HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

April 24, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 490 (the "District") met in regular session, open to the public, on April 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:

C. Troy Anthony, President
Perry Miller, Vice-President
Stephanie M. Russ, Secretary
Lee Markiewicz, Assistant Secretary
Sarah Barrera, Assistant Secretary

and all of said persons were present, with the exception of Director Anthony and Miller, thus constituting a quorum. Director Miller entered the meeting after it was called to order.

Also present were Christopher Section of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Kristen Turkal of BGE, Inc. ("BGE"); Mackenzie Johnson and Lindsey DeLong of Inframark, LLC ("Inframark"); Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Greg Lentz of Masterson Advisors, LLC ("Masterson"); Barbara Nussa of Republic Services, Inc. ("Republic"); Paulina Baker of Howard Hughes Corporation, on behalf of Bridgeland Development, LP ("Developer"); Kay Burkhalter, member of Bridgeland Supports Veterans, Inc. ("Bridgeland Veterans"); and Joseph M. Schwartz and Shelby Yllana of Schwartz, Page & Harding, L.L.P. ("SPH"). Fiona Nguyen, resident of the District, entered after the meeting was called to order.

In the absence of the President and Vice President, Director Markiewicz was designated as President Pro Tempore and called the meeting to order, and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board considered public comments and recognized Ms. Burkhalter. It was noted that the next item on the agenda was designated for discussion on the Veteran's Memorial Park. The Board deferred additional discussion regarding same.

VETERANS MEMORIAL PARK

Ms. Burkhalter addressed the Board regarding the ongoing discussions on the Veteran's Memorial Park. Ms. Burkhalter discussed the contributions committed by the other Bridgeland districts and encouraged the District to participate. The Board, while noting its full support for the Memorial Park and the mission of the Bridgeland Veterans, discussed concerns of contributing large sums of money during a time of economic uncertainty. Ms. Burkhalter noted that there is a six-month funding window before project bidding begins. The Board noted that it would reconsider a small in-kind donation in 60 to 90 days from today. Ms. Burkhalter thanked the Board for its consideration.

Director Miller entered the meeting during the discussion.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on March 27, 2025. Following review, it was moved by Director Miller, seconded by Director Barrera, and unanimously carried, that the minutes of the March 27, 2025, meeting be approved, as written.

Ms. Nguyen entered the meeting at this time.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Section presented and reviewed with the Board the Bookkeeper's Report dated April 24, 2025, a copy of which is attached hereto as **Exhibit A**. Mr. Section additionally presented the Quarterly Investment Inventory Report for the period ended February 28, 2025, a copy of which is included in the Bookkeeper's Report. Following discussion, it was moved by Director Russ, seconded by Director Barrera, and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the exception of check no. 2924, which was voided, and (ii) the Quarterly Investment Inventory Report be approved, as presented, and the District's Investment Officers be authorized to execute same on behalf of the Board and the District.

UNCLAIMED PROPERTY

The Board next considered approval of an Unclaimed Property Report as of March 1, 2025, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2025. In connection therewith, Mr. Section and Ms. Maddox advised the Board that there was no unclaimed property in the District's tax accounts or operating accounts for the reporting period. After discussion, Director Russ moved that the consultants be authorized to file an Unclaimed Property Report with the Comptroller prior to July 1, 2025, if necessary. Director Barrera seconded said motion, which unanimously carried.

JOINT WATER PLANT AND JOINT SEWER PLANT BUDGETS FOR HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 418 ("NO. 418"); OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2026

Mr. Section presented the proposed joint water plant and joint sewer plant budgets for No. 418 for the fiscal year ending May 31, 2026, as required by the Contract for Financing, Operation and Maintenance of Master Water and Sanitary Sewer Facilities among the District, No. 418 and Harris County Municipal Utility District No. 419, 489, 491, 492 and 493 and the General Operating Fund Budget for the District's fiscal year ending May 31, 2026. Copies of the proposed budgets are included within the Bookkeeper's Report. The Board then discussed revisions to the operating budget, including adjustment of maintenance tax collections, and inclusion of the recreational maintenance contribution to Bridgeland Council. Upon review, Director Miller moved that the proposed joint water plant and joint sewer plant budgets for No. 418 for fiscal year ending May 31, 2026, be approved, as presented, subject to final SPH review. Director Markiewicz seconded said motion, which unanimously carried. Mr. Schwartz noted the general operating fund budget would be approved at the May Board meeting, subject to final revisions based on Board discussion.

TAX ASSESSOR COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector's Report and Delinquent Tax Roll for the month of March 2025, copies of which are attached hereto as **Exhibit B**. Following discussion, Director Markiewicz moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Russ seconded said motion, which was unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board noted that there were no delinquent tax collections report provided nor due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Schwartz advised that the Board is authorized to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on real property taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, it was moved by Director Barrera, seconded by Director Russ and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit C**, be adopted by the Board, and that Perdue be authorized to proceed with the collection of real property taxes delinquent as of July 1, 2025.

OPERATOR REPORT

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report for the month of March 2025, a copy of which is attached hereto as **Exhibit D**. The Board then discussed the completion of a valve survey and the rental of generators and noted various concerns regarding the current economy and the necessity of scaling back expenditures. After discussion, the Board concurred to defer action on approval of the valve survey and generator rental at this time.

Mr. Schwartz noted that Inframark presented its annual report regarding the District's Identity Theft Prevention Program (the "Program") at the last Board meeting, and no changes were recommended to the Program for this year. The Board concurred that no action regarding this item was necessary at this time.

