HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

November 17, 2025

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 159 (the "District") met in regular session, open to the public, on November 17, 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:

William Cook, President
Nicholas J. Russo, III, Vice President
Krystal Helbig, Secretary
Laura Maham, Assistant Secretary
Robin Goin, Assistant Secretary

and all of said persons were present, with the exception of Director Cook, thus constituting a quorum.

Also present were Avik Bonnerjee of B&A Municipal Services, Inc. ("B&A"); Trevor Smith of Municipal Accounts & Consulting, LP ("MA&C"); Will Gutowsky of BGE, Inc. ("BGE"); Mike Scott of Si Environmental, LLC ("Si Environmental"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, L.P. ("Developer"); Brian Krueger of Forvis Mazars, LLP ("Forvis Mazars"); Julie Peak of Masterson Advisors, LLC ("Masterson"); and Mitchell G. Page and Lindsey H. Pittman of Schwartz, Page & Harding, L.L.P. ("SPH").

The Vice President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. No comments from the public were presented, and the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on October 20, 2025, including revisions to said minutes requested by Director Cook. After discussion of the draft minutes presented, Director Maham moved that such minutes be approved, including Director Cook's revisions. Director Goin seconded said motion, which unanimously carried.

APPROVAL OF AGREED-UPON PROCEDURES REPORT RELATIVE TO THE PAYMENT OF PROCEEDS OF THE DISTRICT'S $12,210,000 UNLIMITED TAX PARK BONDS, SERIES 2025 (THE "BONDS")

The Board considered the approval of an agreed-upon procedures report prepared by Forvis Mazars in connection with the issuance of the Bonds and the disbursement of the proceeds of the Bonds. In connection therewith, Mr. Krueger reviewed with the Board the draft report, a copy of which is attached hereto as **Exhibit A**. After review and discussion of the draft report, it was moved by Director Maham, seconded by Director Goin and unanimously carried, that (i) the draft report prepared by Forvis Mazars be approved, and (ii) the Board authorize the disbursement of the proceeds of the Bonds in accordance with same, subject to the District's prior receipt of a Receipt from the Developer.

REVIEW, APPROVAL AND AUTHORIZATION OF THE FILING OF INTERNAL REVENUE SERVICE FORM 8038-G RELATIVE TO THE BONDS

The Board considered the execution and filing of Internal Revenue Service Form 8038-G relative to the Bonds. After discussion, Director Maham moved that (i) Internal Revenue Service Form 8038-G be approved, as presented, (ii) the Vice President be authorized to execute same on behalf of the Board and the District, and (iii) SPH be authorized and directed to file same with the Internal Revenue Service by the applicable deadline. Director Goin seconded said motion, which unanimously carried.

REVIEW AND DISCUSSION OF CORRESPONDENCE FROM BOND COUNSEL REGARDING EXPENDITURE AND INVESTMENT OF BOND PROCEEDS AND INTERNAL REVENUE SERVICE RESTRICTIONS ON SAME

Mr. Page next presented and reviewed correspondence from SPH, as Bond Counsel, regarding certain provisions of the federal tax law and regulations of the Internal Revenue Service pertaining to the expenditure and investment of proceeds of the Bonds, a copy of which is attached hereto as **Exhibit B**. He advised the Board that certain periodic reviews and reports are required to monitor compliance with the requirements set forth therein and that arbitrage rebate or yield reduction payments could be required to be made based on said review and reports. Mr. Page also advised the Board that the District's bookkeeper would monitor investment rates and that the District's financial advisor would review the debt service fund balance and coverage in connection with the annual tax rate recommendation. Mr. Page advised the Board, however, that compliance with the requirements is ultimately the responsibility of the Board.

APPROVE AMENDMENT TO DISTRICT INFORMATION FORM

Mr. Page presented to and discussed with the Board an Amendment to the Third Amended and Restated District Information Form ("DIF") relative to the closing of the Bonds. After discussion regarding the amendments to the DIF, Director Maham moved that the amended DIF be approved, and that all Board members present join in the execution of the amended DIF. Director Goin seconded said motion, which unanimously carried.

