

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493**  
**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 public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on **Tuesday, May 26, 2026, at 12:30 p.m.**

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

1. Public comments;
2. Approval of the minutes of the Board of Directors meeting held on April 28, 2026;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors Burt Lazar and Jimmy Stewart;
4. Election of officers of Board of Directors;
5. Approval of District Registration Form relative to election of Directors;
6. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
7. Discuss training requirements for Directors pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same;
8. Discuss conflicts disclosure statement reporting requirements memorandum for Directors;
9. Discuss changes to cybersecurity and artificial intelligence training requirements applicable to Directors of the District;
10. Bookkeeper's Report, including review of financial and investment reports and authorizing the payment of invoices presented;
11. Consider review and approval of draft operating budget for the District's fiscal year ending May 31, 2027 (refer to Exhibit "A" and Exhibit "B" attached hereto);
12. Engagement of auditor to prepare the District's audit reports for fiscal year ended May 31, 2026, and authorize acceptance of Texas Ethics Commission ("TEC") Form 1295 in connection therewith;
13. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;

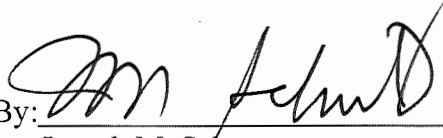
14. Approval of Payment Services Agreement by and between the District and First Billing Services, LLC in connection with electronic payment program for tax payments, and authorize acceptance of TEC Form 1295 in connection therewith; authorize termination of existing electronic payment program for tax payments and agreement(s) with vendors, including Certified Payments;
15. Approval of Unclaimed Property Report(s) as of March 1, 2026 and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2026;
16. Report on legal action taken by the District's delinquent tax collections attorney, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
17. Operator's Report, including:
  - a) Monthly report;
  - b) Status of compliance with permits;
  - c) Repair and maintenance of District facilities; and
  - d) Review and approval of the annual Consumer Confidence Report and authorize Operator to distribute same to District customers;
18. Engineering Report, including:
  - a) Authorizing 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 and drainage facilities within the District, and authorize acceptance of TEC Form 1295's in connection therewith, including:
    - i. Prairieland Village, Section 89 water, sewer, drainage & paving;
    - ii. Prairieland Village, Section 92 water, sewer, drainage & paving;
    - iii. Prairieland Village, Section 93 water, sewer, drainage & paving;
    - iv. Nature Preserve Way, Section 1 water, sewer, drainage & paving;
    - v. Nature Preserve Way, Section 2 water, sewer, drainage & paving;
    - vi. Prairieland Village, Section 90 water, sewer, drainage & paving; and
    - vii. Prairieland Village, Section 91 water, sewer, drainage & paving;
  - b) Status of construction contracts for water, sanitary sewer and drainage facilities, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295's in connection therewith, including:
    - i. North Bridgeland Lake Parkway, Section 6 water, sewer, drainage & paving – Unitas Construction, Inc.;
    - ii. Prairieland Crossing, Section 2 water, sewer, drainage & paving – Unitas Construction, Inc.;
    - iii. Mason Road, Sections 8 & 9 water, sewer, drainage & paving – Unitas Construction, Inc.;
    - iv. Bridgeland Central, Sections 7 & 9 water, sewer, drainage & paving – Unitas Construction, Inc.;
    - v. Bridgeland Central, Sections 5 & 8 water, sewer, drainage, and paving – SER Construction Partners, LLC;
    - vi. Bridgeland Central, Section 6 water, sewer, drainage & paving – Lonnie Lischka Company, LP; and
    - vii. Prairieland Village, Section 88 and Peek Road Section 13 water, sewer,

- drainage & paving – Unitas Construction, Inc.;
- c) Authorizing 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, and authorize acceptance of TEC Form 1295's in connection therewith, including:
    - i. Bridgeland Central, Sections 2, 3, 4 Lake Edge Landscape Improvements;
  - d) Status of construction of recreational facilities, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295's in connection therewith including:
    - i. Mason Road Section 8 Medians Only Landscape Improvements – Shooter & Lindsey, LLC;
    - ii. Mason Road Section 8 Setbacks Landscape Improvements – Shooter & Lindsey, LLC;
    - iii. Bridgeland Central East Haven, Section 2 Landscaping – D. L. Meacham; and
    - iv. Bridgeland Central East Haven, Section 3 Landscaping – Gulf Coast Landscape Services;
    - v. Bridgeland Central, Section 5 Landscape – Gulf Coast Landscape Services;
    - vi. Bridgeland Central, Section 8 Landscape – Shooter & Lindsey, LLC; and
    - vii. Bridgeland Central North Bridgeland Lake Parkway 6 Phase 1 Landscape – Gulf Coast Landscape Services;
  - e) Acceptance or ratification of acceptance of deeds, easements, and conveyances for facilities constructed or to be constructed for the District; authorize acceptance of TEC Form 1295's in connection therewith, including:
    - i. Conveyance – Bridgeland Townhomes at Mason Road (Landscaping Improvements);
    - ii. Conveyance – Bridgeland Central, Section 3 (Water, Sewer, Drainage & Paving Facilities); and
    - iii. Conveyance – Bridgeland Central, Section 2 (Water, Sewer, Drainage & Paving Facilities); and
  - f) Status of acceptance by Harris County of streets and storm sewers for maintenance;
19. Status of preparation and filing of the Bond Application Report to be submitted to the Texas Commission of Environmental Quality ("TCEQ") for the proposed \$14,500,000 Unlimited Tax Bonds, Series 2026, and take any action necessary in connection therewith;
  20. Review and approval of proposal for bio-swale management;
  21. Approval of Submerged Storm Sewer Agreements;
  22. Approval of Street Light Letter Agreements;
  23. Garbage and recycling collection update from Republic Services;
  24. Status of Utility Commitments;

25. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
26. Website updates;
27. Developer Report;
28. Annexation of certain land into the boundaries of the District, including:
  - a) Status of proposed annexation of 186.026 acres as requested by Bridgeland Development, LP and Cypress Christian School, Inc.;
29. Attorney's Report; and
30. Matters for possible placement on future agendas.



