

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, July 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 June 24, 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. 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;
6. Operator's Report, including:
 - a) Monthly report;
 - b) Status of compliance with permits; and
 - c) Repair and maintenance of District facilities;
7. 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. Bridgeland Central, Section 4 water, sewer, drainage & paving; and
 - ii. Bridgeland Central, Section 6 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, Section 2 water, sewer, drainage & paving – Unitas Construction, Inc.;
 - v. Bridgeland Central, Section 3 water, sewer, drainage & paving – Bay Utilities,

- vi. LLC;
 - vii. Bridgeland Central, Sections 7 & 9 water, sewer, drainage & paving – Unitas Construction, Inc; and
 - viii. Bridgeland Central, Sections 5 & 8 water, sewer, drainage, and paving;
 - 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;
 - i. Bridgeland Central East Haven, Section 2 Landscaping; and
 - ii. Bridgeland Central East Haven, Section 3 Landscaping;
 - 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. Mason Road Section 8 Medians Only Landscape Improvements;
 - 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. Partial Abandonment of and Reconveyance of Correction Storm Sewer Easement (Bridgeland Central, Section 5);
 - ii. Conveyance – Prairieland Village Peek Road Section 5 Landscape Improvements;
 - iii. Conveyance – Bridgeland Build to Rent water, sewer, drainage & paving; and
 - iv. Conveyance – Prairieland Crossing, Section 2 Landscape Improvements – Allgreen Associates;
- 8. Status of the approval of bond application report by the Texas Commission on Environmental Quality and issuance of the District's proposed Unlimited Tax Bonds, Series 2025 (the "Series 2025 Bonds");
- 9. Status of the District's proposed Unlimited Tax Road Bonds, Series 2025 (the "Series 2025 Road Bonds"), including engagement of auditor to prepare agreed-upon procedures report with respect to project costs to be funded with proceeds of the Series 2025 Road Bonds and acceptance of TEC Form 1295 in connection therewith;
- 10. Approval of Submerged Storm Sewer Agreements;
- 11. Approval of Street Light Letter Agreements;
- 12. Garbage and recycling collection update;
- 13. Status of Utility Commitments;
- 14. Matters related to Bridgeland Water Agency ("Agency") and directions to the District's Trustee and alternate(s);
- 15. Website updates;

16. Developer Report;
17. Annexation of certain land into the boundaries of the District, including:
 - a) Status of Rue and Hornberger Tract annexation as requested by TPHTL House Hahl, LLC; and
 - b) Proposed annexation of 186.026 acres as requested by Bridgeland Development, LP and Cypress Christian School, Inc.;
18. Attorney's Report, including:
 - a) Recision of authorization to execute a Supplemental Agreement with Harris County Municipal Utility District No. 418 (the "Master District") regarding allocation of capacity in Master Facilities to the Master District; and
 - b) Presentation of Notice regarding the allocation of capacity in Master Facilities for the Master District;
19. 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.