CONSIDER AND ACT UPON ANY OTHER MATTERS IN CONNECTION WITH THE ISSUANCE OF THE DISTRICT'S BONDS

As the next order of business, the Board considered the approval of various documents to be executed by the Board in connection with the closing of the sale of the Bonds. In that regard, Mr. Page presented and reviewed various closing documents with the Board, including the No-Litigation Certificate, the District's Receipt, and the Federal Tax Certificate. After discussion of the closing documents, it was moved by Director Maham, seconded by Director Goin and unanimously carried that the above-referenced documents be approved by the Board, the President or Vice President and Secretary or Assistant Secretary be authorized to execute same on behalf of the Board and the District, and SPH be authorized to deliver same, as appropriate, at the closing of the Bonds.

CONTINUING DISCLOSURE REPORT

The Board considered the filing of an annual continuing disclosure report for the District's fiscal year ended May 31, 2025, as required in connection with the District's outstanding bonds. In that regard, Mr. Page presented to and reviewed with the Board with the Annual Financial Report Pursuant to SEC Rule 15c2-12, as prepared and filed on the District's behalf by McCall, Parkhurst & Horton, L.L.P. ("McCall"), the District's continuing disclosure counsel, a copy of which is attached hereto as **Exhibit C**. Following discussion, it was noted that no action was required of the Board at this time in connection with the continuing disclosure report.

AUTHORIZE PREPARATION AND FILING OF INITIAL LOCAL GOVERNMENT BOND, TAX, AND PROJECT REPORT

Mr. Page advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He stated that the initial report will include historical tax rate and bond election and issuance information for the District for the previous ten year period and must be submitted by January 1, 2026. Following discussion, Director Maham moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Goin seconded the motion which carried unanimously.

BOOKKEEPER'S REPORT

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated November 17, 2025, a copy of which is attached hereto as **Exhibit D**, and reviewed the Executive Summary therein. Following discussion it was moved by Director Maham, seconded by Director Russo and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, including the disbursement of check no. 3938, made payable to the *Houston Chronicle* for fees associated with the publication of the

District's Notice of Exclusion Hearing, and excluding check no. 3924 made payable to Director Cook for fees of office.

TAX ASSESSOR-COLLECTOR'S REPORT

Mr. Bonnerjee presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month ended October 31, 2025, a copy of which is attached hereto as **Exhibit E**, including the checks presented for payment. After discussion, Director Maham moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Russo seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Page presented a Delinquent Tax Report, dated November 17, 2025, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District. A copy of the report is attached hereto as **Exhibit F**. Mr. Page noted that no Board action was necessary in connection with any of the accounts reflected in the report.

ENGINEER'S REPORT

Mr. Gutowsky presented to and reviewed with the Board the Engineer's Report dated November 17, 2025, a copy of which is attached hereto as **Exhibit G**. In connection therewith, Mr. Gutowsky provided updates regarding various construction projects within the District. Following discussion, it was moved by Director Russo, seconded by Director Goin and unanimously carried that the Engineer's Report be accepted and that the acceptance of the Sanitary Sewer Easement for Bridgeland Prairieland Village, Section 46 be accepted, as recommended by BGE.

LANGHAM CREEK DETENTION PHASE 2

The Board then considered the status of the Langham Creek Detention Phase 2 project. In connection therewith, Mr. Gutowsky reported that he had no new updates regarding the project. It was noted that no action was required of the Board at this time.

MATTERS RELATED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT ("HCFCD")

Mr. Page discussed the status of implementation of the Interlocal Agreement for Construction of Drainage Facilities related to the Upper Langham Creek Expansion (the "Interlocal Agreement") relating to the Langham Creek Phase 3 Improvements. In connection therewith, he reported that he had no updates relating to implementation of the Interlocal Agreement.

The Board deferred consideration of authorizing SPH to engage a consulting engineering firm to review costs for capacity in John Paul Landing Basin, as Mr. Page noted that SPH is continuing to evaluate potential consulting firms.

In connection with the conveyance of a detention site and assignment of drainage easements to the District, Mr. Page reported no updates from HCFCD.

In connection with the renewal of the Interlocal Agreement with HCFCD for reimbursement of District costs incurred for mowing the HCFCD right-of-way (the "Mowing Agreement"), Mr. Page reported that the District's current Mowing Agreement will expire on November 30, 2025. Mr. Page also noted that HCFCD has been informed of the District's intent to renew the Mowing Agreement, and that SPH is waiting to receive a renewal contract from HCFCD.

Following discussion, it was noted that no action was required of the Board at this time in connection with matters related to the HCFCD.

