SPRING WEST MUNICIPAL UTILITY DISTRICT

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**, said address being an office and meeting place of the District. Said meeting will also be conducted **via videoconference** and **telephone conference call** pursuant to Texas Government Code, Sections 551.125 and 551.127, as amended, respectively. **To join the meeting by videoconference, please go to https://meet.goto.com/962573765.** If joining from a Chrome browser, no additional steps are necessary. For Safari, Edge, and other web browsers, you will need to take additional download steps for mobile- or desktop-based use. **To join the meeting by telephone conference call, the phone number is +1 (224) 501-3412 and the access code is 962-573-765. All members of the public may participate in the meeting via videoconference or telephone conference call.**

The meeting will be held on **Wednesday, November 11, 2026, at 8:30 a.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Comments from the public;

2. Review and approval of the minutes of the regular Board of Directors meetings held August 12, 2026, September 9, 2026, and October 14, 2026;

3. Bookkeeper's Report, including financial and monthly investment reports, and authorizing the payment of invoices presented; discussion regarding preparation of draft Operating Budget for fiscal year ending December 31, 2027;

4. Tax Assessor/Collector's Report, including authorizing the payment of invoices presented; status of delinquent taxes and installment payment agreements; authorize moving of accounts to uncollectible roll;

5. Delinquent Tax Collections Attorney's Report, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim as necessary;

6. Operator's Report, including:
   a) Appeals of District charges;
   b) Referral of accounts for collection and approve write-off of uncollectible accounts;
   c) Authorizing the repair and maintenance of District facilities and report on status of various previously authorized repairs to flushing valves;
   d) Status of billing and collection of operations and maintenance costs related to Spring Plaza Regional Detention Pond and Storm Water Pump Station and Spring Pines Detention Pond;

e) Discussion regarding status of compliance with backflow prevention device testing requirements and communications with customers regarding same; authorize termination of services if necessary;

f) Report on status of evaluation of low water accountability and actions taken to improve same;

g) Report on status of connection of Starbucks Store at 1731 Spring Cypress to the District's water and sanitary sewer system and status of payment of outstanding amounts owed to the District; and

h) Report on status of temporary water supply to (i) Territory at Spring Stuebner property, and (ii) Holzwarth Logistics Center (SRPF D/Holzwarth Industrial, L.P.) located at 21737 Holzwarth Road;

7. Status of Storm Water Quality Permits ("SWQP") including: (i) monthly inspections and maintenance of stormwater quality features and (ii) authorize Storm Water Solutions ("SWS") to prepare and submit applications for renewal of said SWQPs as necessary;

8. Drainage and Detention Facilities Maintenance Report by Storm Maintenance & Monitoring, Inc. ("SM&M"); authorize any action necessary in connection therewith; status of Amended and Restated Service Contract by and between the District and SM&M;

9. Status of approval and execution of Amended and Restated Construction and Maintenance Agreement between the District and Hannover Forest Homeowners Association in connection with Hannover Forest, Section Two Detention Pond, Walking Trail and related appurtenances;

10. Amendment of District Rate Order in connection with adoption of Detention Pond Maintenance Fees related to District's proposed maintenance of Territory at Spring Stuebner Detention Ponds;

11. Engineer's Report, including:

a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and approving of related stormwater plans, including:

(i) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of District, and the execution of any documentation in connection therewith;

(ii) Status of design of water and sanitary sewer line extensions to serve 2500 Spring Stuebner, LLC's 12.5-acre annexation tract;

(iii) Status of design of Water Plant No. 2 Hydropneumatic Tank and Miscellaneous Improvements;

(iv) Status of design of Natural Gas Generator for Lift Station No. 1; and

(v) Status of design of 8-inch water line extension north of the Wastewater Treatment Plant;

b) Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, approval of any related storm water permits, and authorize acceptance of TEC Form 1295;

c) Status of construction of facilities to serve land within the District, including the approval of any change orders or pay estimates and authorize the acceptance of TEC Form 1295, including:

(i) Contract between DPEG Panjwani, LLC and Carlson McClain Construction Company, LLC for construction of Territory at Spring Stuebner Detention Ponds to serve 21837 Holzwarth Road;

(ii) Contract with Wingo Service Company, Inc. for Replacement of Motor Control Center at WP No. 1;

