

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, December 17, 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 November 19, 2025, Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Review and approve audit for fiscal year ended August 31, 2025, and authorize execution of Annual Filing Affidavit;
5. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
6. 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;
7. Developer's Report;
8. 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;
9. 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) Section 28 landscape improvements by Strickscapes, Inc.;
 - (ii) Grand Parkway Entry by DL Meachum Construction;
 - (iii) Antler Run Park Phase 1 by Strickscapes, Inc.;
 - (iv) Sections 30 and 33 landscape improvements by Triple E Landscapes;
 - (v) Section 29 Masonry Wall by American Wall;
 - (vi) Section 29 landscape improvements by Strickscapes, Inc.;
 - (vii) Sections 31 and 32 landscape improvements and park by Strickscapes, Inc.; and
 - (viii) Water Bend Cove and Townsen Boulevard by Earth First;
 - 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;
10. 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;
 - c) Compliance with permit and regulatory requirements; and
 - d) Authorize operator and engineer to perform 2026 water loss audit;
11. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
12. Ratify approval of Service Agreement between District and Off Cinco for website development and management;

13. Attorney's Report, including, review of MSRB Rule G-10 disclosure from Masterson Advisors, LLC; and
14. 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.