HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of October 14, 2026 Meeting of Board of Directors

A meeting of the Board of Directors ("Board") of Harris County Municipal Utility District No. 248 ("District") was held at 13205 Cypress North Houston Road, Cypress, Texas on Wednesday, October 14, 2026, at which a quorum of Directors was present, as follows:

A. Richard Wilson, President
Marie Godard, Vice President
Ronda Shepherd, Secretary
Steven Quance, Assistant Secretary
Scott Woodard, Assistant Secretary

and the following absent:

none.

Also present in person were Mr. Jorge Diaz; Mr. Jerry Homan; Ms. Pam Magee; Ms. Megan Corson; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; Ms. Leslie Cook; Ms. Tanhia Bejko; and HCSO Officers Lopez and Borja. Ms. Melissa J. Parks, attorney for the District, was in attendance via telephone conference call.

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

1. The Board opened the floor for public comments. None were offered.

2. The Board reviewed the draft minutes of its meeting held September 9, 2026. Upon unanimous vote, the Board approved the minutes as presented.

3. The Board discussed law enforcement patrol within the District. Jerry Homan announced that Deputy Petter had been promoted and would no longer be patrolling within the District. The Sheriff's Office will be assigning a new officer to work within the District and who it is believed will attend monthly Board meetings thereafter. The Board reviewed a report of September patrol activity prepared by the Harris County Sheriff's Office, and Officers Lopez and Borja stated there had not been much unusual activity in the District this month. After further discussion, the Board indicated its appreciation with the work done by the officers and stated it had been quite satisfied with Deputy Petter's work and responsiveness.

4. Jorge Diaz presented the bookkeeper's monthly report, copy attached. Mr. Diaz reviewed checks reflected on the report and activity in each District account during the month. General fund expenditures amounted to $259,351.46 and upon release would leave a balance the general fund account, including investments, of $7,670,948.52. Mr. Diaz then reviewed a schedule of investments and a monthly investment report, as well as a comparison of actual versus budgeted general operating revenues and expenditures for the first half of the fiscal year ending March 31, 2027. After discussion of bookkeeping matters, upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized release of all disbursements listed thereon.

5. The Board discussed arbitrage rebate calculations for the tenth-year computation period for the District's Series 2015 Bonds and Series 2016 Refunding Bonds. The calculations confirm that no investment earnings are owed to the United States Treasury. In fact, the calculations indicated an arbitrage rebate liability at the end of this computation period as ($156,366.65) for the Series 2015 Bonds, and ($132,838.80) for the Series 2016 Refunding Bonds.

6. The Board briefly discussed the tax assessor-collector's monthly reports. Through September 30, the District's 2025 taxes were 98.5% collected. The 2025 taxes in the Defined Area remained 100% collected. In the absence of Angela Cunningham, there were no checks presented for Board signature, although the Board was able to see the check numbers and amounts listed on both reports. After further discussion, the Board agreed to delay approval of the reports until the next Board meeting.

7. The Board discussed adoption of the District's 2026 tax rate and acknowledged publication of a Notice of Public Hearing to consider a 2026 tax rate of up to $0.38 within the entire District, comprised of a debt service rate of $0.18 and a maintenance and operations rate of up to $0.20. The Board opened a hearing for public comments or questions on the proposed tax rate and, receiving none, closed the hearing. Thereafter, the Board revisited its discussions from last month concerning the rate to be set for the maintenance tax. Various points were made, including concern about the effect of the District's $70,000 homestead tax exemption for persons 65 or older or disabled, as well as the professional recommendation of the financial advisor to reduce the overall tax rate by $0.02 from last year's rate. After further discussion, a majority of the Board agreed to set a maintenance tax of $0.19 and a debt service tax of $0.18, for a total 2026 tax rate within the entire District of $0.37 per $100 assessed valuation. Thereafter, a majority of the Board, with Director Godard voting against, voted to adopt the attached Order setting a total 2026 tax rate of $0.37.

