

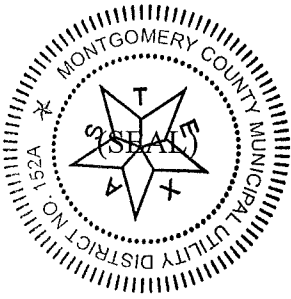
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A
NOTICE OF PUBLIC MEETING

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, January 21, 2026, 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 minutes of December 17, 2025, Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
5. 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;
6. Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
7. Consider adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2026, including the filing of lawsuits, as necessary;
8. Consider granting exemptions from taxation for 2026, and the adoption of a Resolution in connection therewith;
9. Developer's Report;
10. Amendments to Utility Development Agreements with TPHTL HBL, LLC regarding annexation of land, and acceptance of TEC Forms 1295 in connection with same;
11. Approval of Waiver Agreement with TPHTL HBL, LLC regarding 61.596 acres of land;

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;
 - 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 31 by Northtex Construction, LLC;
 - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32 by Northtex Construction, LLC;
 - (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 29, by Bay Utilities, LLC;
 - (v) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive; and
 - (vi) Water, sanitary sewer, drainage and paving for Grand Oaks Commercial by TMW All Services, LLC; and
 - 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 30 by Bay Utilities, LLC;
13. Consider approval of Amended and Restated Engineering Services Agreement Between District and Pape-Dawson Consulting Engineers, LLC:
14. Status of District's proposed \$22,000,000 Unlimited Tax Bonds, Series 2026, including:
 - a) Approval of Summary of Costs;
 - b) Authorize preparation of Bond Application Report and approve Order Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds; and
 - c) Ratify approval of Resolution Requesting Appraisal of Property;

15. 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 Stricksapes, Inc.;
 - (ii) Grand Parkway Entry by DL Meachum Construction;
 - (iii) Antler Run Park Phase 1 by Stricksapes, 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 Stricksapes, Inc.;
 - (vii) Sections 31 and 32 landscape improvements and park by Stricksapes, 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;
16. 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;
17. Off Cinco report regarding development of District website;
18. Discussion of renewal of District insurance coverages and authorize solicitation of proposals for same;
19. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
20. Attorney's Report;
21. Matters related to Directors Election to be called for May 2, 2026, including (i) memorandum regarding joint elections, and (ii) notification of Montgomery County officials that the District intends to participate in the joint election;
22. Supplemental Agenda regarding Directors Election; and
23. Matters for placement on future agendas.



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

By: 
Diana Miller
Attorneys for the District

Pursuant to Sections 49.062(c) and (c-1) of the Texas Water Code, if fifty or more qualified electors reside in the District, five or more of said electors may make a written request to the Board to designate a meeting place and hold meetings within the District. The Board must grant such request unless no suitable meeting place exists inside the District, in which case a meeting place within ten miles of the boundary of the District may be designated. On the failure to designate a qualifying meeting place, five electors may petition the Texas Commission on Environmental Quality to designate a qualifying meeting place.

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.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

**NOTICE OF PUBLIC MEETING
SUPPLEMENTAL AGENDA**

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, said address being a meeting place of the District.

The meeting will be held on Wednesday, January 21, 2026, at 12:00 P.M.

The Board shall consider and act upon the following matters:

1. Consider calling Directors Election to be held on May 2, 2026, determining of procedure for giving notice of same, and the adoption of an order in connection therewith, including appointment of an agent for the District.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

**AVISO DE ASAMBLEA PUBLICA
AGENDA SUPLEMENTAL**

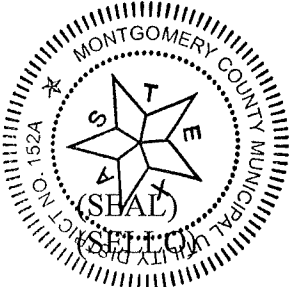
Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título en la parte superior realizará una asamblea pública en 1300 Post Oak Boulevard, Suite 2500, Houston, Condado de Harris, Texas, dirección que es un lugar de asamblea del Distrito.


La asamblea se llevará a cabo el miércoles 21 de enero de 2026 a las 12:00 P.M.

La Junta considerará y actuará en relación con los siguientes asuntos:

1. Considerar convocar una Elección de Directores a celebrarse el día 2 de mayo de 2026, determinar el procedimiento para dar aviso de la misma, y adoptar una orden en conexión con la misma, incluyendo la designación de un agente del Distrito.

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



By/Por: 
Diana Miller
Attorneys for the District

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Las personas con discapacidades que piensan asistir a esta asamblea y desean pedir ayuda o servicios auxiliares deben comunicarse con el abogado del Distrito llamando al (713) 623-4531 por lo menos tres días hábiles antes de la asamblea para que puedan hacerse los arreglos necesarios.