

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 a meeting place of the District. The meeting will be held on **Wednesday, November 19, 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 October 15, 2025, Board of Directors meeting;
3. Bookkeeper's Report, including:
 - (i) authorizing the payment of invoices presented;
 - (ii) status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting and authorize any action in connection therewith; and
 - (iii) ratify approval of District participation in Positive Pay program;
4. Approval of Client Services Agreement with HR&P regarding direct deposit of director per diems and expense reimbursements and authorize acknowledgment of Texas Ethics Commission Form 1295 in connection therewith;
5. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
6. Conduct a public hearing regarding the adoption of the District's 2025 tax rate;
7. Levy of the District's 2025 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
8. Report and legal action taken by the District's delinquent tax collections attorney, and authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
9. 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;
 - b. Conduct a public hearing on the exclusion of certain land from the boundaries of the District; and
 - c. Order Adding Land to and Excluding Land from the District;
10. Approval and execution of Second Amended and Restated District Information Form relative to the adoption of the 2025 tax rate and modification of the District's boundaries;
11. Developer's Report;

12. 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 34;
 - iii) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 46;
 - iv) Water, Sanitary Sewer, Drainage and Paving to serve Townsen Boulevard Phase 4; and
 - v) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 47;
 - 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, drainage and paving facilities to serve Townsen Boulevard by Fellers & Clark LP;
 - (ii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 30 by Bay Utilities, LLC;
 - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 31 by Northtex Construction, LLC;
 - (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32 by Northtex Construction, LLC;
 - (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 29, by Bay Utilities, LLC;
 - (vi) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive; and
 - (vii) 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, including:
 - (i) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 28, by Fellers & Clark, LP; and
 - (ii) Water, sanitary sewer, drainage and paving facilities to serve Waterbend Cove by TexaSite LLC;
13. 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;
 - i) Antler Run Park Phase 2;
 - b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
 - (i) Woodson's Reserve Section 28 landscape improvements by Stricksapes, Inc.;
 - (ii) Lexington and Townsen Intersection Project by Stricksapes, Inc.;
 - (iv) Grand Parkway Entry by DL Meachum Construction;
 - (v) Antler Run Park Phase 1 by Stricksapes, 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;
14. 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;
15. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
16. 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;
17. Matters related to the Directors Election to be called for May 2, 2026, including authorization to post Notice Regarding Candidate Filing Period;
18. Attorney's Report; and
19. Matters for placement on future agendas.



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

By: 
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.