

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

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 regular 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, April 24, 2025 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. Consider design and construction of Veteran's Memorial Park by Harris County Water Control and Improvement District No. 157, and District cost participation for same;
3. Approval of the minutes of the meeting of the Board of Directors held on March 27, 2025;
4. Bookkeeper's report, including financial and investment reports, and authorizing the payment of invoices presented;
5. Consider review and approval of draft operating budgets for Fiscal Year ending May 31, 2025, 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;
6. Tax Assessor-Collector Report, including:
 - a) Authorization of payment of invoices presented;
 - b) Moving of accounts to uncollectible roll; and
 - c) Installment payment agreement for District residents;
7. 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;
8. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2025, including the filing of lawsuits, as necessary;
9. 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) Proposal for valve survey; and
 - g) Operator's annual report regarding status of the District's Identity Theft Prevention Program ("Program"), including discussion of Program compliance, staff training, effectiveness and suggested changes;
10. 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 Texas Ethics Commission ("TEC Form 1295") in connection therewith, including:
 - i. Bridgeland Creek Parkway, Section 10 water, sewer and drainage, and paving facilities;
 - ii. Pollinator Drive, Section 3 water, sewer and drainage, and paving facilities;
 - iii. Pollinator Drive, Section 4 water, sewer and drainage, and paving facilities;
 - iv. Prairieland Village, Section 51 water, sewer and drainage, and paving facilities;
 - v. Prairieland Village, Section 42 water, sewer and drainage, and paving facilities;
 - vi. Prairieland Village, Section 43 water, sewer and drainage, and paving facilities;
 - vii. Prairieland Village, Section 47 water, sewer and drainage, and paving facilities; and
 - viii. Migration Way, Section 3 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. Migration Way at Pollinator Drive water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - iv. Peek Road, Section 4 Paving – Hurtado Construction Company;
 - v. Prairieland Village, Section 25 at Migration Way & Perennial Crossing water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - vi. Prairieland Village, Section 24 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - vii. North Bridgeland Lake Parkway, Section 9 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - viii. Prairieland Village, Section 10 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - ix. Traffic Signals at North Bridgeland Lake Parkway and Peek Road – TSC, Inc.;
 - x. Bridgeland Creek Parkway, Section 9 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xi. Prairieland Village, Section 36 and Pollinator Drive, Section 1 water, sewer,

- drainage and paving facilities – Unitas Construction, Inc.;
 - xii. North Bridgeland Lake Parkway, Section 10 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xiii. Desert Marble Drive and Prairieland Village, Section 31 water, sewer, drainage and paving facilities – Hurtado Construction Company;
 - xiv. Prairieland Village, Section 33 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xv. Prairieland Village, Section 35 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xvi. Prairieland Village, Section 37 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xvii. Pollinator Drive, Section 2 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xviii. Prairieland Village, Section 40 and Spring Bloom Drive, Section 1 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xix. Prairieland Village, Section 30 water, sewer, drainage and paving facilities – Unitas Construction, Inc.; and
 - xx. Prairieland Village, Section 41 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
- 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, Section 9 BLMZ Landscaping; and
 - ii. Prairieland Village, Section 37 Landscaping; and
- 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 3 Landscape – Landscape Art;
 - iii. Prairieland Village, Section 27 Landscape – Allgreen Associates;
 - iv. Prairieland Village Dog Park – Landscape Art, Inc.;
 - v. Prairieland Village, Section 26/Full Lake – Allgreen Associates;
 - vi. Prairieland Village, Section 25 Landscape – Gulf Coast Landscape Services, Inc.;
 - vii. Prairieland Village, Section 28 Frontage Landscape – Allgreen Associates;
 - viii. Prairieland Village, Section 32 Landscape - Junction Landscape;
 - ix. Shade Structure at Papillon Park – USA Shade;
 - x. Prairieland Village, Section 38 Amenity – Allgreen Associates;
 - xi. Prairieland Village, Section 24 Frontage and Lake Edge Amenity – Allgreen Associates;
 - xii. Prairieland Village, Section 36 and Pollinator Drive Frontage – Gulf Coast Landscape Services;
 - xiii. Prairieland Village, Section 33 Amenity – Landscape Art, Inc.;
 - xiv. Prairieland Splash Pad – Landscape Art, Inc.;
 - xv. Prairieland Village, Section 29 Buffer Landscape Improvements – Allgreen

- Associates;
- xvi. Prairieland Village, Section 29 Amenity Landscape Improvements – DL Meacham, LP;
- xvii. Prairieland Peek Road 4 Landscape – Gulf Coast Landscape Services;
- xviii. Prairieland Village, Section 10 Landscape Improvements – Junction Landscape;
- xix. Prairieland Village, Section 34 Landscape Improvements – Shooter and Lindsey, LLC;
- xx. Prairieland Village, Section 38 and Pollinator Drive Landscape – Allgreen Associates;
- xxi. Prairieland Village Section 35 Landscape – Gulf Coast Landscape Services;
- xxii. Prairieland Village Section 31 Landscape – Allgreen Associates; and
- xxiii. North Bridgeland Lake Parkway 9 Medians – Shooter and Lindsey, LLC;
- 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 - Prairieland Upland Meadow Crossing Landscaping;
 - ii. Conveyance of Facilities - Prairieland Crossing water, sewer and drainage facilities;
 - iii. Conveyance of Facilities - North Bridgeland Lake Parkway, Section 7 and Peek Road, Section 4 water, sewer, and drainage facilities;
 - iv. Conveyance of Facilities - Prairieland North Bridgeland Lake Parkway Section 7 Setbacks Landscape;
 - v. Conveyance of Facilities - Prairieland Village, Section 22 Landscape Improvements;
 - vi. Conveyance of Facilities - Prairieland Village, Section 19 Landscape;
 - vii. Conveyance of Facilities - Prairieland Village, Section 29 water, sewer, drainage and paving facilities;
 - viii. Conveyance of Facilities - Prairieland Village, Section 34 water, sewer, drainage, and paving facilities;
 - ix. Conveyance of Facilities - Prairieland Village, Section 23 Landscape Improvements; and
 - x. Offsite Easements to serve Bridgeland Migration Way, Section 3;
- 11. Approval of Order of the Board of Directors of the District Establishing Rules and Regulations Regarding Sanitation and Pollution Control of the Areas in Proximity to Public Water Supply Well No. 11;
- 12. Discuss status of preparation of Bond Application Report ("BAR") to be submitted to the Texas Commission on Environmental Quality ("TCEQ") for proposed Series 2025 Bonds;
- 13. Approval of Submerged Storm Sewer Agreement(s);
- 14. Approval of Street Light Agreement Letter(s);
- 15. Discussion regarding wildlife management and approval of proposals and/or work orders

in connection therewith;

16. Developer's Report;
17. Status of annexation of 159.20 acres into the boundaries of the District, including:
 - a) Adoption of Order Adding Land and Redefining the Boundaries of the District;
 - b) Approval and execution of Amended and Restated District Information Form in connection with the above;
 - c) Approval of an Amendment to Utility Development Agreement with Bridgeland Development, LP; and
 - d) Approval of a Waiver Agreement with Bridgeland Development, LP;
18. Garbage and recycling collection services;
19. Status of District website;
20. Matters related to the Bridgeland Water Agency, including directives to the District's Trustee and Alternate(s);
21. Attorney's Report; and
22. Matters for possible placement on future agendas.

(SEAL)



SCHWARTZ, PAGE & HARDING, L.L.P.

By:

Joseph M. Schwartz
Joseph M. Schwartz

Attorneys for the District

S/GMF

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.