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, Houton, Harris County, Texas 77056, said address being a meeting place of the District. The meeting will be held on **Wednesday, November 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 same:

1. Public comments;

2. Review and approve minutes of October 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, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;

6. 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, including:
      (i) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 49; and
      (ii) Retaining Walls to serve Woodson's Reserve Section 34;
   b) status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, including:
      (i) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive by Forde Construction;
      (ii) Paving for Right Turn Lane and Driveway on State Highway 99 for Grand Oaks Commercial by GMR Total Services, LLC;
      (iii) Water, Drainage and Paving to serve Townsen Boulevard Phase 3 by Bay Paving, LLC;
      (iv) Water, Sanitary Sewer, Drainage and Paving to serve Townsen Boulevard Phase 4 by R. Construction;
      (v) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 47 by Bay Utilities, LLC;
      (vi) Water, Sanitary Sewer, Drainage and Paving Facilities to serve Townsen Center and Shallow Creek Drive by Bay Utilities, LLC;
      (vii) Clearing and Grubbing for Woodson's Reserve Section 49 by S&J Excavation, LLC; and

(viii) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 34 by Texasite, LLC;

c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;

7. Developer's Report, including discussion of tree mitigation and reforestation activities;

8. 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, including:
      (i) Section 34;
      (ii) Townsen Phase 3; and
      (i) Section 47;
   b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
      (i) Sections 31 and 32 landscape improvements by Strickscapes, Inc.; and
      (ii) 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;
      (i) Grand Parkway Entry by DL Meachum Construction;
      (ii) Section 29 Masonry Wall by American Wall; and
      (iii) Antler Run Park Phase 2 by DL Meachum Construction;

9. 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;

10. Drainage Facilities Maintenance Reports from Ethoscapes and Lake Management Services, including:
   a) Lake Management Services Agreement for 2027, and acceptance of TEC Form 1295 in connection therewith;

11. Establishment of Meeting Place of the Board of Directors located inside the boundaries of the District and the adoption of an Order in connection therewith;

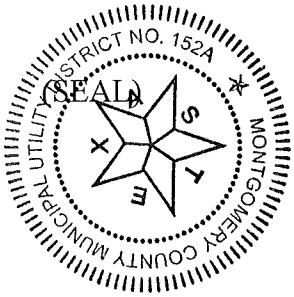
12. Resolution Designating One Mailing Address and One Electronic Mailing Address for Receiving Written Requests for Public Information;

13. Resolution Establishing a Reasonable Limit on The Amount of Personnel Time Required to Produce Public Information;

14. Authorize attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2027, pursuant to § 2206.154, Texas Government Code;

15. Attorney's Report;

16. Matters for placement on future agendas.



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

By: Diana Miller
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.