

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

AMENDED 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 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 *Thursday, May 28, 2026 at 12:00 Noon.*

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Accept resignation of Director Anthony, and consider the appointment of a new Director to fill the vacancy on the Board of Directors;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors;
4. Election of officers of Board of Directors;
5. Approval of District Registration Form relative to election of Directors;
6. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
7. Discuss training requirements for new Director pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same;
8. Discuss conflicts disclosure statement reporting requirements memorandum for Director Nguyen;
9. Approval of the minutes of the meeting of the Board of Directors held on April 23, 2026;
10. Discuss cybersecurity and artificial intelligence training requirements applicable to Directors of the District;
11. Bookkeeper's report, including financial and investment reports, and authorizing the payment of invoices presented;
12. Review and approval of operating budget for the District's Fiscal Year Ending May 31, 2027 (reference Exhibit A and Exhibit B attached hereto);

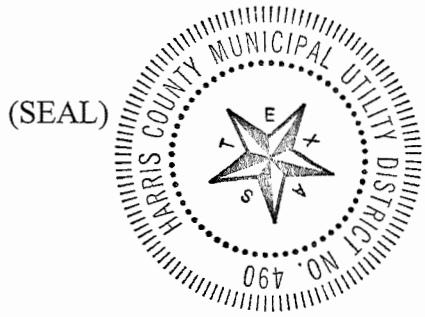
13. Consider review and approval of draft operating budgets for Fiscal Year ending May 31, 2027, prepared by Harris County Municipal Utility District No. 418 (the "Master District") pursuant to that certain Contract for Financing, Operation and Maintenance of Master Water and Sanitary Sewer Facilities (the "Master Facilities Contract") by and between the District and the Master District;
14. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2026, and authorize acceptance of Texas Ethics Commission ("TEC") Form 1295;
15. Approval of Unclaimed Property Report(s) as of March 1, 2026 and authorize bookkeeper to file Report(s) with State Comptroller prior to July 1, 2026;
16. Tax Assessor-Collector Report, including:
 - a) Authorization of payment of invoices presented;
 - b) Moving of accounts to uncollectible roll;
 - c) Installment payment agreement for District residents;
 - d) Authorize transition of tax account with Wells Fargo Bank, N.A.;
17. 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;
18. Operator's Report, including:
 - a) Monthly report;
 - b) Repair and maintenance of District facilities;
 - c) Disposition of delinquent utility accounts and referral of accounts for collection;
 - d) Appeals of District charges and consideration of customer comments;
 - e) Discussion regarding installation of smart meters and Fleetzoom meters;
 - f) Discussion regarding valve survey;
 - g) Review and approval of annual Consumer Confidence Report and authorize Operator to provide such report to the District's website provider and distribute same to District customers; and
 - h) Discussion regarding operator transition, and take any action necessary and appropriate in connection therewith;
19. Approval of amendment to District's Rate Order;
20. Engineer's 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 in connection therewith, including:
 - i. Bridgeland Creek Parkway, Section 11, water, sewer, and drainage, and paving facilities; and
 - ii. North Bridgeland Lake Parkway, Section 11 water, sewer, and drainage, and paving facilities;
 - 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. Prairieland Village, Section 3, water, sewer, drainage, and paving facilities – Bay Utilities, LLC;
 - ii. Prairieland Village Lift Station No. 4 – 5J Services, LLC;
 - iii. Prairieland Village, Section 10 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - iv. Traffic Signals at North Bridgeland Lake Parkway and Peek Road – TSC, Inc.;
 - v. Prairieland Village, Section 36 and Pollinator Drive, Section 1 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - vi. Prairieland Village, Section 42 water, sewer and drainage, and paving facilities – Unitas Construction, Inc.;
 - vii. Prairieland Village, Section 43 water, sewer and drainage, and paving facilities – Unitas Construction, Inc.;
 - viii. Prairieland Village, Section 47 water, sewer and drainage, and paving facilities – Unitas Construction, Inc.;
 - ix. Migration Way, Section 3 water, sewer and drainage, and paving facilities – Unitas Construction, Inc.;
 - x. Prairieland Village, Section 51 and Pollinator Drive, Section 3 water, sewer, and drainage, and paving facilities – Blazey Construction;
 - xi. Pollinator Drive, Section 4 water, sewer, and drainage, and paving facilities – Unitas Construction, Inc.;
 - xii. Bridgeland Creek Parkway, Section 10 water, sewer, and drainage, and paving facilities – Unitas Construction, Inc.; and
 - xiii. Prairieland Village, Section 45, water, sewer, and drainage, and paving facilities – Bay Utilities, LLC;
- 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, including:
- i. North Bridgeland Lake Parkway 10 North Setbacks Landscape;
- 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. Prairieland Village, Section 1 Landscape – Landscape Art;
 - ii. Prairieland Village, Section 24 Frontage and Lake Edge Amenity – Allgreen Associates;
 - iii. Prairieland Village, Section 33 Amenity – Landscape Art, Inc.;
 - iv. Prairieland Village, Section 29 Buffer Landscape Improvements – Allgreen Associates;
 - v. Prairieland Village, Section 29 Amenity Landscape Improvements – DL Meacham, LP;
 - vi. Prairieland Village, Section 10 Landscape Improvements – Junction Landscape;

