

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 416

Minutes of Meeting of Board of Directors August 14, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 416 ("District") met at 2727 Allen Parkway, Suite 1075, Houston, Texas 77019, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Mr. Christopher C. Hughes, President
Mr. William L. Shappley, III, Secretary
Mr. Reed Tinsley, Assistant Secretary

and the following directors absent:

Mr. Thomas A. Cook, Assistant Secretary
Mr. Richard Godwin, Vice President

Also present were; Mr. Don C. Griffin, Jr. of Vinson & Elkins LLP; Mr. Spencer Day of Masterson Advisors LLC; Ms. Tina Tran of Forvis LLP.; Ms. Brenda McLaughlin of Bob Leared Interests; Ms. Michelle Kincer of Storm Water Solutions; Mr. Kenrick Piercy of EHRA; and Mr. Douglas McNiel Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

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 meeting for public comment. Hearing none, the President continued with the agenda.

2. The Board considered the minutes of the meeting held June 12, 2025. Upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.

3. The Board considered the engagement of Mr. Don C. Griffin, Jr. of Vinson & Elkins LLP to represent the District in Harris County's condemnation proceedings related to the County's Telge Road Segment 6 Project. Mr. Griffin provided a brief overview of his professional expertise and discussed the County's condemnation action. The Board questioned Mr. Griffin on the legal fees, and he explained that he will provide legal services on a contingent fee basis of one-third of any amount above the County's initial offer. After discussion, the Board made the following findings as required in Texas Government Code Ann. § 2254.1036: (i) there is substantial need for the legal services provided by Mr. Don C. Griffin, Jr., (ii) the legal services cannot be adequately performed by the attorneys and supporting personnel of the District; and (iii) the legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees, without regard to the outcome of the matter, because of the nature of the matter for which the services will be obtained. Upon motion duly made,

seconded, and unanimously carried, the Board approved the engagement of Mr. Don C. Griffin, Jr. of Vinson & Elkins LLP.

4. The Board then recognized Spencer Day of Masterson Advisors. Mr. Day addressed the Board regarding the proposed sale of the District's Series 2025 Unlimited Tax Bonds and the District's Series 2025A Unlimited Tax Park Bonds. Mr. Day reviewed the Preliminary Official Statement and Notices of Sale in detail with the Board. Upon motion duly made, seconded, and unanimously carried, the Board approved the Resolution Approving, Deeming Final, and Authorizing Issuance and Distribution of Preliminary Official Statement, approved Notice of Sale and Official Bid Form for Series 2025 Bonds and Series 2025A Bonds, and authorized publication of notices of sale for Series 2025 Bonds and Series 2025A Bonds.

5. The Board recognized Ms. Tina Tran who presented the bookkeeper's report. Upon motion duly made, seconded, and unanimously carried, the Board approved the bookkeeper's report and authorized payment of the checks listed thereon.

6. The Board recognized Brenda McLaughlin who presented the tax assessor-collector's report. The 2024 taxes are 97.799% collected as of the date of the report. The Board reviewed and discussed the District's delinquent accounts in detail. Ms. McLaughlin presented one payment plan request for 2023 tax. She noted that her office does not permit payment plans to extend beyond 12 months. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented and granted the payment plan for a term of 12 months.

7. There was no developer's report presented.

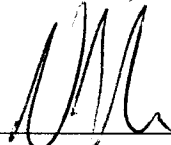
8. The Board then recognized Michelle Kincer of Stormwater Solutions who presented the drainage maintenance report. The Board considered a proposal to repair the wash out near Willowcreek Ranch Section 7 North & South bar screen. Upon motion duly made and seconded, the Board approved the drainage maintenance report as presented and the proposal to repair the wash out near Willowcreek Ranch Section 7 North & South bar screen.

9. The Board then recognized Mr. Kenrick Piercy who presented the engineer's report. The engineers reviewed the status of ongoing projects with the Board. The engineer discussed existing ditch concerns. Along the channel north of the Recreation Center driveway, there is a pipe that is causing washouts. The engineer and the Board discussed how to address the errant pipe. The engineer proposed, and the Board agreed, that the pipe should be upsized and armored up. As the pipe likely belongs to the HOA, the Board will coordinate with the HOA on the matter. Then, the engineer and the Board discussed the French drains and/or gutter drainage pipes running into the ditches and causing washout along the side slopes.