8. The Board acknowledged publication of a Notice of Public Hearing to consider a $0.25 debt service tax rate for 2026 in the Defined Area of the District. The Board opened a public hearing for comments or questions on the proposed rate. No public comment was offered, and the hearing was closed. Thereafter, upon unanimous vote, the Board adopted the attached Order levying a 2026 tax of $0.25 in the Defined Area of the District.

9. The Board executed Amendments to Statement of Directors for the District and for the Defined Area to reflect the 2026 tax rates and authorized the attorney to record these statements in the Harris County real property records. The Board also authorized updating the internet posting required under the Texas Tax and Government codes to reflect the 2026 tax rates. Further, the Board unanimously agreed to post a notice on the District's website and a message on the monthly water bill about the tax rate reduction in the entire District.

10. Patrick Newton presented an engineer's report, copy attached. Concerning the Weiser Business Park development and Trammell Crow's request for District consent to encroachment of proposed monument signage, Mr. Newton reported the engineers have provided a letter of no objection confirming no expected negative impact from such signage on the existing storm sewer facilities constructed by the District. The letter also stated that maintenance of the storm sewer facilities and road would become the obligation of Harris County upon its acceptance of the road in 2027. The final action necessary regarding the developer's request is for the District to formally consent to the encroachment. To that end, the attorney will bring such document for Board review and approval next month. Mr. Newton then reported that this developer intends to renovate the existing Power Chokes building for an aerospace manufacturing tenant. In that regard, the developer has requested plans for existing District facilities, a drainage analysis and availability of utility capacity for this project. The engineers and operators will work together on this matter. Mr. Newton next confirmed that the final documentation for Weiser Business Park's construction of a left turn lane and median opening is complete, and the developer plans to assemble documentation regarding amounts spent on the project for delivery to the District's accountants for performance of a reimbursement audit.

Mr. Newton discussed provision of District service to the 290/Huffmeister/ Hempstead Road triangle tract. Plans for the project have been resubmitted for agency approvals, and the engineers still expect the Board can authorize advertisement for construction bids in November. Field work for the necessary platting was conducted during the week of September 14. Next, Mr. Newton reported that a preconstruction meeting was scheduled with Fencecrete for October 16, with construction of the fence at the White Oak Falls lift station soon to follow. After further discussion of engineering matters, upon motion by Director Quance, seconded by Director Woodard and unanimously carried, the Board approved the engineer's report as presented.

11. The Board considered engagement of accountants for preparation of an agreed-upon procedures report for reimbursement of the developer for the left turn lane project serving the Defined Area. Ms. Parks reviewed a proposal from Forvis Mazars LLP for such work and noted that the fees for the services would be paid from the Defined Area capital projects fund account, as would the reimbursement itself. After discussion, upon motion by Director Godard, seconded by Director Shepherd and unanimously carried, the Board accepted the auditor's proposal and authorized its execution by the Board President.

12. Jerry Homan presented the monthly operator's report, indicating that there were 774 bills mailed and 18,008,000 gallons of water used by customers in September. All bacteriological samples collected were free of fecal coliform. Worldwide Power Products performed annual generator maintenance, and Hyrdro-Clear Services performed routine sewer

jetting and cleaning at 290 Commons. The operators continue to monitor the railroad homes for illegal water use, and Mr. Homan noted that most of those homes are empty. Once the Harris County Sheriff's Office has selected a new officer to permanently patrol within the District, the operators will meet with him or her to provide information about such homes. Mr. Homan next discussed his communications with Harris County Precinct 3 concerning repair of sidewalks in the District. Directors Woodard, Godard, and Shepherd expressed their desire for the County to address and repair the sidewalks it owns. The sidewalks are sinking in some areas, and it appears they were initially installed with poor workmanship. Mr. Homan described his communications with a Precinct 3 representative who indicated that the sidewalks are still on the list of projects to be completed, but Mr. Homan was given no indication about when the County may undertake such work. He will continue to pursue the matter as appropriate. After further discussion of operating and related matters, upon unanimous vote, the Board approved the operator's report as presented.

