

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

Minutes of Meeting of Board of Directors

June 24, 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 June 24, 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 Schlachter, thus constituting a quorum.

Also present were Miguel Medina of Municipal Accounts & Consulting, L.P. ("MA&C"); Will Gutowsky and Edgar Britt of BGE, Inc. ("BGE"); Mackenzie Johnson and Lindsey DeLong of Inframark, LLC ("Inframark"); Rebecca Olvera of B&A Municipal Services ("B&A"); Paulina Baker, Kelsey Thorne, and Dan Kolkhorst of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); Julie Peak and Spencer Day of Masteron Advisors, LLC ("Masteron"); Brian Krueger and Melissa Vasquez of Forvis Mazars, LLC ("Forvis"); and Joseph M. Schwartz and Sabrina Ernst 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 May 27, 2025. Following review and discussion of the minutes presented, it was moved by Director Lazar, seconded by Director Guderian, and unanimously carried that the minutes of the Board meeting held on May 27, 2025, be approved, as written.

ENGAGEMENT OF AUDITOR

The Board considered the engagement of an auditing firm to conduct an audit of the District's financial statements for the fiscal year ending May 31, 2025. In that regard, Ms. Vasquez made a presentation to the Board on behalf of Forvis, and advised that the cost to conduct such audit is approximately \$14,900, plus an administrative fee in the amount of \$1,100. After discussion on the matter, Director Lazar moved that (i) Forvis be engaged to conduct the audit for the District's fiscal year ending May 31, 2025, (ii) the engagement letter related to same be approved, and (iii) the accompanying Texas Ethics Commission ("TEC") Form 1295 from Forvis be accepted. Director Guderian seconded said motion, which carried unanimously. A copy of the Forvis engagement letter is attached hereto as **Exhibit A**.

BOOKKEEPER'S REPORT

Mr. Medina presented to and reviewed with the Board the Bookkeeper's Report dated June 24, 2025, including disbursements presented for payment, a copy of which is attached hereto as **Exhibit B**. Following discussion, Director Lazar moved to approve the Bookkeeper's Report, including the disbursements listed therein. Director Guderian seconded said motion, which carried unanimously.

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

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 May 31, 2025, a copy of which is attached hereto as **Exhibit C**. 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 Guderian 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 due at this time, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), delinquent tax attorneys for the District.

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 D**. 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 Guderian seconded said motion, which carried unanimously.

AMENDMENT OF THE DISTRICT'S RATE ORDER

The Board next considered the amendment of the District's Rate Order to provide for the adjustment of certain customer charges to offset the annual adjustment of charges imposed by Inframark. In connection therewith, Mr. Schwartz reviewed with the Board the various adjustments proposed by Inframark, a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Lazar moved that the District's Rate Order be amended to incorporate the proposed adjustments, as discussed. Director Guderian seconded said motion, which unanimously carried. A copy of the District's Rate Order thus amended is attached hereto as **Exhibit F**.

ENGINEER'S REPORT

Mr. Britt next presented to and reviewed with the Board the Engineer's Report dated June 24, 2025, a copy of which is attached hereto as **Exhibit G**, including the pay estimates and change orders listed therein. Mr. Schwartz noted two easements to be accepted by the District for water, sewer, and drainage facilities serving North Bridgeland Lake Parkway Street Dedication, Section 6; two easements to be ratified following their approval at the May 27, 2025 meeting for water, sewer and drainage facilities serving Bridgeland Central, Section 8; and one abandonment of easement to be ratified. 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 or ratification, as applicable, of the proposed easements, as recommended by BGE. Director Guderian 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 was filed with the Texas Commission on Environmental Quality (the "TCEQ") on June 2, 2025, together with an application for a 60-day expedited review. He noted that SPH expects to hear back from the TCEQ by approximately mid-August.

PROPOSED UNLIMITED TAX ROAD BONDS, SERIES 2025A ("SERIES 2025A ROAD BONDS")

The Board considered the proposed issuance of the District's Series 2025A Road Bonds. In connection therewith, Mr. Gutowsky presented to and reviewed with the Board a preliminary draft of the Summary of Costs for the proposed Series 2025A Road Bonds, a copy of which is attached hereto as **Exhibit H**. Mr. Day then presented to and reviewed with the Board a Cash Flow Analysis relative to the Series 2025A Road Bonds, a copy of which is attached hereto as **Exhibit I**, and advised that, based upon the most recent Estimate of Value received from the Harris Central Appraisal District, the principal amount of the Series 2025A Road Bonds could be up to \$6,015,000. Following discussion, it was moved by Director Lazar, seconded by Director Guderian and unanimously carried, that the preliminary Summary of Costs for the proposed Series 2025A Road Bonds be approved, subject to further adjustments up to a principal amount not to

exceed \$6,015,000.