(iii) Contract between DPEG Panjwani, LLC and Carlson McClain for construction of 6-inch Sanitary Force Main, 8-inch Sanitary Sewer, 12-inch Water Line and Sanitary Lift Station to serve Dhanani Private Equity Group ("DPEG") annexation tracts; status of acquisition of Lift Station site required in connection with same; status of replacement of emergency generator installed to serve Lift Station with a larger generator; status of resolution of other deficiencies at Lift Station site; authorize any action necessary in connection therewith, including review and approval of letter agreement with DPEG Panjwani, LLC regarding proposed, conditional acceptance of facilities by the District pending resolution of all outstanding issues related to Lift Station;

(iv) Contract between Meadowhill Regional Municipal Utility District and Tejas Civil Construction for repair of main outfall pipe and other miscellaneous repairs at the Hannover Village Regional Detention Pond; status of turf establishment by SM & M;

(v) Contract with The Winstead House, LLC dba iDigKaty for Regrading and Improvements in Hannover Estates Detention Pond; discussion regarding default by iDigKaty, termination of contract, and communications with Lexington Surety regarding District's claims under Payment and Performance Bonds; authorize any actions necessary in connection therewith, including award of contract for completion of said project, if appropriate;

(vi) Contract with Solid Bridge Construction, LLC for Hannover Forest Outfall Rehabilitation Contract; and

(vii) Contract with RamRod Utilities, LLC for construction of Sanitary Sewer Extension to serve proposed development of Turphin Ventures, LLC and 2nd Opportunity, LLC tracts located at 2020 F.M. 2920, 1806 Spring Cypress Road, and 21414 Spring West Drive;

d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, acceptance of facilities for operation and maintenance purposes, and/or approval of consent to encroachment agreement, including:

(i) Special Warranty Deeds from DPEG Panjwani, LLC for 2.035-acre

Detention Pond Site (North), and 3.915-acre Detention Pond Site (South), and Conveyance and Bill of Sale of Utility Facilities from DPEG Panjwani, LLC in connection with construction of Territory at Spring Stuebner Detention Ponds, if appropriate;

(ii) Special Warranty Deed from DPEG Holzwarth, LP for 0.0821-acre Lift Station Site, and Conveyance and Bill of Sale of Utility Facilities from DPEG Panjwani, LLC related to construction of water and sewer facilities to serve DPEG annexation tracts, if appropriate;

(iii) Consent to Encroachment and Indemnity Agreement with DPEG in connection with construction of monuments for Territory at Spring Stuebner Apartments;

(iv) Water Meter Easements from Iglesia Intimidad Con Dios;

(v) Consent to Encroachment and Indemnity Agreement with Iglesia Intimidad Con Dios;

(vi) Special Warranty Deed from SRPF D/Holzwarth Industrial, L.P. ("SRPF") for 1.4612 acre Detention Pond Site (Phase V Hannover Village Regional Detention Pond);

(vii) Consent to Encroachment and Indemnity Agreement with SRPF;

(viii) Temporary Construction Easement (0.0131 acres) required from New Life Christian Reformed Church; and

(ix) Temporary Construction Easement (0.0135 acres) required from SPSC Development Partners, L.P.;

e) Review of District's updated water and wastewater capacity allocation chart;

f) Discussion regarding Spring Pines Detention Pond, including status of plans for construction of walking trail and landscaping improvements in accordance with approved plans; and

g) Discussion regarding miscellaneous engineering items, including status of plan reviews for proposed developments within the District; authorize any action necessary in connection therewith;

12. Status of proposed annexations, including:

a) Annexation of approximate 0.61-acres tract located at 20615 Sleepy Hollow Lane (Jose Guerrero and Adriana Torres);

b) Annexation of 2.0-acre tract located at 2525 F.M. 2920 (Prose Foster Venture, LP);

c) Annexation of four tracts totaling 1.688-acres on Spring Cypress Road between Spring Plaza Drive and Spring Towne Drive on behalf of QT South LLC; and

d) Annexation of approximate 12.5-acre tract located at 2500 Spring Stuebner Road on behalf of 2500 Spring Stuebner, LLC;

consider approval of Petitions for Addition of Land to the District, Petitions for Consent to Include Additional Land in District, and other documentation necessary in connection with same; authorize any actions necessary in connection therewith;

