MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF SPECIAL MEETING
September 15, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in special session, open to the public on September 16, 2026, in accordance with the duly posted notice of meeting. The roll was called of the duly constituted officers and members of the Board, to-wit:

Mary V. Farrell	President
Peter Selber	Vice President
Stanton Brown	Secretary
Bill Cole	Assistant Secretary
Girish Khetan	Assistant Secretary

and all of said persons were present, except for Directors Farrell and Brown, thus constituting a quorum.

Also present were Lorenzo Rivera of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Martin Murdock of Quiddity Engineering, LLC ("Quiddity"); James Parker and Maggie Dvoracek of Pape-Dawon ("Pape-Dawson"); Rebecca Marcucci of Municipal District Services, L.L.C. ("MDS"); Julie Peak of Masterson Advisors LLC ("Masterson"); Erin Larimore of Clark Condon Associates, Inc. ("Clark Condon"); Tim Applewhite of McGrath & Co., PLLC ("McGrath"); Lisa Tonnar of PMG Property Management Group LLC, ("PMG"); Sue Jones, Armand Bonola, and Parita Patel, residents of the District; and Diana Miller of Schwartz, Page & Harding, L.L.P. ("SPH").

PUBLIC COMMENTS

The Board opened the meeting for public comments. There being no comments from members of the public, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on August 19, 2026. Following discussion of the minutes presented, Director Cole moved that such minutes of the August 19, 2026, Board of Directors meeting be approved, as written. Director Khetan seconded said motion, which unanimously carried.

APPROVAL OF AUDIT RELATIVE TO THE PAYMENT OF PROCEEDS OF THE DISTRICT'S $22,000,000 UNLIMITED TAX BONDS, SERIES 2026 (THE "BONDS")

The Board considered the approval of an agreed upon procedures report ("AUP") prepared by McGrath in connection with the issuance of the Bonds and the disbursement of the proceeds

thereof. Mr. Applewhite reviewed with the Board the draft AUP, a copy of which is attached hereto as **Exhibit A**. After review and discussion of the draft AUP, it was moved by Director Cole, seconded by Director Khetan, and unanimously carried that (i) the draft AUP prepared by McGrath be approved, and (ii) the Board authorize the disbursement of the proceeds of the Bonds in accordance with same, including the payment of connection charges to Montgomery County Municipal Utility District No. 152C and payment to TPHTL HBL, LLC subject to the District's receipt of a Developer Receipt.

REVIEW, APPROVAL AND AUTHORIZATION OF THE FILING OF INTERNAL REVENUE SERVICE FORM 8038-G RELATIVE TO THE BONDS

The Board next considered the execution and filing of Internal Revenue Service Form 8038-G (the "Form") relative to the Bonds. After discussion, Director Cole moved that (i) the Form be approved and that the Vice President be authorized to execute same on behalf of the Board and the District, and (ii) SPH be authorized and directed to file the Form with the Internal Revenue Service by the appropriate deadline. Director Khetan seconded said motion, which carried unanimously.

REVIEW AND DISCUSSION OF CORRESPONDENCE FROM BOND COUNSEL REGARDING EXPENDITURE AND INVESTMENT OF BOND PROCEEDS AND INTERNAL REVENUE SERVICE RESTRICTIONS ON SAME

Ms. Miller next presented to and reviewed with the Board correspondence from SPH, as Bond Counsel, regarding certain provisions of federal tax laws and regulations of the Internal Revenue Service pertaining to the expenditure and investment of proceeds of the Bonds, attached hereto as **Exhibit B**. She advised the Board that certain periodic reviews and reports are required to monitor compliance with the requirements set forth therein and that arbitrage rebate or yield reduction payments could be required based on said reviews and reports. Ms. Miller explained that the District's bookkeeper would monitor investment rates and that the District's financial advisor would review the debt service fund balance and coverage in connection with the annual tax rate recommendation. Ms. Miller advised the Board, however, that compliance with the requirements is ultimately the responsibility of the Board.