RESOLUTION REQUESTING ESTIMATE OF VALUE

Mr. Schwartz next presented to the Board a Resolution Requesting the Appraisal District for an Estimate of Value as of July 1, 2025, as requested by the District's financial advisor, a copy of which Resolution is attached hereto as **Exhibit J**. After discussion, Director Lazar moved to approve the Resolution Requesting the Appraisal District for an Estimate of Value as of December 1, 2025. Director Guderian seconded said motion, which unanimously carried.

FIRST ALLOCATION OF CAPACITY IN MASTER DISTRICT FACILITIES TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 418 ("MUD 418")

Mr. Schwartz discussed with the Board a proposed Supplemental Agreement by and among MUD 418, the District, and Harris County Municipal Utility District Nos. 419, 489, 490, 491, and 492 (collectively, the "Participants")(the "Supplemental Agreement"). He explained that the Supplemental Agreement serves to allocate capacity in Master Facilities to MUD 418 for 151 connections. He also explained that MUD 418, like all other Participants, is required to pay Connection Charges for such capacity. Finally, Mr. Schwartz noted that SPH continues to review the Supplemental Agreement. Following discussion, Director Lazar moved that the Supplemental Agreement be authorized for signature by the President, subject to final approval of form by SPH. Director Guderian seconded said motion, which carried unanimously.

SUBMERGED STORM SEWER AGREEMENTS

Mr. Schwartz next presented to and reviewed with the Board a submerged storm sewer agreement serving Bridgeland Central, Section 4 (the "Agreement"), a copy of which is attached hereto as **Exhibit K**, which was signed by the President and provided to the District's Engineer between meetings. Following discussion, Director Lazar moved that the approval of the Agreement be ratified. Director Guderian seconded said motion, which carried unanimously.

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, and that service would be running on the Fourth of July. 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 reported that the Agency is considering adoption of a mascot. More information will be provided to the Board when appropriate. It was noted that no action was required of the Board at this time.

WEBSITE UPDATES

Mr. Schwartz presented to and reviewed with the Board the Communications Report dated June 24, 2025, prepared by Touchstone, a copy of which is attached hereto as **Exhibit L**. 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 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 M**. 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.

The Board next considered a proposed annexation of 186.026 acres as requested by Bridgeland Development, LP and Cypress Christian Schools, Inc. In connection therewith, Mr. Schwartz presented to and reviewed with the Board a Petition for Addition of Certain Land to the District (the "Petition for Annexation"), a copy of which is attached hereto as **Exhibit N**. Following discussion, it was moved by Director Lazar that the Petition for Annexation be approved and that the president be authorized to execute same on behalf of the District. Director Guderian seconded said motion, which carried unanimously.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Schwartz advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Lazar moved that SPH be authorized to complete and execute the Voting System Annual Filing Form

and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Guderian seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Mr. Schwartz next advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, He explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit O** (the "Request"). After discussion on the matter, Director Lazar moved that SPH be authorized to destroy the records described in the Request. Director Guderian seconded said motion, which unanimously carried.

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 Guderian and unanimously carried, the meeting was adjourned.



Kari Schlatter
Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

LIST OF ATTACHMENTS TO MINUTES

June 24, 2025

Exhibit A	Auditor Engagement Letter
Exhibit B	Bookkeeper's Report
Exhibit C	Tax Assessor Collector's Report
Exhibit D	Operations and Maintenance Report
Exhibit E	Inframark's Rate Order Analysis
Exhibit F	Amended Rate Order (Effective July 1, 2025)
Exhibit G	Engineer's Report
Exhibit H	Summary of Costs (Series 2025A Road Bonds)
Exhibit I	Cash Flow Analysis (Series 2025A Road Bonds)
Exhibit J	Resolution Requesting the Appraisal District for an Estimate of Value
Exhibit K	Submerged Storm Sewer Agreement (Bridgeland Central, Section 4)
Exhibit L	Communications Report
Exhibit M	Developer's Home Inventory Report
Exhibit N	Petition for Addition of Certain Land to Harris County Municipal Utility District No. 493
Exhibit O	Records Destruction Request