13. Issuance of utility commitments, and authorize the acceptance of TEC Forms 1295, including:
    a) Status of Utility Commitment to MMK&S, Ltd. d/b/a Houston Garden Center for water and sanitary sewer service to serve approximate 4.80-acre property located at 21107 I-45 North Freeway;
    b) Status of Utility Commitment to Iglesia Intimidad Con Dios for water and sanitary sewer service to serve 10.86-acre tract located at 2931 F.M. 2920;
    c) Status of Utility Commitment to Black Tie Collision for water and sanitary sewer capacity to serve property along F.M. 2920;
    d) Status of Utility Commitment to HEB Grocery Company, L.P. for water and sanitary sewer capacity to serve proposed Bojangles Restaurant to be constructed on approximate 1.24-acre pad site within HEB 2920 Subdivision along F.M. 2920 within the District;
    e) Status of Utility Commitments to Turphin Ventures, LLC and/or 2nd Opportunity, LLC for water and sanitary sewer capacity to serve the proposed development of (1) Top Soap Car Wash at 2020 FM 2920, (2) Quick Service restaurant on 0.85 acres at 1806 Spring Cypress, and (3) Warehouse Development on 1.98 acres at 21414 Spring West Drive;
    f) Status of Utility Commitment to QT South LLC for water and sanitary sewer capacity to serve the proposed development of 2.88 acres, including annexation tracts, along Spring Cypress Road between Spring Plaza Drive and Spring Towne Drive;
    g) Status of Utility Commitment to BT Cobb Development, LLC for water and sanitary sewer capacity to serve the proposed development of a multi-family project on 3.85 acres within the District;
    h) Status of Utility Commitment to 2500 Spring Stuebner, LLC for water and sanitary sewer capacity to serve the proposed development of a 12.5-acre annexation tract located at 2500 Spring Stuebner Road; and
    i) Status of Utility Commitment to Jose Guerrero and Adriana Torres for water and sanitary sewer capacity to serve the proposed development of a 0.61-acre tract located at 20615 Sleepy Hollow Lane;

14. Developers' Reports, including request for Utility Development Agreements; authorize any actions necessary in connection therewith, including:
    a) Status of Utility Development Agreement with SRPF D/Holzwarth Industrial, L.P.;
    b) Status of proposed Letter Agreement for Temporary Water Supply between the District and SRPF D/Holzwarth Industrial, L.P.;
    c) Status of development of Territory at Spring Stuebner and other DPEG Properties; authorize any actions necessary in connection therewith; and
    d) Status of receipt and review of revised site plan related to the proposed development of 0.61-acre annexation tract;

15. Status of activities of the North Harris County Regional Water Authority ("NHCRWA");

16. Review of monthly activity report for October 2026 received from Harris County Precinct 4 Constable's Office ("HCCO4");

17. 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;

18. Attorney's Report, including:
    a) Status of communications with Edgebrook Spring, LLC regarding termination of Water Supply and Sanitary Sewer Contract in connection with service to Mobil/7-Eleven gas station and convenience store located at 1969 Spring Cypress Road and need to submit new request for service;
    b) Discussion regarding (i) status of communications with Spring Cypress Owner, L.P. regarding Non-taxable Entity Fees charged by the District to tax-exempt multi-family project (The Harlow Apartments) and proposed payment of Tax-Exempt Tap Fee in lieu of same, and (ii) Cause No. 2026-15556 filed by Spring Cypress Owner, LP in the 80th Judicial District Court of Harris County, Texas; authorize any action necessary in connection therewith, including review and approval of Confidential Settlement Agreement and Release, and Memorandum of Full and Final Satisfaction of Costs of District Services, if appropriate; and
    c) Discussion regarding PFAS-related class action litigation and settlements; consider whether to participate in or opt-out of same; authorize any action necessary in connection therewith;

19. Convene Closed Session pursuant to Open Meetings Act, Section 551.071, Texas Government Code for consultation with the District's attorney regarding pending or threatened litigation or matters protected by attorney-client privilege, and Section 551.072, Texas Government Code to discuss acquisition of real property interests;

20. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and

21. Matters for possible placement on future agendas.

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

(SEAL)

By: _____
Abraham I. Rubinsky
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.