

SPRING WEST MUNICIPAL 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 regular meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas**, said address being an office and meeting place of the District. Said meeting will also be conducted **via videoconference** and **telephone conference call** pursuant to Texas Government Code, Sections 551.125 and 551.127, as amended, respectively. **To join the meeting by videoconference, please go to <https://meet.goto.com/835193077>**. If joining from a Chrome browser, no additional steps are necessary. For Safari, Edge, and other web browsers, you will need to take additional download steps for mobile- or desktop-based use. **To join the meeting by telephone conference call, the phone number is [+1 \(646\) 749-3122](tel:+16467493122) and the access code is [835-193-077](tel:+16467493122)**. All members of the public may participate in the meeting via videoconference or telephone conference call.

The meeting will be held on **Wednesday, November 12, 2025, at 8:30 a.m.**

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

1. Comments from the public;
2. Review and approval of the minutes of the regular Board of Directors meetings held July 9, 2025, August 13, 2025, September 10, 2025, and October 8, 2025;
3. Bookkeeper's Report, including financial and monthly investment reports, and authorizing the payment of invoices presented;
4. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting and authorize any action in connection therewith;
5. Tax Assessor/Collector's Report, including authorizing the payment of invoices presented; status of delinquent taxes and installment payment agreements; authorize moving of accounts to uncollectible roll;
6. Delinquent Tax Collections Attorney's Report, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim as necessary;
7. Operator's Report, including:
 - a) Appeals of District charges;
 - b) Referral of accounts for collection and approve write-off of uncollectible accounts;
 - c) Authorizing the repair and maintenance of District facilities and report on status of various previously authorized repairs;
 - d) Status of billing and collection of operations and maintenance costs related to Spring Plaza Regional Detention Pond and Storm Water Pump Station and Spring Pines Detention Pond;
 - e) Discussion regarding status of compliance with backflow prevention device testing requirements and communications with customers regarding same; authorize termination of services if necessary;
 - f) Report on status of purchase and installation of double-walled diesel storage tank for Water Plant No. 1;

- g) Report on status of evaluation of low water accountability and actions taken to improve same;
 - h) Report on status of communications with various customers regarding failure and replacement of grease traps and installation of sampling well; authorize any action necessary in connection therewith; and
 - i) Report on status of connection of Starbucks Store at 1731 Spring Cypress to the District's water and sanitary sewer system and status of payment of outstanding amounts owed to the District;
8. Status of Storm Water Quality Permits ("SWQP") including: (i) monthly inspections and maintenance of stormwater quality features and (ii) authorize Storm Water Solutions ("SWS") to prepare and submit applications for renewal of said SWQPs as necessary;
 9. Drainage and Detention Facilities Maintenance Report by Storm Maintenance & Monitoring, Inc. ("SM&M"); report on status of herbicide application in outfall channel of Spring Plaza Detention Pond and Storm Water Pump Station; authorize any action necessary in connection with same;
 10. Review and approval of Amended and Restated Construction and Maintenance Agreement between the District and Hannover Forest Homeowners Association;
 11. Engineer's Report, including:
 - a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and approving of related stormwater plans, including:
 - (i) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of District, and the execution of any documentation in connection therewith;
 - (ii) Outfall Rehabilitation project; and
 - (iii) Sanitary Sewer Extension to serve proposed development of Turphin Ventures, LLC tracts along F.M. 2920 and Holzwarth Road;
 - b) Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, approval of any related storm water permits, and authorize acceptance of TEC Form 1295, including:
 - (i) Repair of main outfall pipe and other miscellaneous repairs at the Hannover Village Regional Detention Pond by Meadowhill Regional Municipal Utility District; and
 - (ii) Regrading and improvement of pilot channel in Hannover Estates Detention Pond;
 - c) Status of construction of facilities to serve land within the District, including the approval of any change orders or pay estimates and authorize the acceptance of TEC Form 1295, including:
 - (i) Contract between DPEG Panjwani, LLC and Carlson McClain Construction Company, LLC for construction of Territory at Spring Stuebner Detention Pond to serve 21837 Holzwarth Road;
 - (ii) Contract with C3 Constructors, LLC for Water Plant No. 1 ("WP No. 1") Hydropneumatic Tank and Miscellaneous Improvements;
 - (iii) Contract with Wingo Service Company, Inc. for Replacement of Motor

