

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

Minutes of Meeting of Board of Directors

May 27, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 493 (the "District") met in regular session, open to the public, on May 27, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Burt Lazar, President
Tommy J. Vicknair, Vice President
Kaci Schlachter, Secretary
Greg Garner, Jr., Assistant Secretary
Summer Guderian, Assistant Secretary

and all of said persons were present, except for Director Guderian, thus constituting a quorum.

Also present were Miguel Medina of Municipal Accounts & Consulting, L.P. ("MA&C"); Will Gutowsky of BGE, Inc. ("BGE"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Rebecca Olvera of B&A Municipal Services ("B&A"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); Jenna Craig from Touchstone District Services ("Touchstone"); and Joseph M. Schwartz and Lindsey H. Pittman of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board opened the meeting for public comment. There being no members of the public present, the Board proceeded to the next item of business.

APPROVAL OF MINUTES

The Board considered approval of the minutes of its meeting held on April 22, 2025. Following review and discussion of the minutes presented, it was moved by Director Lazar, seconded by Director Vicknair, and unanimously carried that the minutes of the Board meeting held on April 22, 2025, be approved, as written.

BOOKKEEPER'S REPORT

Mr. Medina presented to and reviewed with the Board the Bookkeeper's Report dated May 27, 2025, including disbursements presented for payment, a copy of which is attached hereto as **Exhibit A**. Following discussion, Director Lazar moved to approve the Bookkeeper's Report, including the disbursements listed therein. Director Vicknair seconded said motion, which carried unanimously.

OPERATING BUDGET FOR DISTRICT'S FISCAL YEAR ENDING MAY 31, 2026

Mr. Medina next presented to and review with the Board the proposed general operating budget for the District's fiscal year ending May 31, 2026, a copy of which is attached to the Bookkeeper's Report. After discussion, Director Lazar moved that the general operating budget for fiscal year ending May 31, 2026 be approved, as presented. Director Vicknair seconded the motion, which carried unanimously.

TAX ASSESSOR COLLECTOR'S REPORT

Ms. Olvera presented to and reviewed with the Board the Tax Assessor-Collector's Report and Delinquent Tax Roll for the month ending April 30, 2025, a copy of which is attached hereto as **Exhibit B**. Following discussion, Director Lazar moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be authorized for payment. Director Vicknair seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Schwartz presented to and reviewed with the Board a Delinquent Tax Report, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), delinquent tax attorneys for the District, dated May 27, 2025, a copy of which is attached hereto as **Exhibit C**. Following discussion, it was noted that no action was required of the Board at this time in connection with the Delinquent Tax Report.

UNCLAIMED PROPERTY REPORT

The Board next considered approval of an Unclaimed Property Report as of March 1, 2025, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2025. In connection therewith, Mr. Medina advised the Board that there was no unclaimed property in the District's operating accounts for the reporting period and presented a letter confirming same. Ms. Olvera then advised the Board that there was no unclaimed property in the District's tax accounts for the reporting period, and presented an Unclaimed Property Report reflecting same. Such letter and Unclaimed Property Report are attached hereto as **Exhibit D**. After discussion, it was noted that no action was required of the Board at this time in connection with Unclaimed Property Reports.

Barbara Nussa of Republic Services, Inc. ("Republic") entered the meeting at this time.

OPERATOR REPORT

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report, a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Lazar moved that the Operators and Maintenance Report, including enforcement of the District's Rate Order with respect to delinquent accounts, be approved. Director Vicknair seconded said motion, which carried unanimously.

CONSUMER CONFIDENCE REPORTS

In connection with the District's Consumer Confidence Report ("CCR"), Ms. Johnson advised that the District is not yet required to prepare and distribute a CCR. She stated that 2026 will be the first year for which the District is required to prepare and distribute a CCR. It was noted that no action was required of the Board at this time.

