

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, February 18, 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 January 21, 2026, 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. Developer's Report;
7. 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 Townsen Boulevard Phase 4;
 - iii) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 47;
 - iv) Clearing and Gurbbing in Woodson's Reserve Section 47, Townsen Boulevard, Drainage Channel, Townsen Center and Shallow Creek Drive; and
 - v) Water, Sanitary Sewer, Drainage and Paving Facilities to serve Townsen Center and Shallow Creek Drive;
 - 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;
8. Status of District's proposed \$22,000,000 Unlimited Tax Bonds, Series 2026, including:
- a) Review and approve Summary of Costs; and
 - b) Authorize engineer to prepare the Bond Application Report and approve Order Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds;
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) Grand Parkway Entry by DL Meachum Construction;
 - (ii) Antler Run Park Phase 1 by Strickscapes, Inc.;
 - (iii) Sections 30 and 33 landscape improvements by Triple E Landscapes;
 - (iv) Section 29 Masonry Wall by American Wall;
 - (v) Section 29 landscape improvements by Strickscapes, Inc.;
 - (vi) Sections 31 and 32 landscape improvements and park by Strickscapes, Inc.; and
 - (vii) 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 to prepare draft Consumer Confidence Report for review by Board of Directors;
11. Presentation from USource Energy regarding procurement of electricity for District facilities;
12. Off Cinco report regarding development of District website;
13. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;

14. Review and approval of proposals for renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2026;
15. Municipal Risk Management Group, LLC arbitrage rebate and yield restriction analysis;
16. Adoption of Order Establishing Meeting Place Inside the District;
17. Attorney's Report; and
18. 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.