

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

Minutes of Meeting of Board of Directors

January 27, 2026

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 January 27, 2026, 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 Roundtree, Assistant Secretary

and all of said persons were present, with the exception of Directors Schlachter and Roundtree, thus constituting a quorum.

Also present were Miguel Medina of Municipal Accounts & Consulting, L.P. ("MA&C"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Rebecca Olvera of B&A Municipal Services ("B&A"); Cameron Brown of Assessments of the Southwest, Inc. ("ASW"); Dan Kolkhorst of Howard Hughes Holdings Inc., on behalf of Bridgeland Development, LP ("Developer"); Will Gutowsky and Edgar Britt of BGE, Inc. ("BGE"); Jenna Craig of Touchstone District Services, LLC ("Touchstone"); Barbara Nussa of Republic Services, Inc. ("Republic"); Jimmy Stewart, a resident of the District; and Mitchell G. Page 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. The Board acknowledged Mr. Stewart, who stated that he had no comments at this time. The Board proceeded to the next item of business.

APPROVAL OF MINUTES

The Board considered approval of the minutes of its special meeting held on January 6, 2026. Following review and discussion of the minutes presented, it was moved by Director Lazar, seconded by Director Garner, and unanimously carried that the minutes of the Board meeting held on January 6, 2026, be approved, as written.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Medina presented to and reviewed with the Board the Bookkeeper's Report dated January 27, 2026 and the Quarterly Investment Report for the period ending November 30, 2025, copies of which are attached hereto as **Exhibit A**. Following discussion, it was moved by Director Lazar, seconded by Director Garner, and unanimously carried, that (i) the Bookkeeper's Report, including the disbursements listed therein for payment, be approved, as presented, except for check nos. 2837 and 2837, which were voided, and (ii) the Quarterly Investment Report be approved and the District's Investment Officer be authorized to execute same on behalf of the Board and the District.

TAX ASSESSOR COLLECTOR'S REPORT

Ms. Olvera provided a brief verbal report relating to activities of the District's Tax Assessor-Collector, as she noted that the report for the month ending December 31, 2025 was presented at the Board's January 6, 2026 meeting.

ASSIGNMENT OF AGREEMENT FOR TAX ASSESSOR COLLECTOR

The Board next considered its Agreement for Services of Tax Assessor/Collector with B&A Municipal Tax Services, LLC ("B&A"). It was announced that B&A's tax assessor-collector business was acquired by Assessments of the Southwest, Inc. ("ASW"), effective as of February 1, 2026. In connection therewith, Mr. Page presented to and reviewed with the Board an Assignment of, Assumption of, and Amendment to Agreement for Services of Tax Assessor/Collector between B&A, ASW and the District (the "Assignment"), a copy of which is attached hereto as **Exhibit B**. After discussion, Director Lazar moved that (i) the Assignment be approved as presented, (ii) the President be authorized to execute same on behalf of the Board and the District, and (iii) SPH acknowledge the accompanying Texas Ethics Commission Forms 1295 for same. Director Garner seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Report, as it was noted that no report was received, nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Page outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13, 11.184 and 11.142 of the Tax Code, as amended. He advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes

levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After further discussion of the matter, Director Lazar moved that (i) the District not grant the residential homestead exemption from ad valorem taxes levied by the District during the calendar year 2026, (ii) the District not grant an exemption for persons under a disability or sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and (iii) the Resolution attached hereto as **Exhibit C** relative to same be approved and adopted by the Board and District. Director Garner seconded said motion, which carried unanimously.

OPERATOR REPORT

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report dated January 27, 2026, a copy of which is attached hereto as **Exhibit D**. In connection therewith, Ms. Johnson also presented to and reviewed with the Board a water usage reporting form required by the West Harris County Regional Water Authority ("WHCRWA"), a copy of which is included with the Operations and Maintenance Report. Following discussion, Director Lazar moved that the President be authorized to execute the required water usage reporting form on behalf of the Board and the District. Director Garner seconded said motion, which carried unanimously.

ENGINEER'S REPORT

Mr. Britt next presented to and reviewed with the Board the Engineer's Report dated January 27, 2026, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein. In connection therewith, Mr. Britt also presented to and reviewed with the Board a proposed auto-flusher agreement for Bridgeland Prairieland Village, Section 90, which agreement is required by the City of Houston in order to receive plan approvals, a copy of which is included with the Engineer's Report. Following discussion of the Engineer's Report, Director Lazar moved that the Engineer's Report be accepted, and all action items therein be approved, as recommended by BGE, including execution of the auto-flusher agreement. Director Garner seconded said motion, which unanimously carried.

