

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A
NOTICE OF PUBLIC MEETING

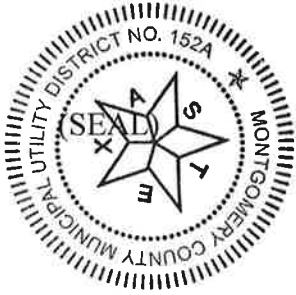
Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, said address being outside the District. The meeting will be held on **Wednesday, August 20, 2025, at 12:00 Noon. Members of the public may attend the meeting via telephone conference by dialing +1 469-998-7488, and entering pin 706098470#**. 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 the minutes of the July 16, 2025, Board of Directors meeting;
3. Bookkeeper's Report, including:
 - a) authorizing the payment of invoices presented; and
 - b) adoption of an operating budget for fiscal year ending August 31, 2026;
4. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending August 31, 2025 and authorize acceptance of TEC Form 1295;
5. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
6. Financial Advisor's Report, including recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize:
 - a) the required notice that the Board will consider adoption of a tax rate; and
 - b) the means of providing such notice;
7. Status of issuance of District's \$9,000,000 Unlimited Tax Bonds, Series 2025 ("Bonds") and take the following actions related to the Bonds:
 - a) Review and approve Preliminary Official Statement and Official Notice of Sale;
 - b) Authorize the District's financial advisor to advertise for the sale of the Bonds;
 - c) Approval of designation of Paying Agent/Registrar; and
 - d) Authorize bookkeeper to issue wire for Attorney General's fees;
8. Requests for annexation and exclusion of land including:
 - a) status of city consent to annexation of 29.236 acres of land and 32.36 acres of land respectively; and
 - b) conduct public hearing on the exclusion of certain land from the boundaries of the District;
 - c) Order Adding Land to and Excluding Land from the District; and
 - d) Amended and Restated District Information Form in connection with the above;
9. Developer's Report, including status of repairs to detention pond and monument/street lighting;

10. Engineers' Reports, including:
- a) authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, road, and recreational facilities within the District;
 - i) Water, Drainage and Paving to serve Townsen Boulevard Phase 3; and
 - ii) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 24;
 - b) status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 - (i) Water, sanitary sewer, drainage and paving facilities to serve Waterbend Cove by TexaSite LLC;
 - (ii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 28, by Fellers & Clark, LP;
 - (iii) Water, drainage and paving facilities to serve Townsen Boulevard by Fellers & Clark LP;
 - (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 30 by Bay Utilities, LLC;
 - (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 31 by Northtex Construction, LLC;
 - (vi) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32 by Northtex Construction, LLC;
 - (vii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 29, by Bay Utilities, LLC;
 - (viii) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive; and
 - (ix) Water, sanitary sewer, drainage and paving for Grand Oaks Commercial by TMW All Services, LLC;
 - c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
 - (i) Water, sanitary sewer, drainage and paving facilities to serve Phase II Townsen Boulevard and Lexington Boulevard Street Dedication by Northtex Construction, LLC;
 - (ii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 24 by Northtex Construction, LLC;
 - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 25 by R Construction Civil, LLC;
 - (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 26 by Fellers & Clark, LP;
 - (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 27 by Fellers & Clark, LP;
 - (vi) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Spring Drive by R Construction Civil, LLC;
 - (vii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Grand Drive by R Construction Civil, LLC;
 - (viii) Clearing and Grubbing for Grand Oaks Commercial by D L Glover Clearing, LLC;
 - (ix) Access and Utility Easement (0.3946 acre) from Conroe Independent School District;

- (x) Water Line Easement (0.3414 acre) from Grand Oaks Retail Dev, LLC;
- (xi) Storm Sewer Easement (0.6338 acre) from Grand Oaks Retail Dev, LLC;
- (xii) Variable Width Utility Easement (0.8333 acre) from Grand Oaks Retail Dev, LLC; and

11. Landscape Architect Report, including:
 - a) authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of recreational facilities within the District;
 - b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
 - (i) Woodson's Reserve Section 24 landscape improvements by MoBill Contractors, Inc.;
 - (ii) Woodson's Reserve Section 28 landscape improvements by Strickscapes, Inc.;
 - (iii) Lexington and Townsen Intersection Project by Strickscapes, Inc.;
 - (iv) Grand Parkway Entry by DL Meachum Construction;
 - (v) Antler Run Park by Strickscapes, Inc.; and
 - (vi) Woodson's Reserve Sections 30 and 33 by Triple E Landscapes;
 - 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;
12. Operator's Report, including:
 - a) Repair and maintenance of District facilities;
 - b) Customer service and billing matters, including appeals of District charges and disposition of delinquent and uncollectible accounts; and
 - c) Compliance with permit and regulatory requirements;
13. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
14. Attorney's Report; and
15. Matters for placement on future agendas.



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

By: Diana Miller /js
Diana Miller
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.