MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

September 15, 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 15th day of September, 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 Misael Flores of Post Oak Municipal Advisors; Wendy Ramirez of Forvis Mazars, LLP ("Forvis"); Marissa Iguess of Myrtle Cruz, Inc. ("MCI"); Chip Patronella and Guice Thompson of Ethoscapes, LLC ("Ethoscapes"); Drew Tiffany of BGE, Inc. ("BGE"); Charlie Chapline of Municipal District Services ("MDS"); Brenda McLaughlin of Bob Leared Interests ("BLI"); and Robert A. Seale 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 August 18, 2026, regular meeting. After review and discussion, Director Stein moved to approve the minutes as presented. Director Turner seconded the motion, which passed unanimously.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2026

Ms. Ramirez reviewed with the Board an engagement letter from Forvis to perform the District's audit for the fiscal year ending September 30, 2026. Following review and discussion, Director Beauchamp moved to (1) engage Forvis to perform the audit for the District's fiscal year ending September 30, 2026, (2) authorize execution of the engagement letter, and (3) direct that the engagement letter be filed appropriately

and retained in the District's official records. Director Stein 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.

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 99% collected as of August 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.

TAX RATE DISCUSSION

The Board considered the District's 2026 tax rate. Mr. Flores distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of $0.42 per $100 of assessed valuation and a 2026 road debt service tax rate of $0.065. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Seale discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Beauchamp moved to (1) set the public hearing date for October 20, 2026, at 11:30 a.m.; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 20, 2026 to set the proposed 2026 total tax rate of $0.82 per $100 of assessed valuation, with $0.42 allocated for debt service on water, sewer, and drainage bonds, $0.065 allocated for debt service on road improvement bonds, and $0.335 allocated for operations and maintenance. 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 97.74%. 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 lift station no. 2. He stated that bids have been received for the rehabilitation of lift station no. 2. He then recommended approval to the lowest qualified bidder, M7 Land Development, LLC ("M7"), in the amount of $132,470.00. The Board concurred that, in its judgment, M7 was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Tiffany updated the Board on 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.

Mr. Tiffany updated the Board on an out-of-district utility capacity request for the 17.8-acre tract and stated that the current developer has requested an additional

5,845 gallons per day. Discussion ensued and the Board requested Mr. Tiffany to obtain more information and concurred to discuss the request further at a future meeting.

Mr. Tiffany updated the Board on the Brentwood Pinto Business Park site and recommended that the Board approve a water meter easement to serve this project.

Following review and discussion, Director Beauchamp moved to (1) approve the engineer's report; (2) award the recommended contract subject to receipt of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor, as appropriate; and (3) approve the water meter easement, 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.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on October 20, 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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 521 SEAL HARRIS COUNTY, TEXAS

Secretary, Board of Directors

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