APPROVAL AND EXECUTION OF AMENDMENT TO THE SECOND AMENDED AND RESTATED DISTRICT INFORMATION FORM

Ms. Miller next presented to and discussed with the Board an Amendment to the District's Second Amended and Restated District Information Form ("DIF") relative to the sale of the Bonds. After discussion regarding the amendment to the DIF, Director Cole moved that the amended DIF be approved, and that all Board members present be authorized to execute same on behalf of the Board and the District. Director Khetan seconded said motion, which carried unanimously.

AUTHORIZE PREPARATION AND FILING OF LOCAL GOVERNMENT BOND, TAX, AND PROJECT REPORT

Ms. Miller advised the Board that, pursuant to Chapter 403, Texas Government Code, the District must update its bond authorization and issuance report filed in the Comptroller of Public Accounts' Local Government, Bond, Tax, and Project Database. She noted that the District must update the report to reflect any bond issuance that utilized authority voted in May 2015 or later, including the Bonds. Following discussion, Director Cole moved that SPH be authorized to amend the report on the District's behalf. Director Khetan seconded the motion which carried unanimously.

CONSIDER AND ACT UPON ANY OTHER MATTERS IN CONNECTION WITH THE ISSUANCE OF THE BONDS

As the next order of business, the Board considered the approval of various documents to be executed on behalf of the District in connection with the closing of the sale of the Bonds. In that regard, Ms. Miller presented to and reviewed various closing documents with the Board, including the No-Litigation Certificate and the Federal Tax Certificate. Furthermore, she advised that the bond closing is scheduled for Wednesday, September 30, 2026, at 10:00 a.m. After discussion of the closing documents, it was moved by Director Cole, seconded by Director Khetan and unanimously carried, that the above-referenced documents be approved by the Board, that the Vice President and Assistant Secretary be authorized to execute same on behalf of the Board and the District, and that SPH be authorized to deliver same, as appropriate, upon the closing of the Bonds.

BOOKKEEPING REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated September 15, 2026, a copy of which is attached hereto as **Exhibit C**. Director Cole inquired as to the five year cash flow analysis and projected taxable value of the District, and discussed same with the District's consultants. Following review and discussion, Director Cole moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented. Director Khetan seconded the motion, which unanimously carried.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated August 31, 2026, a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Cole moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Khetan seconded the motion, which unanimously carried.

FINANCIAL ADVISOR REPORT AND PROPOSED 2026 TAX RATE

The Board then considered the tax rate to be adopted for the 2026 tax year. Ms. Peak presented a Proforma Cash Flow Analysis relative to Masterson's 2026 tax rate recommendation, a copy of which is attached hereto as **Exhibit E**. Ms. Peak advised that Masterson recommends a

proposed 2026 debt service tax rate of $0.810 per $100 of assessed valuation and discussed with the Board the effects of a 2026 maintenance tax rate of $0.29 or $0.28 per $100 of assessed valuation. There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2026 tax rate. Ms. Miller advised that, pursuant to §49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Ms. Miller further advised that the information to be included in the notice is set forth in the Texas Water Code and includes the proposed tax rate to be adopted. She advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten days before the date of the meeting. After discussion on the matter, Director Cole moved that the Board (i) publish a proposed 2026 debt service tax rate of $0.81 per $100 of assessed valuation, and a proposed maintenance tax rate of $0.28 per $100 of assessed valuation, and (ii) the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2026 tax rate at its next meeting in the form and at the time required by law. Director Selber seconded said motion, which unanimously carried.

DELINQUENT TAX ATTORNEY REPORT

Ms. Miller advised the Board that the District did not receive a Delinquent Tax Report this month from the District's delinquent tax collections attorneys, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("PBFCM"). Ms. Miller then reminded the Board that PBFCM provides written reports on a quarterly basis and stated the next report is expected October 2026.

ENGINEERS' REPORT

Mr. Parker presented an Engineer's Report prepared by Pape-Dawson dated September 15, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit F**.