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

By:   
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Joseph M. Schwartz  
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.***

**Exhibit "A"**

# Proposed Budget

Harris County MUD No. 493 Fiscal Year Ending 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/26	Approved 2026 Budget	Proposed 2027 Budget
<b>Revenues</b>				
14101 · Water- Customer Service Revenue	96,661	115,993	105,000	240,000
14102 · WHCRWA Revenue	130,133	156,159	225,000	324,000
14105 · Connection Fees	280	336	0	350
14201 · Wastewater-Customer Service Rev	131,841	158,210	190,000	328,000
14301 · Maintenance Tax Collections	1,073,454	1,073,454	998,410	740,012
14501 · Tap Connections	252,774	303,328	480,000	550,000
14502 · Inspection Fees	46,770	56,124	10,000	58,000
14702 · Penalties & Interest	13,943	16,732	17,000	17,000
14801 · Interest Earned on Checking	0	0	200	0
14802 · Interest Earned on Temp. Invest	24,765	29,718	34,000	44,500
15801 · Miscellaneous Income	0	0	0	0
<b>Total Revenues</b>	<b>\$1,770,620</b>	<b>\$1,910,053</b>	<b>\$2,059,610</b>	<b>\$2,301,862</b>
<b>Expenditures</b>				
16101 · Billing Service Fees - Water	3,667	4,400	4,500	6,000
16102 · Operations - Water	15,983	19,180	17,000	35,000
16104 · Purchase Water / JWP	65,304	87,073	77,160	103,558
16105 · Maintenance & Repairs - Water	195,142	234,170	145,000	250,000
16108 · Laboratory Expense - Wastewater	1,803	2,164	300	2,500
16116 · Permit Expense - Water	458	458	0	500
16117 · TCEQ Regulatory Expense - Water	333	333	500	750
16118 · WHCRWA Expense	88,163	117,550	225,000	320,000
16120 · JWP-Gen & Admin Expense	5,906	7,874	3,500	4,500
16121 · Bridgeland Water Agency	4,295	5,155	3,358	22,537
16201 · Billing Service Fees-Wastewater	3,667	4,400	4,500	4,500
16203 · Grease Trap Inspections	1,081	1,297	1,000	1,500
16204 · Purchase Wastewater Service	62,579	75,095	117,637	132,740
16205 · Maint & Repairs - Wastewater	9,429	12,572	15,000	10,000
16208 · Laboratory Expense - Wastewater	0	0	400	0
16217 · TCEQ Regulatory Exp-Wastewater	333	333	500	750

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16220 · STP - Gen & Admin Expense	5,907	7,876	3,459	4,500
16301 · Garbage Expense	39,408	47,289	52,000	56,000
16501 · Tap Connection Expense	199,708	239,649	400,000	400,000
16502 · Inspection Expense	34,645	41,574	9,500	40,000
16610 · Utilities - Streetlights	3,286	3,943	3,200	4,200
16701 · Administrative Fees	1,395	1,674	600	1,750
16703 · Legal Fees	86,588	103,905	85,000	107,000
16705 · Auditing Fees	18,700	18,700	17,000	20,000
16706 · Engineering Fees	73,940	88,728	65,000	92,000
16709 · Election Expense	1,228	1,228	20,000	0
16710 · Website Expense	3,083	3,700	3,000	4,000
16712 · Bookkeeping Fees	43,225	51,870	48,000	53,000
16714 · Printing & Office Supplies	5,306	6,367	5,500	6,600
16715 · Filing Fees	1,986	2,383	1,500	2,450
16716 · Delivery Expense	959	1,150	400	1,200
16717 · Postage	225	270	250	280
16718 · Insurance & Surety Bond	3,687	3,687	4,000	4,000
16719 · AWBD Expense	1,454	1,454	2,000	2,000
16721 · Meeting Expense	3,658	4,390	5,000	5,000
16722 · Bank Service Charge	551	661	500	700
16723 · Travel Expense	1,447	1,736	1,500	1,900
16728 · Record Storage Fees	411	493	360	500
16737 · Smart Meter Subscription	1,930	2,315	1,500	2,400
16738 · SB 2 Expense	2,250	2,250	3,000	0
16801 · Patrol Expense	26,286	31,925	28,746	51,565
17101 · Payroll Expenses	11,934	14,321	14,000	14,000
17102 · Payroll Administration	75	125	0	300
17103 · Payroll Tax Expense	913	1,096	1,100	1,150
17802 · Miscellaneous Expense	1,596	1,915	1,000	2,000

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	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/26	Approved 2026 Budget	Proposed 2027 Budget
<b>Total Expenditures</b>	<b>\$1,033,924</b>	<b>\$1,258,731</b>	<b>\$1,392,470</b>	<b>\$1,773,330</b>
<b>Net Excess Revenues &lt;Expenditures&gt;</b>	<b>\$736,696</b>	<b>\$651,323</b>	<b>\$667,140</b>	<b>\$528,532</b>

M\*O Calculation -  $\$175,608,016 / 100 * \$0.43 * 98\%$

**Exhibit "B"**  
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** <i>05/2026</i>	Proposed Budget Fiscal Year Ending** <i>05/2027</i>	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$3,407.13	\$1,723.61	\$3,407.13

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.85 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.