

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, April 22, 2025, 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 meeting of the Board of Directors held on March 25, 2025;
3. Bookkeeper's Report, including review of financial and investment reports and authorizing the payment of invoices presented;
4. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
5. Consider review and approval of (i) draft operating budget for the Fiscal Year ending May 31, 2026, and (ii) joint water and sewer plant budgets for the Fiscal Year ending May 31, 2026, prepared by Harris County Municipal Utility District No. 418 (the "Master District") pursuant to that certain Contract for Financing, Operation and Maintenance of Master Water and Sanitary Sewer Facilities (the "Master Facilities Contract") by and between the District and the Master District;
6. 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;
7. Adopt Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2025, including the filing of lawsuits, as necessary;
8. Operator's Report, including:
 - a) Monthly report;
 - b) Status of compliance with permits; and
 - c) Repair and maintenance of District facilities;
9. Ratification of Operator's annual report regarding status of the District's Identity Theft Prevention Program ("Program");
10. 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 Texas Ethics Commission TEC Form 1295's ("TEC Form 1295") in connection therewith;
- 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 and 9 water, sewer, drainage & paving – Unitas Construction, Inc.;
 - iv. Bridgeland Central, Section 2 water, sewer, drainage & paving – Unitas Construction, Inc.;
 - v. Bridgeland Central, Section 3 water, sewer, drainage & paving – Bay Utilities, LLC;
 - vi. Bridgeland Central, Section 9 water, sewer, drainage & paving – Unitas Construction, Inc; and
 - vii. Bridgeland Central, Section 7 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. Mason Road Section 8 Medians Only 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. Bridgeland Townhomes at Mason Road Landscaping Improvements – Landscape Art, Inc.; and
 - ii. Prairieland Crossing, Section 2 Landscape Improvements – Allgreen Associates;
 - 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. Water Line Easement (Bridgeland Central, Section 5 – 0.4077 acres);
 - ii. Storm Sewer Easement (Bridgeland Central, Section 5 – 0.1105 acres);
 - iii. Sanitary Sewer Easement (Bridgeland Central, Section 5 – 0.1128 acres);
 - iv. Conveyance – Prairieland Village Peek Road Section 5 Landscape Improvements;
 - v. Conveyance – Bridgeland Build to Rent water, sewer, drainage & paving;
11. Status of preparation and filing of Bond Application Report to be submitted to the Texas Commission on Environmental Quality ("TCEQ") for the proposed Unlimited Tax Bonds, Series 2025 (the "Series 2025 Bonds"), including approval of any revisions to the Summary

of Costs and/or the Second Supplemental Agreement with Harris County Municipal Utility District No. 418 related thereto;

12. Approval of Submerged Storm Sewer Agreements;
13. Approval of Street Light Letter Agreements;
14. Garbage and recycling collection update;
15. Status of Utility Commitments;
16. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s), including discussion related to Agency contracting for Flock license plate readers;
17. Website updates;
18. Developer Report;
19. Annexation of certain land into the boundaries of the District, including status of Rue and Hornberger Tract annexation as requested by TPHTL House Hahl, LLC;
20. Attorney's Report; and
21. Matters for possible placement on future agendas.



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

By: 
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.