13. The Board discussed matters related to the North Harris County Regional Water Authority ("Authority"). Ms. Parks reported that as authorized by the Board last month, her office had sent letters of support to the same persons and entities to which Harris County FWSD No. 61 had sent its letters requesting a state-level investigation of the Authority's actions. In his position as a Board member, taxpayer, and water customer, Director Quance had sent similar letters, and Director Godard stated that White Oak Springs had sent letters of support as well. Mr. Homan reported that these letters were appreciated by No. 61 and were bringing the matter to the attention of officials who could make a difference. The Board next discussed the election of Authority directors. Only the position of the Authority's director for district no. 1 was contested, with Cathy Shook and Richard Manning running for the position. Finally, Mr. Homan reported that the Authority intends to hire an economist to prepare a study about the effects of an Authority rate increase on ratepayers. As of now, it seems that the Authority's board will try to avoid raising the rates.

14. Scott Gray presented a detention and drainage facilities maintenance report, copy attached. He had also prepared a special report on repairs that Ethoscapes made at the White Oak Springs pond walking trail. He reviewed both reports with the Board, which indicated its appreciation with receiving the information. Mr. Gray's regular report showed that the District's detention and drainage facilities remain in good shape. After further discussion of both reports, upon motion by Director Godard, seconded by Director Woodard and unanimously carried, the Board approved them as presented.

15. The Board discussed pending business. Ms. Parks reported on responses to the water termination letters mailed to various delinquent taxpayers. She reported that taxpayer Ms. Fashola had contacted her office requesting that the Board accept payment of her

outstanding taxes in installments. Ms. Parks recommended that the Board only consider granting the request upon receipt of an initial payment from this taxpayer of $2,100 by October 31. Thereafter, the taxpayer should be required to pay monthly installments until the remaining delinquent taxes are paid in full, and she should also be required to pay the District's 2026 taxes prior to delinquency. Ms. Parks also informed the Board that the District has intervened in a tax collection lawsuit filed against this taxpayer by the school district. Nevertheless, entering into an installment payment agreement with the consequence of water termination for breach of same would likely result in earlier payment of the District's taxes. After discussion, upon unanimous vote, the Board agreed to accept installment payments from this taxpayer under the terms recommended by the attorney.

There being no further business to come before the Board, the meeting was adjourned.

Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

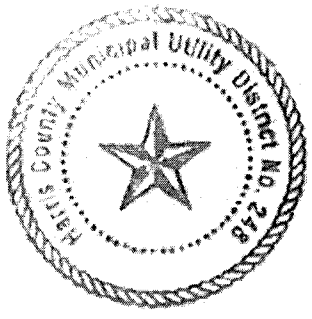
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **13205 Cypress North Houston Road, Cypress, Harris County, Texas.**

The meeting will be held at **11:30 a.m.** on **Wednesday, October 14, 2026.**

The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meeting held September 9, 2026
3. Patrol/camera surveillance committee report
4. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
5. Arbitrage rebate report for Series 2015 and 2016 bonds
6. Tax assessor-collector's reports for District & Defined Area; invoices & checks; status of delinquent taxes; authorize actions for collection of delinquent accounts, including termination of water service
7. Public Hearing on Proposed 2026 Tax Rate
8. Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax and Maintenance & Operation Tax for the Year 2026
9. Amendment to Statement of Directors
10. Update District website to include adopted 2026 tax rate information
11. Engineer's report: project design; approve advertisement for bids, contract award, pay estimates, and change orders; capital improvements plan; service to 290/ Huffmeister/Hempstead Road triangle tract; letter of no objection to encroachment
12. Engage accountants for Agreed Upon Procedures Report - reimbursement of Weiser Business Park entity for left turn lane project serving Defined Area
13. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals & account adjustments; termination of service for open delinquent accounts
14. Matters related to the North Harris County Regional Water Authority
15. Detention pond operator report; authorize repairs and maintenance
16. Pending business



Melissa J. Parks
Attorney for the District