ENGINEER'S REPORT

Mr. Gutowsky next presented to and reviewed with the Board the Engineer's Report dated May 27, 2025, a copy of which is attached hereto as **Exhibit F**, including the pay estimates and change orders listed therein. Mr. Schwartz noted three easements to be accepted by the District for water, sewer, and drainage facilities serving Bridgeland Central, Section 8. Following discussion of the Engineer's Report, Director Lazar moved that the Engineer's Report be accepted, and all action items therein be approved, including acceptance of the easements for Bridgeland Central, Section 8, as recommended by BGE. Director Vicknair seconded said motion, which unanimously carried.

STATUS OF THE DISTRICT'S UNLIMITED TAX BONDS, SERIES 2025 (THE "SERIES 2025 BONDS") AND BOND APPLICATION REPORT NO. 1 ("BAR NO. 1")

The Board considered the proposed issuance of the District's Series 2025 Bonds. In connection therewith, Mr. Schwartz advised that BAR No. 1 is currently under review by the District's consultants and that it is anticipated that BAR No. 1 will be filed with the Texas Commission on Environmental Quality this week.

SUBMERGED STORM SEWER AGREEMENTS

The Board deferred consideration of Submerged Storm Sewer Agreements, as it was noted that none were presented for approval.

STREET LIGHT LETTER AGREEMENTS

The Board deferred consideration of Street Light Letter Agreements, as it was noted that none were presented for approval.

GARBAGE COLLECTION SERVICES

The Board next considered the District's garbage and recycling collection services. Ms. Nussa noted that she had no service issues to report to the Board. Ms. Nussa advised the Board that the annual Bridgeland document shred event took place on May 17, 2025 at Josey Park. It was noted that no action was required of the Board at this time.

UTILITY COMMITMENTS

Mr. Schwartz advised that there were no new requests for commitments received.

BRIDGELAND WATER AGENCY

Mr. Schwartz provided the Board with a brief update on Agency matters. In connection therewith, he presented to and reviewed with the Board the approved budget for the Agency for fiscal year ending May 31, 2026, a copy of which is attached hereto as **Exhibit G**. He noted that the District's contribution for the Agency's fiscal year ending May 31, 2026 is estimated to be \$32,104. Mr. Schwartz also noted that the Agency is currently considering adding four additional constables when the contract with the Harris County Constable's Office renews in October, 2025.

Ms. Craig next introduced herself to the Board. She then presented to and reviewed with the Board proposed procedures for handling customer tickets submitted to the Agency, a copy of which is attached hereto as **Exhibit H**. She explained that the purpose of the procedures is to have a standard method for Agency consultants to promptly address customer issues. Following discussion, the Board noted that they would review the proposed procedures and offer comments as necessary. It was noted that no action was required by the Board in connection with Agency matters at this time.

WEBSITE UPDATES

Ms. Craig presented to and reviewed with the Board the Communications Report dated May 27, 2025, prepared by Touchstone, a copy of which is attached hereto as **Exhibit I**. It was noted that no action was required by the Board in connection with the Communications Report at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through April 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit J**. It was noted that no action was required by the Board in connection with such report.

PROPOSED ANNEXATIONS

The Board considered the status of annexation of the 154 acres (the "Rue Tract") and the adjacent 168 acres (the "Hornberger Tract") as previously requested by TPHTL House Hahl, LLC ("TPHTL"). Mr. Schwartz advised that the consent petition was submitted to the City of Houston

on March 20, 2025 and a letter declaring application administratively complete was received on March 31, 2025. It was noted that no action was required by the Board in connection with this matter.

ATTORNEY'S REPORT

The Board next considered the attorney's report. In connection therewith, Mr. Schwartz noted that he had no additional matters of a legal nature to discuss, which had not already been discussed.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. No specific agenda items, other than routine and ongoing matters and those discussed above, were requested.

ADJOURNMENT

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


Assistant Secretary



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

LIST OF ATTACHMENTS TO MINUTES

May 27, 2025

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor Collector's Report
Exhibit C	Delinquent Tax Report
Exhibit D	Unclaimed Property Reports
Exhibit E	Operations and Maintenance Report
Exhibit F	Engineer's Report
Exhibit G	Bridgeland Water Agency Approved Budget for FYE May 31, 2026
Exhibit H	BWA Connect Ticket Procedures
Exhibit I	Communications Report
Exhibit J	Developer's Home Inventory Report