

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35
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 a meeting place of the District.

The meeting will be held on **Monday, October 13, 2025, 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 September 8, 2025, Board of Directors meeting;
3. Conduct a public hearing regarding the adoption of the District's 2025 tax rate;
4. Levy of the District's 2025 debt service and maintenance and contract tax rates, and the adoption of an Order in connection therewith;
5. Approval and execution of an Amended District Information Form;
6. Tax Assessor-Collector Report;
7. Authorize preparation and filing of initial Local Government Bond, Tax, and Project report pursuant to chapter 403, Texas Gov't Code, as amended by H.B. 103;
8. 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;

9. 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, including:
 - (i) Sunterra Non-Potable Irrigation Pump Station and Site Work and Distribution; and
 - (ii) Sunterra Non-Potable Irrigation Distribution;
 - 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) Paving facility repairs serving Sunterra Section 49 (Infrastructure Construction Services);
 - 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, including:
 - (i) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 55 (Principal Services, Ltd.);
 - d. Review and approval of Stormwater Quality Management Plans related to construction contracts; and
 - e. Status of acceptance by Waller County of streets for maintenance; authorize any action required in connection therewith, including:
 - (i) Sunterra Section 53 and authorize demand letter for damage caused by Gonzalez Construction Enterprise, Inc.;
10. Status of filing of Bond Application Report with the Texas Commission on Environmental Quality ("TCEQ") in connection with the District's proposed Unlimited Tax Bonds, Series 2026;
11. Discussion relative to the proposed issuance of the District's Bond Anticipation Note, Series 2025 (the "Series 2025 BAN"), and consider taking the following actions in connection with the Series 2025 BAN:
 - a. Authorize District's Financial Advisor to negotiate the sale of the Series 2025 BAN;
 - b. Authorize engagement of auditor for preparation of audit of payments to the developer(s) out of the proceeds of the Series 2025 BAN;
 - c. Authorize application to the TCEQ for pre-purchase inspection and approval to purchase facilities with proceeds of the Series 2025 BAN; and
 - d. Authorize the use of BaseFund portal for closing and transaction wire fraud insurance;
12. 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;

13. 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, including:
 - (i) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 70-76);
 - (ii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 77-78);
 - (iii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Beckendorff Road);
 - (iv) Sunterra Phase 8 – Landscape and Irrigation (North Pond);
 - (v) Sunterra Phase 6 – Hardscape, Landscape, and Irrigation (Parks); and
 - (vi) Sunterra Phase 6 - Hardscape, Landscape, and Irrigation (Sunterra Section 55);
 - 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) Landscape improvements (Sunterra Sections 35, 36 and 44) – Hardscape (Phase 6 Package 2) (DL Meachum);
 - (ii) Landscape improvements (Sunterra Sections 35, 36 and 44) – Softscape (Phase 6 Package 2) (Stricksapes);
 - (iii) Landscape improvements (Sunterra Sections 45 & 51-52) – Softscape and Hardscape (Stricksapes);
 - (iv) Landscape improvements (Sunterra Section 46) – Hardscape (Oak Forest Construction);
 - (v) Landscape improvements (Sunterra Section 46) – Softscape (Siversand Services);
 - (vi) Sunterra Phase 6 - Landscape Improvements (Sunterra Sections 47 and 56) (Phase 6 Package 7 Hardscape and Softscape) (Siversand Services, Inc.);
 - (vii) Landscape Improvements (Sunterra Sections 53 and 54) – Softscape (Phase 6 Package 5) (Zodega/Siversand Services);
 - (viii) Landscape Improvements (Sunterra Sections 53 and 54) - Hardscape (Phase 6 Package 5) (DL Meachum);
 - (ix) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Softscape (Phase 6 Package 6) (PGS Landscaping);
 - (x) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Hardscape (Phase 6 Package 6) (Stricksapes);
 - (xi) Sunterra Phase 7 Package 3A – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3A) (Earth First);
 - (xii) Sunterra Phase 7 Package 3B – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3B) (JBM Landscape & Irrigation);

- (xiii) Sunterra Phase 7 - Landscape Improvements (Sunterra Sections 67 and 68) (Phase 7 Package 5 Hardscape and Softscape) (JBM Landscape & Irrigation);
 - (xiv) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Bartlett Road) (Earth First);
 - (xv) Sunterra Phase 8 - Landscape and Irrigation (East Pond) (Triple E);
 - (xvi) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Parks) (DL Meacham);
 - (xvii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Section 69) (Triple E);
 - (xviii) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 71-73) (Triple E);
 - (xix) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 74-75) (JBM Landscapes);
 - (xx) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Stockdick Road) (Silver Sand Services);
 - (xxi) Sunterra Phase 8 - Landscape and Irrigation (West and South Ponds) (Silver Sand Services);
 - (xxii) Sunterra Sections 27 and 40 Park Enhancements (DL Meacham); and
 - (xxiii) Mid Slope Rotors Ponds – O, P, U, V, W (Phase 6) (Silversand Services, Inc.);
- 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 purpose;

- 14. Bookkeeper's Report and authorizing the payment of invoices presented;
- 15. Developer's Report;
- 16. Security Patrol Report;
- 17. Attorney's report; and

18. 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.