ENGINEER'S REPORT

Ms. Turkal presented and reviewed with the Board the Engineer's Report dated April 24, 2025, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein. Ms. Turkal then requested the Board's concurrence in the design and advertisement for the award of bids for construction of (i) Prairieland Village, Sections 40 and 41 Landscaping to Landology, and (ii) North Bridgeland Lake Parkway Section 10 Landscaping to SWA Group. Ms. Turkal then requested the Board's concurrence in the award of construction contracts for the construction of (i) North Bridgeland Lake Parkway Section 9 BLMZ to Allgreen Associates, and (ii) Prairieland Village, Section 37 Landscaping to Allgreen Associates. Mr. Schwartz then presented to the Board offsite easements to serve Bridgeland Migration Way, Section 3. Following discussion of the Engineer's Report, Director Barrera moved that all action items identified in the Engineer's Report be approved, as recommended by BGE, including acceptance of the Easements. Director Russ seconded said motion, which unanimously carried.

The Board then discussed the status of the Papillon Park shade structure, noting that the project scope and cost was no longer feasible relative to the ultimate benefit to the community. The Board concurred to take no further action on this contract at this time and reconsider the inclusion of same in a future bond issuance. Ms. Turkal requested confirmation that she could cancel the open contract with USA Shade for same. The Board acknowledged same.

ORDER ESTABLISHING RULES AND REGULATIONS REGARDING SANITATION AND POLLUTION CONTROL OF THE AREAS IN PROXIMITY TO PUBLIC WATER SUPPLY WELL NO.11 ("SANITARY CONTROL ORDER")

Mr. Schwartz next presented for the Board's approval an Order that establishes rules and regulations regarding the sanitation and pollution control for the portion of the Sanitary Control Easement that overlaps the Water Well No. 11 site. A copy of such Order is attached hereto as **Exhibit F**. After discussion, Director Miller moved that the Order be approved, and that the Vice President be authorized to execute and the Secretary to attest same on behalf of the Board and District. Director Barrera seconded said motion, which unanimously carried.

PROPOSED UNLIMITED TAX BONDS, SERIES 2025 (THE "BONDS")

The Board next considered the proposed issuance of the District's Bonds. In that regard, Mr. Schwartz advised that the District's consultants are preparing the bond application report to be filed by May 1, 2025, with the Texas Commission on Environmental Quality. He noted a potential bond sale date for the September 2025 Board meeting. The Board took no action regarding this item.

SUBMERGED STORM SEWER AGREEMENTS

The Board noted the submerged storm sewer agreements were considered and approved under the Engineer's Report.

STREET LIGHT LETTER AGREEMENT

The Board noted that there were no street light letter agreements received for approval at this time.

WILDLIFE MANAGEMENT

The Board considered wildlife management matters, noting the recent sighting and removal of two alligators in the amenity ponds. The Board took no action on this item as it was noted that the Developer was managing same.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through March 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit G**. The Board took no action regarding same.

STATUS OF ANNEXATION OF LAND INTO THE DISTRICT BOUNDARIES

Mr. Schwartz reminded the Board of the proposed annexation of a 159.20-acre tract into the boundaries of the District. Mr. Schwartz reported that the annexation of said tract received consent from the City of Houston. Mr. Schwartz then presented and reviewed with the Board an Order Adding Land to the District. Director Russ moved that said Order be passed and adopted and that the Board members present be authorized to execute same. Director Miller seconded the motion, which unanimously carried. A copy of said Order, as recorded in the Official Public Records of Real Property of Harris County, Texas is attached hereto as **Exhibit H**.

In connection with the annexation of land into the boundaries of the District, Mr. Schwartz next presented to the Board a Third Amended and Restated District Information Form. After consideration, Director Barrera moved that the Third Amended and Restated District Information Form be approved, that those Directors present be authorized to sign same, and that SPH be authorized to file it in the Real Property Records of Harris County. Director Miller seconded said motion, which unanimously carried.

APPROVAL OF AMENDMENTS TO UTILITY DEVELOPMENT AGREEMENTS ("UDA") WITH DEVELOPER AND WAIVER AGREEMENTS

In connection with the annexation of 159.20 acres into the boundaries of the District, Mr. Schwartz requested that the Board approve of the following documentation: (i) Waiver Agreement; (ii) Third Amendment to Amended and Restated Utility Development Agreement for water, sewer and drainage facilities; and (iii) Third Amendment to Amended and Restated Utility Development Agreement for road and recreational facilities. Following the discussion, Director Miller moved that the agreements be approved as presented, and the Vice President and Secretary be authorized to execute same on behalf of the Board and the District. Director Russ seconded said motion, which unanimously carried.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa noted there were no service issues to report, and reminded the Board about the May 17, 2025, Document Shred Event in the community. The Board took no action regarding this item.

WEBSITE ADMINISTRATION

The Board noted that it had nothing new to discuss with respect to the District's website administration at this time.

BRIDGELAND WATER AGENCY (THE "AGENCY")

The Board considered matters relative to the Agency. Mr. Schwartz advised the Board of upcoming planned events, including a Document Shred Event in May, and a Hazardous E-Waste Event in October. The Board took no action regarding this item.

ATTORNEY'S REPORT

Mr. Schwartz noted that he had no legal matters to report at this time.

CLOSED SESSION

The Vice President noted that the Board would not need to enter Closed Session.

FUTURE MEETING AGENDA

The Board noted it had no items for consideration on future agendas.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Markiewicz, seconded by Director Russ and unanimously carried, the meeting was adjourned.

Secretary

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

April 24, 2025

Exhibit A – Bookkeeper and Quarterly Investment Report

Exhibit B - Tax Assessor Collector Report

Exhibit C – Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes

Exhibit D – Operator's Report

Exhibit E – Engineer Report

Exhibit F – Sanitary Control Order

Exhibit G – Inventory Report

Exhibit H – Order Adding Land