to time. Coats Rose will also correspond and coordinate with the Board, the District's Tax Assessor/Collector, and other persons as they deem necessary to perform effectively the services enumerated above.

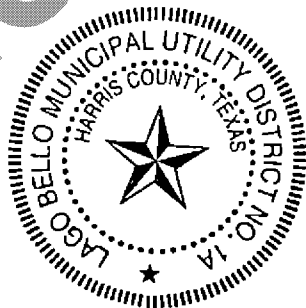
Coats Rose has over forty (40) years of experience in delinquent tax collection services and has acted as delinquent tax attorney for most, if not all, of those years. Coats Rose's fee shall be twenty percent (20%) of all delinquent taxes, penalties, and interest thereon received by the District (the "Contingent Fee Basis") in accordance with Texas Tax Code Sections 33.07 and 33.11 (the "Code").

At its regular meeting, the District will consider retaining Coats Rose for delinquent tax collection services. Collecting delinquent and outstanding ad valorem taxes is a time consuming, costly endeavor, and the work required continues for as long as taxes are levied in the District. The District does not have the internal resources to pay in-house staff to act as delinquent tax attorney. Moreover, retaining and training District staff to perform the functions necessary to collect delinquent and outstanding ad valorem taxes is prohibitively expensive. Coats Rose works on a contingent fee basis in accordance with the Code for these same reasons.

It is for these reasons that the retention of Coats Rose, on the Contingent Fee Basis as described above, to act as delinquent tax attorney, is in the best interests of the District and its residents.

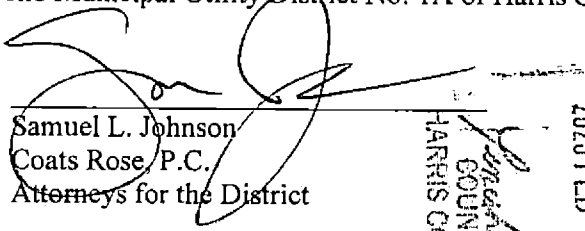
EXECUTED this 5<sup>th</sup> day of February, 2025.

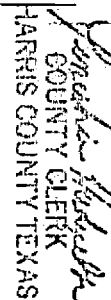
(DISTRICT'S SEAL)



Lago Bello Municipal Utility District No. 1A of Harris County

By:

  
Samuel L. Johnson  
Coats Rose, P.C.  
Attorneys for the District

  
COUNTY CLERK  
HARRIS COUNTY TEXAS

2025 FEB -6 PM 2:10

FILED

**AGENDA**  
**LAGO BELLO MUNICIPAL UTILITY DISTRICT NO. 1A OF HARRIS COUNTY**

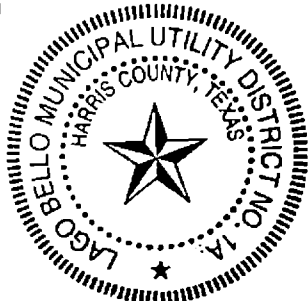
Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors (the "Board") of Lago Bello Municipal Utility District No. 1A of Harris County will meet in regular session, open to the public, at 12:00 p.m., on Tuesday, February 11, 2025, at the office of Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated meeting place outside the boundaries of the District. At the meeting, the following items will be considered and acted on:

1. Hear from the public.
2. Approve minutes of the meeting held on January 14, 2024.
3. Receive report from Enhanced Energy Services and consider acting thereon, including approval of energy contract(s).
4. Bookkeeper's Report, and consider acting thereon, including approval of bills submitted to the District for payment.
5. Authorize Use of Surplus Road Construction Funds.
6. Authorize Auditor to prepare A-U-P Report in connection with Use of Surplus Road Construction Funds.
7. Tax Assessor/Collector's Report and consider acting thereon, including:
  - a) Authorize payments from the tax account; and
  - b) Review delinquent tax account list and authorize door tags for outstanding unpaid tax accounts.
8. Adopt Resolution Regarding 2025 Tax Exemptions.
9. Engage Delinquent Tax Attorney.
10. Adopt Resolution Implementing 20% Tax Penalty on Delinquent 2024 Taxes.
11. Operator's Report and consider acting thereon, including:
  - a) Authorize repair and maintenance of District facilities; and
  - b) Authorize termination of water and sewer service to delinquent accounts.
12. Engineer's Report and consider acting thereon, including:
  - a) Authorize Engineer to proceed with the design of District facilities;
  - b) Approve plans and specifications for construction of District facilities;
  - c) Approve Harris County Maintenance Agreements regarding District facilities;
  - d) Authorize Engineer to advertise for bids for District projects;
  - e) Authorize and/or ratify construction contracts and related items;
  - f) Approve report, pay estimates, and change orders for construction projects in the District; and
  - g) Approve general engineering matters requested by the Engineer, including those related to permitting and regulatory issues.
13. Storm Water Solutions' Report and consider acting thereon.
14. Developer's Report and consider acting thereon.
15. Attorney's Report and consider acting thereon, including:
  - a) Hear Briggs Brothers Litigation Update.

Pursuant to V.T.C.A., Government Code, Chapter 551, the Board of Directors may convene in closed session to receive advice of legal counsel, discuss matters relating to pending or contemplated litigation, personnel matters, real estate transactions, gifts and donations, security devices and/or economic development negotiations. Telephone participation in this meeting is available to the public and District consultants. The dial-in number is 1 (877) 746-4263 and the participant code is 2620007.

EXECUTED this 5<sup>th</sup> day of February, 2025.

(DISTRICT SEAL)



LAGO BELLO MUNICIPAL UTILITY DISTRICT  
NO. 1A OF HARRIS COUNTY

By: \_\_\_\_\_

Samuel L. Johnson  
Coats Rose, P.C.  
Attorneys for the District