

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

Minutes of Meeting of Board of Directors

March 25, 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 March 25, 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 Directors Schlachter and Guderian, 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 of Inframark, LLC ("Inframark"); Nikki Moore of B&A Municipal Services ("B&A"); Dan Kolkhorst of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); Barbara Nussa of Republic Services, Inc. ("Republic"); Julie Peak from Masterson Advisors, LLC ("Masterson"); and Joseph M. Schwartz and Lindsey H. Pittman of Schwartz, Page & Harding, L.L.P. ("SPH"). Ms. Nussa entered the meeting after it had been called to order, as notated herin.

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 February 25, 2025. 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 February 25, 2025, be approved, as written.

VETERAN'S MEMORIAL PARK

The Board next considered participation in funding a Veteran's Memorial Park project to be undertaken by Harris County Water Control and Improvement District No. 157. Following discussion, Director Lazar moved that the District decline to contribute to the Veteran's Memorial Park in 2025, as recommended by the District's financial advisor. Director Garner seconded said motion, which carried unanimously.

BOOKKEEPER'S REPORT

Mr. Medina presented to and reviewed with the Board the Bookkeeper's Report dated March 25, 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, with the exception of check no. 2605, which was voided. Director Garner seconded said motion, which carried unanimously.

Ms. Nussa entered the meeting at this time.

AMENDMENT TO THE OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2025

Mr. Medina presented to and reviewed with the Board a proposed Amended Budget for the District's fiscal year ending May 31, 2025, a copy of which is included with the Bookkeeper's Report. He reported that maintenance tax collections were higher than anticipated and MA&C is recommending that the budget be updated to reflect same. After discussion, Director Lazar moved to approve the proposed Amended Budget. Director Garner seconded said motion, which carried unanimously.

TAX ASSESSOR COLLECTOR'S REPORT

Ms. Moore presented to and reviewed with the Board the Tax Assessor-Collector's Report and Delinquent Tax Roll for the month ending February 28, 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 Garner seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

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

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2025. After discussion on the matter, Director Lazar moved that the District's consultants

be authorized to research the District's accounts to determine whether the District has unclaimed property and MA&C and/or B&A be authorized to prepare such report for the Board's approval. Director Garner seconded said motion, which unanimously carried.

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 C**. She requested that the Board approve (i) the transfer of 17 accounts to the delinquent list, and (ii) the final cost of \$450 for the annual fire hydrant survey, which was completed in February, 2025. Ms. Johnson also discussed five effluent violations reported to the Texas Commission on Environmental Quality for the month of January, 2025, caused by the freeze event. Following review and discussion, Director Lazar moved that the Operators and Maintenance Report, including the action items listed therein, be approved. Director Garner seconded said motion, which carried unanimously.

ANNUAL REVIEW OF THE DISTRICT'S IDENTITY THEFT PREVENTION PROGRAM

The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Johnson presented Inframark's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Ms. Johnson recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time.

STATUS OF REVIEW OF WATER CONSERVATION PLAN

Mr. Schwartz discussed with the Board the requirements of Title 30, Section 288.30 of the Texas Administrative Code for retail public water suppliers such as the District to implement a Water Conservation Plan ("WCP"). In connection therewith, Mr. Schwartz presented to and reviewed with the Board a Water Conservation Plan, including a Resolution Adopting said WCP, attached hereto as **Exhibit D**. Following discussion, Director Lazar moved that the Board approve the Water Conservation Plan and the Resolution adopting same, and that the President and Secretary be authorized to execute the resolution on behalf of the Board and District, and that the District's consultants be authorized to file same with the appropriate entities. 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 March 25, 2025, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein. Following discussion of the Engineer's Report, Director Lazar moved that all action items identified in the Engineer's Report be approved, as recommended by BGE. Director Garner seconded said motion, which unanimously carried.

SUBMISSION OF CRITICAL LOAD STATUS INFORMATION TO ELECTRICITY PROVIDERS

Mr. Schwartz reported that Section 13.1396 of the Texas Water Code, requires that a District must annually submit to each electric distribution utility and each retail electric utility provider a list of its facilities which may qualify for critical load status and various emergency contact information for a determination that the facilities qualify for critical load status. After discussion on the matter, Director Lazar moved that BGE and/or Inframark be authorized to make such annual filings on behalf of the District. Director Garner seconded the motion, which carried unanimously.

CORRECTION OF SECOND SUPPLEMENTAL AGREEMENT WITH HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 418 ("MUD 418")

Mr. Schwartz next discussed correcting the allocation of water and wastewater capacity in the Master Facilities from MUD 418, as the District's Engineer has adjusted the total number of connections to be funded in the District's first water, sanitary sewer, and drainage bond issue. In connection therewith, Mr. Schwartz presented to and reviewed with the Board a corrected Second Supplemental Agreement with MUD 418, attached hereto as **Exhibit F**. Following discussion, Director Lazar moved that the corrected Second Supplemental Agreement with MUD 418 be approved, subject to execution by MUD 418 and any further revisions approved by SPH and BGE to facilitate funding in said bond issue. Director Garner seconded said motion, which carried unanimously.

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 by May 1, 2025. He also noted that the Summary of Costs related to the Series 2025 Bonds has been updated to reflect the connections to be funded, and may require additional revisions. A copy of the updated Summary of Costs is attached hereto as **Exhibit G**. Following discussion, it was noted that no action was required by the Board at this time in connection with the Series 2025 Bonds.

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.

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, and noted that the annual Bridgeland document shred event has been scheduled for May 17, 2025 and that the hazardous e-waste event is being finalized for October 25, 2025. The Agency is also planning to assume management in 2026 of the 3BQ Cook-Off and Car Show, which took place on March 22, 2025. Mr. Schwartz also noted no update in regards to the Agency assumption of the Flock license plate reader contract (the "Flock Contract") for the Bridgeland community. No action was required by the Board in connection with Agency matters at this time.

WEBSITE UPDATES

Mr. Schwartz presented to and reviewed with the Board the Communications Report dated March 25, 2025, prepared by Touchstone District Services, LLC, 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 presented to and reviewed with the Board the home inventory report through February 2025, as prepared by the Bridgeland Development, LP (the "Developer"), a copy of which is attached hereto as **Exhibit I**. 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. It was noted that no action was required by the Board in connection with this matter.

ATTORNEY'S REPORT

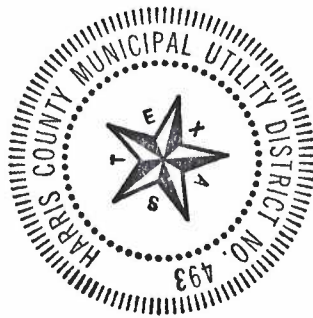
The Board next considered the attorney's report. In connection therewith, Mr. Schwartz noted that he had no additional matters of a legal nature to discuss, which had not already been discussed.

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 Garner and unanimously carried, the meeting was adjourned.



Summer Rountree
Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

LIST OF ATTACHMENTS TO MINUTES

March 25, 2025

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor Collector's Report
Exhibit C	Operations and Maintenance Report
Exhibit D	Resolution Adopting Water Conservation Plan
Exhibit E	Engineer's Report
Exhibit F	Second Supplemental Agreement with Harris County Municipal Utility District No. 418
Exhibit G	Summary of Costs
Exhibit H	Communications Report
Exhibit I	Developer's Home Inventory Report