MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

August 18, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 321 (the "District") met in regular session, open to the public, on the 18th day of August, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Kimberly Olsen	President
Jeff Stein	Vice President
John Vassar	Assistant Vice President
Brad Beauchamp	Secretary
Dane Turner	Assistant Secretary

and all of the above were present, except Director Vassar, thus constituting a quorum.

Also present at the meeting were Ruby Mares and Maverick Otten of Corvus Construction; Oscar Capetillo of Capetillo Investments; Marissa Iguess of Myrtle Cruz, Inc. ("MCI"); Chip Patronella of Champions Hydro-Lawn ("Champions"); Drew Tiffany of BGE, Inc. ("BGE"); Charlie Chapline of Municipal District Services ("MDS"); Brenda McLaughlin of Bob Leared Interests ("BLI"); and Robert A. Seale, Andy Decker, and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the July 21, 2026, regular meeting. After review and discussion, Director Beauchamp moved to approve the minutes as presented. Director Turner seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Iguess reviewed the bookkeeper's report, including the investment report and list of checks presented for payment, a copy of which is attached. Following review and discussion, Director Beauchamp moved to approve the bookkeeper's report and payment of the bills. Director Stein seconded the motion, which passed unanimously.

BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2027

Ms. Iguess reviewed the budget for fiscal year end September 30, 2027. Discussion ensued regarding certain changes to the budget. Following review and discussion, Director Beauchamp moved to approve the budget, as discussed. Director Stein seconded the motion, which passed unanimously.

REVIEW JOINT FACILITIES BUDGET

The Board reviewed a proposed budget for the operation and maintenance of joint facilities for the fiscal year end September 30, 2027 pursuant to the Joint Facilities Agreement between the District and Harris County Municipal Utility District No. 406 ("MUD 406").

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. McLaughlin reviewed the tax assessor/collector's report, a copy of which is attached. She stated that the District's 2025 taxes were 98.9% collected as of July 31, 2026. After review and discussion, Director Beauchamp moved to approve the tax assessor/collector's report and the checks presented for payment. Director Stein seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Chapline reviewed the operator's report, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 100.37%. Mr. Chapline updated the Board on the maintenance of District facilities and customer account matters. After review and discussion, Director Beauchamp moved to approve the operator's report. Director Stein seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Chapline reported that the customers on the termination list provided to the Board were mailed written notice prior to the meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill, and to show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Beauchamp moved that since the customers on the termination list were neither present at the meeting nor had presented any statement on the matter, utility service should be terminated in accordance with the procedures set forth in the District's Rate Order, as appropriate. Director Stein seconded the motion, which passed unanimously.

THE CITY OF HOUSTON (THE "CITY") INDUSTRIAL USER PERMITTING MATTERS

There was no discussion on this agenda item.

MAINTENANCE OF DETENTION PONDS AND DISTRICT FACILITY SITES, INCLUDING PROPOSALS FOR ADDITIONAL WORK

Mr. Patronella reviewed the report on the maintenance of detention ponds and District facility sites, a copy of which is attached.

ENGINEER'S REPORT

Mr. Tiffany reviewed the engineer's report, a copy of which is attached.

Mr. Tiffany updated the Board on the construction of water well no. 3.

Mr. Tiffany updated the Board on the Capital Improvements Plan and stated that the rehabilitation of lift station no. 2 will be bid and awarded in September.

Mr. Tiffany updated the Board on the Water Plant No. 1 Booster Pump Winterization Evaluation Report and stated that BGE is coordinating a meeting with the District's operator and a structural engineer.

There were no deeds or easements for the Board's consideration.

Mr. Tiffany updated the Board on a tract of land in the District recently purchased by Capetillo Investments. He reported that Harris County Flood Control District raised concerns that there may not be sufficient capacity in the District's current drainage facilities to serve this tract. Mr. Tiffany recommended conducting a drainage analysis of the detention facilities to assess whether there is sufficient capacity to serve this tract. Mr. Tiffany noted that the cost to conduct the analysis is $20,000.00.

Following review and discussion, Director Beauchamp moved to (1) approve the engineer's report; and (2) approve the drainage analysis proposal, as discussed. Director Stein seconded the motion, which passed unanimously.

DEVELOPMENT MATTERS

There was no discussion on this item.

TREATED WATER SUPPLY CONTRACT

Mr. Seale discussed the Treated Water Supply Agreement (the "Agreement") between the District, City of Houston (the "City"), and MUD 406 and updated the

Board on recent communications from the City regarding the Agreement. Mr. Seale reported that ABHR will be submitting a letter to the City regarding the agreement.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on September 15, 2026, at 11:30 a.m., at the offices of ABHR.

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

(SEAL)

Secretary, Board of Directors

LIST OF ATTACHMENTS