- vii. Prairieland Village, Section 38 and Pollinator Drive Landscape – Allgreen Associates;
 - viii. Prairieland Village Section 31 Landscape – Allgreen Associates;
 - ix. North Bridgeland Lake Parkway 9 Medians – Shooter and Lindsey, LLC;
 - x. North Bridgeland Lake Parkway, Section 9 BLMZ Landscaping – Allgreen Associates;
 - xi. Prairieland Village, Section 37 Landscaping – Allgreen Associates;
 - xii. Prairieland Village, Sections 40 & 41 Landscaping – Gulf Coast Landscape Services;
 - xiii. North Bridgeland Lake Parkway Section 10 Landscaping – Allgreen Associates;
 - xiv. Prairieland Village, Section 37 Park Landscape – DL Meacham;
 - xv. Prairieland Village, Section 30 Landscape Improvements - Shooter & Lindsey, LLC;
 - xvi. Prairieland Village Waller School BLMZ – Gulf Coast Landscape Services;
 - xvii. Prairieland Village Section 43 Amenity – Allgreen Associates;
 - xviii. Prairieland Village Section 51 Amenity – Allgreen Associates;
 - xix. Prairieland Village, Section 42 and North Half Lake Amenity – Allgreen Associates;
 - xx. Prairieland Village Section 47 Amenity – Allgreen Associates; and
 - xxi. Prairieland Village Section 44 Amenity – Gulf Coast Landscape;
- e) Acceptance of site deeds, easements, and conveyances for facilities constructed or to be constructed for the District, and acceptance of TEC Form 1295's in connection therewith, including:
- i. Conveyance of Facilities - Bridgeland Creek Parkway, Section 9 water, sewer, drainage, and paving facilities;
 - ii. Conveyance of Facilities - Prairieland Village, Section 38 Amenity;
 - iii. Conveyance of Facilities - North Bridgeland Lake Parkway, Section 9 water, sewer, drainage and paving facilities;
 - iv. Conveyance of Facilities - North Bridgeland Lake Parkway, Section 10 water, sewer, drainage and paving facilities;
 - v. Conveyance of Facilities – Prairieland Village, Section 44 water, sewer, and drainage, and paving facilities;
 - vi. Conveyance of Facilities - Prairieland Splash Pad;
 - vii. Conveyance of Facilities - Prairieland Village, Section 34 Landscape Improvements;
 - viii. Conveyance of Facilities - Desert Marble Drive and Prairieland Village, Section 31 water, sewer, drainage and paving facilities;
 - ix. Conveyance of Facilities - Prairieland Village, Section 28 Frontage Landscape; and
- f) Discussion regarding traffic control measures on Basking Butterfly Drive;
21. Approval of Auto-Flusher Agreement(s);
22. Approval of Submerged Storm Sewer Agreement(s);
23. Approval of Street Light Agreement Letter(s);

24. Discussion regarding wildlife management and approval of proposals and/or work orders in connection therewith;
25. Developer's Report;
26. Garbage and recycling collection services;
27. Status of District website;
28. Matters related to Bridgeland Water Agency ("Agency") and directions to the District's Trustee and alternate(s);
29. Attorney's Report;
30. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, for consultation with the District's attorney;
31. Reconvene in Open Session; and
32. 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.