The Board then discussed the proposal for the lake shore rehabilitation. The engineer discussed three options, and the Board directed the engineer to proceed with removing the wooden bulkhead and replacing it with a structurally designed concrete retaining wall with veneer facade. The engineer then recommended the District engage Blackline Engineering for the appraisal of South Detention Phase 2. The Board agreed with the recommendation.

Next, the engineer and the Board discussed internal roadside drainage. The engineer recommended obtaining topographic survey data along Country Classic Circle to address drainage issues. Noting that the District has already obtained topographic survey on San Peppy and Dashingly ditches, the engineer recommended that he present a bid for topographic survey data on the remainder of the District at an upcoming meeting. The Board agreed with the engineer's recommendation. Upon motion duly made and seconded, the Board approved the engineers' report as presented, approved obtaining topographic survey data along Country Classic Circle, and engaged Blackline Engineering for the appraisal of South Detention Phase 2.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 416

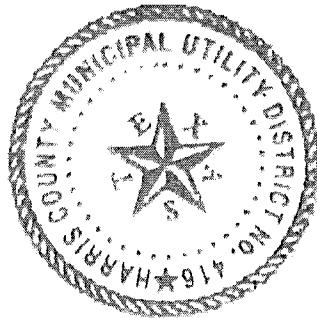
NOTICE OF PUBLIC MEETING

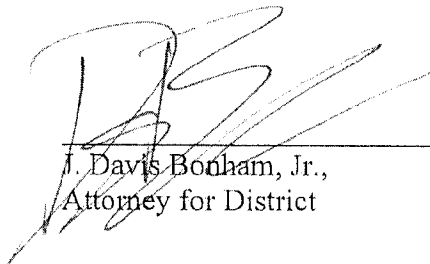
Notice is hereby given to all interested parties that the board of directors of Harris County Municipal Utility District No. 416 will hold a public meeting at **2727 Allen Parkway, Suite 1075, Houston, Texas 77019.**

The meeting will be held at **10:30 a.m. on Thursday, August 14, 2025.**

The items of business to be considered and transacted at said meeting are as follows:

1. Public comments
2. Minutes of Board of Directors Meeting(s)
3. Engagement of Vinson & Elkins LLP to represent the District in Eminent Domain Matters
4. Financial Advisor's Report; Series 2025 Bond Issue; Preliminary Official Statement, Notice of Sale, and official bid form for Series 2025 Bonds and related documents as necessary
5. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Review General Fund Budget; Depository Pledge Agreement(s); Draft Budget
6. Tax Assessor-Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
7. Developer's Report
8. Drainage Facility Maintenance Report; Drainage Permit Matters
9. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Agreement(s) for Maintenance of Facilities; Application for Sale of Bonds; Utility Easements; Inspection of Drainage Facilities; Security Matters; Appraisal of Improvements
10. Pending Business





J. Davis Bonham, Jr.,
Attorney for District

Notice of Contingent Fee Legal Services Contract

The Board of Directors of Harris County Municipal Utility District No. 416 (the "District") requires the assistance of outside legal counsel in the representation of the District in eminent domain matters and other obligations from time to time. Pursuant to Section 2254.102(e) of the Texas Government Code (the "Act"), the District is required to provide written notice to the public stating certain criteria in connection with the engagement of legal counsel to be paid in accordance with a contingent fee legal services agreement. This notice is being provided in accordance with the Act.

1. Vinson & Elkins LLP ("V&E" or the "Firm") is a full-service firm that includes an eminent domain practice and has the necessary competence, qualification and experience to serve as eminent domain counsel for the District.
2. The District and V&E do not have any prior engagements or relationships or other information regarding the nature of any relationships between the political subdivision and the firm as described in §2254.1036(c) of the Texas Government Code.
3. The District cannot adequately perform the legal services with attorneys and supporting personnel of the District because the District does not employ in-house counsel or supporting personnel with the required experience, qualifications or resources to adequately perform bond counsel services in connection with the issuance of obligations;
4. Given the nature of eminent domain services and costs thereof, such legal services cannot reasonably be obtained from attorneys in private practice under a contract providing for the payment of hourly fees without contingency; and
5. Entering into a contingent fee contract with V&E for eminent domain counsel services is in the best interest of the residents of the District as the District will have competent, qualified and experienced counsel to serve as eminent domain counsel in connection with the condemnation of the District's property, and the provision of such legal services will not financially impact the District as the compensation for such services will be paid from the proceeds of the commissioners award.