- Control Center at WP No. 1;
 - (iv) Contract between DPEG Panjwani, LLC and Carlson McCain for construction of 6-inch Sanitary Force Main, 8-inch Sanitary Sewer, 12-inch Water Line and Sanitary Lift Station to serve Dhanani Private Equity Group ("DPEG") annexation tracts; status of acquisition of easements required in connection with same; and
 - (v) Contract with SM&M for replacement of damaged outfall drainage pipes in drainage channel west of HEB on F.M. 2920;
 - d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, acceptance of facilities for operation and maintenance purposes, and/or approval of consent to encroachment agreement, including:
 - (i) Conveyance and Bill of Sale of Utility Facilities from Starbucks Coffee Company;
 - (ii) Water Line and/or Sanitary Sewer Easements in connection with extension of utilities to serve DPEG annexation tracts;
 - (iii) Consent to Encroachment and Indemnity Agreement with DPEG in connection with construction of monuments for Territory at Spring Stuebner Apartments;
 - (iv) Water Meter Easements from Iglesia Intimidad Con Dios; and
 - (v) Consent to Encroachment and Indemnity Agreement with Iglesia Intimidad Con Dios;
 - e) Review of District's updated water and wastewater capacity allocation chart;
 - f) Discussion regarding Spring Pines Detention Pond, including status of plans for construction of walking trail and landscaping improvements in accordance with approved plans;
 - g) Discussion regarding miscellaneous engineering items, including status of plan reviews for proposed developments within the District; authorize any actions necessary in connection therewith;
 - h) Status of development of Geographical Information System for the District; and
 - j) Discussion regarding District's Capital Improvement Plan and ongoing and proposed projects and estimated costs of same; authorize any action necessary in connection therewith;
12. Review of Annexation Feasibility Report prepared in connection with request of Keeton Contract Services, Inc. for water and sewer service in connection with proposed acquisition and development of an approximate 12.5-acre tract located at 2500 Spring Stuebner Road; authorize any actions necessary in connection therewith;
13. Status of proposed annexations, including:
- a) Annexation of approximate 0.61-acres tract located at 20615 Sleepy Hollow Lane (Jose Guerrero and Adriana Torres);
 - b) Annexation of 2.0-acre tract located at 2525 F.M. 2920 (Prose Foster Venture, LP);
 - c) Annexation of approximate 16.2-acre tract located west of Holzwarth Road and north of the District (SRPF D/Holzwarth Industrial, L.P.); and
 - d) Annexation of property on Spring Cypress Road between Spring Plaza Drive and Spring Towne Drive on behalf of QuikTrip;

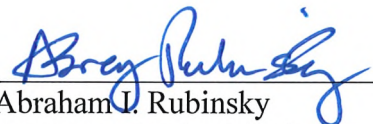
consider approval of Petitions for Addition of Land to the District, Petitions for Consent to Include Additional Land in District, and other documentation necessary in connection with same; authorize any actions necessary in connection therewith;

14. Issuance of utility commitments, and authorize the acceptance of TEC Forms 1295, including:
 - a) Status of Utility Commitment to MMK&S, Ltd. d/b/a Houston Garden Center for water and sanitary sewer service to serve approximate 4.80-acre property located at 21107 I-45 North Freeway;
 - b) Status of Utility Commitment to 3743-47 UP Spring No. 2 LLC for water and sanitary sewer service to serve 0.5069-acre tract at 1731 Spring Cypress Road (Starbucks);
 - c) Status of Utility Commitment to Iglesia Intimididad Con Dios for water and sanitary sewer service to serve 10.86-acre tract located at 2931 F.M. 2920;
 - d) Status of Utility Commitment to Foster Road Collaborative, LLC for water and sanitary sewer capacity to serve proposed development of an eye care facility at 21309 Foster Road;
 - e) Status of Utility Commitment to Justin Thurmon for water and sanitary sewer capacity to serve proposed redevelopment of commercial property located at 20923 Holzwarth Drive;
 - f) Status of Utility Commitment to Black Tie Collision for water and sanitary sewer capacity to serve property along F.M. 2920;
 - g) Status of Utility Commitment to SRPF D/Holzwarth Industrial, L.P (Stream Realty Partners) for water and sanitary sewer capacity to service 16.2-acre annexation tract located west of Holzwarth Road and north of the District;
 - h) Status of Utility Commitment to HEB Grocery Company, L.P. for water and sanitary sewer capacity to serve proposed Bojangles Restaurant to be constructed on approximate 1.24-acre pad site within HEB 2920 Subdivision along F.M. 2920 within the District;
 - i) Discuss correspondence from Urban Edge, Inc. regarding request for water and sewer service for proposed 66-home residential development on Willow Park Office Condominium property on F.M. 2920; authorize any action necessary in connection therewith;
 - j) Request of Turphin Ventures, LLC for water and sanitary sewer capacity to serve the proposed development of (1) Top Soap Car Wash at 2020 FM 2920, (2) Quick Service restaurant on 0.85 acres at 1806 Spring Cypress, and (3) Warehouse Development on 1.98 acres at 21414 Spring West Drive; and
 - k) Request of QuikTrip for water and sanitary sewer capacity to serve the proposed development of property along Spring Cypress Road between Spring Plaza Drive and Spring Towne Drive;
15. Developers' Reports, including request for Utility Development Agreements; authorize any actions necessary in connection therewith, including:
 - a) Approval of Utility Development Agreement with SRPF D/Holzwarth Industrial, L.P.; and
 - b) Status of development of Territory at Spring Stuebner and other DPEG Properties;
16. Status of activities of the North Harris County Regional Water Authority ("NHCRWA"); authorize any action necessary in connection therewith;

17. Designating or confirming a representative to vote in the Association of Water Board Directors bylaws amendments and elections;
18. Review of monthly activity report for October 2025 received from Harris County Precinct 4 Constable's Office;
19. Authorize attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2026, pursuant to § 2206.154, Texas Government Code;
20. Attorney's Report, including:
 - a) Approval of Water Supply and Sanitary Sewer Contract with RLC Jenna 18, LLC and RLC Justin 18, LLC in connection with service to Mobil/7-Eleven gas station and convenience store located at 1969 Spring Cypress Road; and
 - b) Discussion regarding status of communications with Aspen Oaks Capital Partners regarding Non-taxable Entity Fees being charged by the District to tax-exempt multi-family project (The Harlow Apartments); authorize any action necessary in connection therewith;
21. Convene Closed Session pursuant to Open Meetings Act, Section 551.071, Texas Government Code for consultation with the District's attorney regarding pending or threatened litigation or matters protected by attorney-client privilege, and Section 551.072, Texas Government Code to discuss acquisition of real property interests; reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
22. Matters for possible placement on future agendas.



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

By: 
Abraham I. Rubinsky
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.