EXHIBIT "A"

Proposed Budget

Harris County MUD No. 490 - 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized 06/25 - 5/26	Adopted 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water -Customer Service Revenue	\$552,428	\$736,571	\$491,000	\$795,000
14102 · WHCRWA	697,006	929,342	728,661	1,025,192
14105 · Connection Fees	750	1,000	0	1,000
14201 · Wastewater-Customer Service Rev	952,609	1,270,145	1,038,000	1,383,400
14301 · Maintenance Tax Collections	1,467,378	1,467,378	1,909,312	1,777,797
14501 · Tap Connections	589,410	785,880	366,000	453,600
14502 · Inspection Fees	124,665	166,220	80,000	45,000
14702 · Penalties & Interest	102,673	125,173	58,000	110,000
14801 · Interest Earned on Checking	596	715	1,200	800
14802 · Interest Earned on Temp. Invest	14,014	16,817	64,000	10,000
Total Revenues	\$4,501,529	5,499,240	\$4,736,173	\$5,601,789
Expenditures				
16101 · Billing Service Fees - Water	31,712	38,054	32,000	40,000
16103 · JWP General & Administrative Ex	12,403	16,538	8,434	14,138
16104 · Purchase Water / JWP	204,816	273,088	230,249	335,235
16105 · Maintenance & Repairs - Water	717,771	861,326	739,000	965,000
16108 · Laboratory Expense - Water	45,913	55,096	4,000	57,000
16115 · Meter Replacement	12,274	14,729	15,000	15,000
16117 · TCEQ Regulatory Expense - Water	3,668	3,668	3,000	5,446
16118 · WHCRWA Fee	687,712	916,949	674,686	1,025,192
16120 · Bridgeland Water Agency	24,723	29,667	20,294	39,014
16121 · RRA & ERP Renewal	0	0	0	15,000
16201 · Billing Service Fees-Wastewater	34,831	41,797	37,000	44,000
16204 · Purchase Sewer Service	366,135	488,180	402,690	504,671
16205 · STP General & Administrative Ex	10,712	14,283	11,840	16,792
16206 · Maint & Repairs - Wastewater	255,638	306,765	310,000	316,000
16207 · Chemicals - Wastewater	10,354	12,425	19,000	13,000
16209 · Mowing - Wastewater	202	242	600	600
16211 - Utilities - Lift Station	2,558	3,070	3,000	4,000
16212 · Sludge Removal	1,722,059	2,066,471	785,000	0
16217 · TCEQ Regulatory Exp-Wastewater	2,612	2,612	2,000	5,446
16301 · Garbage Expense	386,820	464,184	348,000	630,600
16403 · Detention Pond Maintenance	145	145	0	200

Proposed Budget

Harris County MUD No. 490 - 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized 06/25 - 5/26	Adopted 2026 Budget	Proposed 2027 Budget
16501 · Tap Connection Expense	434,555	521,465	237,900	277,500
16502 · Inspection Expense	127,391	152,869	52,000	40,000
16605 · Utilities - Streetlights	37,353	49,805	29,000	53,000
16701 · Administrative Fees	46,247	55,497	38,000	58,000
16703 · Legal Fees	76,801	92,161	121,000	121,000
16705 · Auditing Fees	23,000	23,000	21,000	24,000
16706 · Engineering Fees	128,916	154,700	175,000	175,000
16709 · Election Expense	0	0	2,000	0
16710 · Website Hosting	10,719	12,863	7,000	14,000
16712 · Bookkeeping Fees	61,723	74,068	70,000	78,000
16713 · Legal Notices & Other Publ.	91	91	2,000	100
16714 · Printing & Office Supplies	6,644	7,973	10,000	9,000
16715 · Filing Fees	1,194	1,433	1,200	1,500
16716 · Delivery Expense	638	766	1,000	800
16717 · Postage	289	347	300	400
16718 · Insurance & Surety Bond	8,623	8,623	9,000	10,000
16719 · AWBD Expense	7,578	8,267	7,000	9,000
16721 · Meeting Expense	2,872	3,447	5,000	4,000
16722 · Bank Fees	335	455	300	500
16723 · Travel Expense	3,895	4,674	5,000	5,000
16724 · SB 622	0	0	7,500	7,500
16727 · SB2 Expenses	2,250	2,250	3,000	0
16728 · Record Storage Fees	434	521	600	600
16729 · Smart Meter Subscription	16,211	19,454	13,000	20,000
16731 · Arbitrage Analysis	2,300	2,300	3,000	1,100
16732 · Ownership & Lien Reports	0	0	200	0
16706 · Engineering - GIS	0	0	50,000	50,000
16802 · BWA - Security Expense	158,093	192,004	172,793	392,688
17101 · Payroll Expenses	17,129	20,555	24,000	22,000
17102 · Payroll Administration	75	100	0	300
17802 · Miscellaneous Expense	2,501	3,001	2,200	3,100
Total Expenditures	\$5,710,916	7,021,974	\$4,715,786	\$5,424,422

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** <i>05/26</i>	Proposed Budget Fiscal Year Ending** <i>05/27</i>	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,599.11	\$1,230.08	\$1,599.11

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.26 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.