ACQUISITION OF PROPERTY; POTENTIAL EXERCISE OF EMINENT DOMAIN AUTHORITY; AND EMINENT DOMAIN REPORT

Mr. Page next discussed the acquisition of three (3) tracts of land situated along House Hahl Road (the "Tracts"). Mr. Page reported that the landowner has not responded to the final offer letter, which was sent by SPH out on October 15, 2025. He noted that the District's attorneys are preparing to file a condemnation action in November or December. It was noted that no action was required of the Board at this time.

Mr. Page next advised the Board that, pursuant to Section 2206.154, Texas Government Code, all political subdivisions with the power of eminent domain, including the District, are required to file an annual eminent domain report by February 1st of each year with the Texas Comptroller of Public Accounts (the "Comptroller"). He explained that the report is to contain the District's contact information as well as information related to the District's ability to exercise the power of eminent domain. After discussion, it was moved by Director Maham, seconded by Director Goin and unanimously carried, that the Board authorize SPH to prepare and file the annual eminent domain report with the Comptroller on behalf of the District, prior to the applicable deadline.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated November 17, 2025, a copy of which is attached hereto as **Exhibit H**. Following discussion, it was noted that no action was requested of the Board at this time in connection with the Operator's Report.

DETENTION FACILITY AND GROUNDS MAINTENANCE

Mr. Page presented and reviewed with the Board a Landscaping Report prepared by Director Cook, dated November 17, 2025, a copy of which is attached hereto as **Exhibit I**. In connection therewith, Mr. Page provided a brief update as to matters within the District. Following discussion, it was noted that no action was required of the Board at this time.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated November 17, 2025, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit J**. Following discussion, it was noted that no action was required by the Board at this time.

RUE TRACT AND HORNBERGER TRACT 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. In connection therewith, Mr. Page advised the Board that the annexation was approved by the City Council for the City of Houston on October 22, 2025. He noted that the annexation would be considered by the Board at the District's next meeting.

PROPOSED EXCLUSION OF CERTAIN LAND FROM THE DISTRICT AND ORDER CALLING EXCLUSION HEARING

The Board considered the proposed exclusion of certain acreage within the District. Mr. Page advised that due to an issue with the supporting documentation received from Harris Central Appraisal District, the Exclusion Hearing would be reset to the Board's December meeting. Mr. Page reminded the Board that two tracts, consisting of 8.03 acres and 20.00 acres of land, within the District are proposed for exclusion and that the Board may, on its own motion, call a hearing on the exclusion of such land from the boundaries of the District. In connection with the proposed exclusion of certain acreage within the District, the Board considered adoption of an Order Calling Exclusion Hearing and the publication of notice for same. Mr. Page advised the Board of the property within the District that is to be excluded. Following discussion, Director Maham moved that (i) an exclusion hearing be called for December 15, 2025 at 1:15 p.m., (ii) the Order Calling Exclusion Hearing attached hereto as **Exhibit K** be approved and adopted, and (iii) SPH be authorized to publish an associated Notice of Hearing in the *Houston Business Journal* as required by law. Director Russo seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through October 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit L**. It was noted that no action was required by the Board in connection with the Developer's Report.

A discussion ensued regarding Director Cook's request that the current signage in and around Bridgeland be corrected to direct prospective home buyers to the proper model home area, custom model home models. Ms. Baker reported that the Developer's marketing team has been unable to locate any signs directing prospective home buyers to incorrect locations, and that she would be following up with Director Cook to get additional details on his observations.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Mr. Page reported that he had no additional items of a legal nature to discuss, which had not already been discussed.

MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas and noted that no additional items, other than routine and ongoing matters, were requested.

ADJOURNMENT

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

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159
TEXAS

Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159
LIST OF ATTACHMENTS TO MINUTES
November 17, 2025

Exhibit A	Developer Reimbursement Audit
Exhibit B	Arbitrage Correspondence
Exhibit C	Continuing Disclosure Report (FYE May 31, 2025)
Exhibit D	Bookkeeper's Report
Exhibit E	Tax Assessor-Collector's Report
Exhibit F	Delinquent Tax Report
Exhibit G	Engineer's Report
Exhibit H	Operator's Report
Exhibit I	Landscape Report
Exhibit J	Monthly Communications Report
Exhibit K	Order Calling Exclusion Hearing
Exhibit J	Developer's Home Inventory Report