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated September 15, 2026, ("Quiddity Report"), a copy of which is attached hereto as **Exhibit G**. Mr. Murdock recommended that the Board authorize advertisement for bids of water, sanitary sewer, drainage and paving to serve Woodson's Reserve, Section 49.

Following review and discussion, it was moved by Director Selber, seconded by Director Cole, and unanimously carried that the Quiddity Report and Pape-Dawson Report and all action items listed therein, be approved, as recommended by Quiddity and Pape-Dawson.

Directors Cole and Khetan inquired about the status of the development of the District and the Townsen Boulevard extension to State Highway 99.

DEVELOPER'S REPORT

Mr. Rivera reported that home sales in the District are strong. He further stated that the completion of the Townsen Boulevard extension is projected for late first quarter of 2027.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of September 15, 2026 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit H**, including the change order listed therein. Ms. Larimore noted that substantial completion was granted on August 27, 2026 for Antler Run Park, Phase Two. Following review of the Clark Condon Report, Director Selber moved to (i) approve the Clark Condon Report as presented, and (ii) authorize payment and approval of the change order listed therein. Director Cole seconded the motion, which unanimously carried.

OPERATOR'S REPORT

Ms. Marcucci presented an Operations Report prepared by MDS, a copy of which is attached hereto as **Exhibit I**. Following discussion, Director Selber moved to (i) approve the Operations Report, as presented, and (ii) authorize MDS to terminate water service to delinquent accounts in accordance with the District's Rate Order. Director Khetan seconded the motion, which unanimously carried.

Ms. Marcucci discussed with the Board the use of the interconnect with Harris County Municipal Utility District No. 105 ("No. 105") during the water well repairs for Montgomery County Municipal Utility District No. 152C ("152C"). She noted that No. 105 incurred additional pumpage fees and run times due to the use of No. 105's well during said repairs. Ms. Marcucci recommended that 152C offer to reimburse No. 105 for the additional pumpage fees through in-kind delivery of water. Ms. Marcucci further reported that the total costs of the repair to 152C's well is approximately $126,000, and MDS is reviewing repairs with the contractor and insurer. Director Cole then requested that MDS determine the number of District residents signed up for text alerts from MDS. Following discussion, the Board concurred that 152C offer water in-kind to No. 105 as repayment for pumpage fees incurred by No. 105 during 152C's water well failure.

DRAINAGE FACILITIES MAINTENANCE REPORTS FROM ETHOSCAPES AND LAKE MANAGEMENT SERVICES

Ms. Miller presented to and reviewed with the Board a Detention and Drainage Facilities Report prepared by Ethoscapes dated September 2026, a copy of which is attached hereto as **Exhibit J**. Ms. Miller noted that no action was needed from the Board.

LAKE MANAGEMENT SERVICES REPORT

Ms. Miller presented the monthly report from Lake Management Services, a copy of which is attached hereto as **Exbibit K**. Ms. Miller noted that no action was needed from the Board.

ATTORNEY'S REPORT

Ms. Miller advised that she had nothing of a legal nature to report that was not previously covered under another agenda item.

FUTURE AGENDA

The Board noted it had no items to be added to future agendas that were not already discussed.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Selber, seconded by Director Cole, and unanimously carried, the meeting was adjourned.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A
TEXAS

Secretary, Board of Directors

List of Attachments to
Montgomery County Municipal Utility District No. 152A
Minutes of Special Meeting of September 15, 2026

Exhibit A	Developer Reimbursement Audit
Exhibit B	Correspondence from Bond Counsel
Exhibit C	Bookkeeping Report dated September 15, 2026
Exhibit D	Tax Assessor - Collector's Report
Exhibit E	2026 Tax Rate Recommendation
Exhibit F	Pape-Dawson Engineers Report
Exhibit G	Quiddity Engineering Report
Exhibit H	Clark Condon Report
Exhibit I	Operations Report
Exhibit J	Ethoscapes Report
Exhibit K	Lake Management Services Report