

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

Minutes of Meeting of Board of Directors

July 22, 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 July 22, 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 Roundtree, Assistant Secretary

and all of said persons were present, except Directors Garner and Vicknair, thus constituting a quorum.

Also present were Christopher Section 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"); Dan Kolkhorst of Howard Hughes Corporation, on behalf of Bridgeland Development, LP ("Developer"); Melissa Vasquez of Forvis Mazars, LLC ("Forvis"); Jenna Craig of Touchstone District Services ("Touchstone"); and Joseph M. Schwartz, Lindsey H. Pittman, and Kathryn N. Lyons 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 June 24, 2025. Following review and discussion of the minutes presented, it was moved by Director Schlachter, seconded by Director Roundtree, and unanimously carried that the minutes of the Board meeting held on June 24, 2025, be approved, as written.

BOOKKEEPER'S REPORT; QUARTERLY INVESTMENT INVENTORY REPORT

Mr. Section presented to and reviewed with the Board the Bookkeeper's Report dated July 22, 2025, a copy of which is attached hereto as **Exhibit A**. Mr. Section next presented to and reviewed with the Board the Quarterly Investment Report dated May 31, 2025, included with **Exhibit A**. Following discussion, it was moved by Director Lazar, seconded by Director Schlachter, and unanimously carried, that: (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, except voided check no. 2691, which was voided; and (ii) the Quarterly Investment Inventory Report be approved, as presented, and the District's Investment Officers be authorized to execute the same on behalf of the Board and the District.

Barbara Nussa of Republic Services, Inc. ("Republic") entered the meeting during the discussion.

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 June 30, 2025, a copy of which is attached hereto as **Exhibit B**. She additionally presented the Estimate of Appraised Value as of July 1, 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 Schlachter 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. DeLong presented to and reviewed with the Board an Operations and Maintenance Report dated July 22, 2025, 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 Schlachter seconded said motion, which carried unanimously.

ENGINEER'S REPORT

Mr. Britt next presented to and reviewed with the Board the Engineer's Report dated July 22, 2025, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein. Mr. Schwartz noted a partial Abandonment and Reconveyance of Storm Sewer Easement serving Bridgeland Central, Section 5. Following discussion of the Engineer's Report, Director Schlachter moved that the Engineer's Report be accepted, and all action items

therein be approved, including acceptance or ratification, as applicable, of the proposed abandonment, as recommended by BGE. Director Roundtree seconded said motion, which unanimously carried.

Greg Lentz of Masterson Advisors, LLC ("Masterson") entered the meeting during the discussion.

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 reported that SPH expects to hear back from the Texas Commission on Environmental Quality by approximately early August, which allows for a sale of the Series 2025 Bonds at the September regular meeting of the Board.

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 conjunction with the Series 2025 Bonds. Mr. Lentz reported to the Board that, based on the most recent Estimate of Appraised Value dated July 9, 2025, the size of the Series 2025A Road Bonds may need to be adjusted.

ENGAGEMENT OF AUDITOR FOR PROPOSED ISSUANCE OF THE BONDS

The Board next considered the engagement of an auditing firm for preparation of a preliminary reimbursement audit report in connection with the payment of funds to the developer out of the proceeds of the Bonds. In that regard, Mr. Schwartz presented to and reviewed with the Board an engagement letter prepared by Forvis for preparation of such reimbursement audit report, a copy of which is attached hereto as **Exhibit F**. Following discussion, Director Roundtree moved that (i) Forvis be engaged to prepare said reimbursement audit report, (ii) the President be authorized to execute same on behalf of the Board and District, and (iii) the District accept the TEC Form 1295 submitted by Forvis. Director Lazar seconded said motion, which carried unanimously.

SUBMERGED STORM SEWER AGREEMENTS

The Board deferred consideration of Submerged Storm Sewer Agreements as it was noted that none were presented.

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. 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. Ms. Craig presented to and reviewed with the Board a mascot finalist handout that included a survey prepared by Touchstone, a copy of which is attached hereto as **Exhibit G**. After discussion, it was determined by the Board that the District would not participate in the vote related to the selection of an Agency mascot.

WEBSITE UPDATES

Mr. Schwartz presented to and reviewed with the Board the Communications Report dated July 22, 2025, prepared by Touchstone, 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 June 2025, as prepared by 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 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 advised the Board that the Petitions for Addition of Certain Land to the District (the "Petition for Annexation") have been drafted and circulated to landowners for review and signature. Following discussion, it was noted that no action was required by the Board at this time.

ATTORNEY'S REPORT

The Board next considered the attorney's report. In connection therewith, Mr. Schwartz advised the Board of a rescission of authorization to execute the Supplemental Agreement with Harris County Municipal Utility District No. 418 (the "Master District") regarding the allocation of capacity in Master Facilities to the Master District. Mr. Schwartz then presented to and reviewed with the Board a Notice of First Reservation of Capacity by Master District, a copy of which is attached hereto as **Exhibit J**.


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 Roundtree and unanimously carried, the meeting was adjourned.




Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

LIST OF ATTACHMENTS TO MINUTES

July 22, 2025

Exhibit A	Bookkeeper's Report and Quarterly Investment Report
Exhibit B	Tax Assessor Collector's Report
Exhibit C	Estimates of Appraised Value
Exhibit D	Operations and Maintenance Report
Exhibit E	Engineer's Report
Exhibit F	Engagement Letter for Reimbursement Audit
Exhibit G	Touchstone Mascot Survey Handout
Exhibit H	Communications Report
Exhibit I	Developer's Home Inventory Report
Exhibit J	Notice of First Reservation of Capacity by Master District