SUBMERGED STORM SEWER AGREEMENTS

The Board considered approval of proposed Submerged Storm Sewer Agreements. Mr. Page presented to and reviewed with the Board two (2) proposed agreements to serve Prairieland Village, Section 90 and Prairieland Village, Section 91, copies of which are attached hereto as **Exhibit F**. Following discussion, Director Lazar moved that the Submerged Storm Sewer Agreements be approved. Director Garner seconded said motion, which unanimously carried.

STREET LIGHT LETTER AGREEMENTS

The Board considered approval of proposed Street Light Letter Agreements. In connection therewith, Mr. Page presented to and reviewed with the Board two (2) proposed agreements to serve Bridgeland Central, Section 4 and Bridgeland Central, Section 6, copies of which are attached hereto as **Exhibit G**. Following discussion, Director Lazar moved that the Street Light Letter Agreements be approved. Director Garner seconded said motion, which carried unanimously.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa next provided the Board with a general update regarding the District's garbage and recycling collections. In connection therewith, she reported that there were no service issues. Following discussion, it was noted that no action was requested of the Board at this time.

UTILITY COMMITMENTS

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

BRIDGELAND WATER AGENCY (THE "AGENCY")

The Board next considered the status of matters related to the Agency. In connection therewith, Mr. Page noted that the 2026 BBQ and community outreach event is scheduled for March 20 and 21, 2026, the 2026 document shred event is tentatively scheduled for March 28, 2026, and the 2026 e-waste event is tentatively scheduled for October 24, 2026. Following discussion, it was noted that no action was required of the Board in connection with the Agency.

WEBSITE UPDATES

Ms. Craig presented to and reviewed with the Board the Communications Report dated January 27, 2026, prepared by Touchstone, a copy of which is attached hereto as **Exhibit H**. It was noted that no action was required by the Board in connection with the Communications Report at this time.

DEVELOPER'S REPORT

Mr. Kolkhorst noted that he had no additional updates to present to the Board at this time, as the home inventory report through December 2025 was presented at the Board's January 6, 2026 meeting. It was noted that no action was required by the Board in connection with such report.

RENEWAL OF DISTRICT INSURANCE COVERAGES

The Board deferred consideration of the renewal proposal for insurance coverage from Arthur J. Gallagher & Co. ("Gallagher"), as it was noted that the proposal had not yet been received.

PROPOSED ANNEXATION

The Board next considered a proposed annexation of 186.026 acres as requested by Bridgeland Development, LP and Cypress Christian School, Inc. (collectively, the "Landowners"). In connection therewith, Mr. Page advised the Board that SPH has provided the Petitions for Addition of Certain Land to the District to the WHCRWA and has requested WHCRWA's consent to the annexation. SPH is currently waiting to receive said consent. Following discussion, it was noted that no action was required of the Board at this time in connection with the proposed annexation.

MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Mr. Page reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, Mr. Page presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit I**. Mr. Page advised that Harris County will not offer joint election services to political subdivisions for the May 2, 2026 election, and therefore, the District will have to hold an independent election. He further discussed the challenges of administering an independent election.

ATTORNEY'S REPORT

The Board next considered the attorney's report. In connection therewith, Mr. Page reported that he had no further items 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 other specific agenda items other than routine and ongoing matters, or 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 Garner and unanimously carried, the meeting was adjourned.


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

LIST OF ATTACHMENTS TO MINUTES

January 27, 2026

Exhibit A	Bookkeeper's Report and Quarterly Investment Report
Exhibit B	Assignment of, Assumption of, and Amendment to Agreement for Services of Tax Assessor/Collector between B&A, ASW and the District
Exhibit C	Resolution Concerning Exemptions from Taxation
Exhibit D	Operations and Maintenance Report
Exhibit E	Engineer's Report
Exhibit F	Submerged Storm Sewer Agreements (Prairieland Village, Sections 90 and 91)
Exhibit G	Street Light Letter Agreements (Bridgeland Central, Sections 4 and 6)
Exhibit H	Communications Report
Exhibit I	Memorandum Regarding Independent Elections