

**NOTICE OF MEETING  
NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1**

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of **Northgate Crossing Municipal Utility District No. 1** will meet in **regular session**, open to the public at **6:30 o'clock p.m.** on **Thursday, November 13, 2025**, at 19023 Joanleigh, Spring, Texas 77388, a designated meeting place of the Board of Directors outside the boundaries of the District, at which meeting the following items will be considered:

**1. Hear from Public.**

**2. Peace Officer Report.**

**3. Landscape Architect's Report, including:** (a) report on status of pending projects, (b) discuss and take action on maintaining facility sites, (c) receive bids and award contract for landscaping, and (d) discuss and take action on Master Plan.

**4. Bookkeeper's Report, including:** authorizing payment of District bills and issuance of checks.

**5. Attorney's Report, consider taking any action thereon, including:** approval of (i) minutes of meetings of September 29, 2025, and October 9, 2025, (ii) Resolution Regarding Annual Review of Covered Applications, and (iii) legislative update.

**6. Engineer's Report, including:** (a) discussion of 5-year maintenance and repair program and take necessary action thereon, (b) discuss and take necessary action relating to levee and storm water pump station, (c) approve preparation of plans and specifications for District projects and authorize advertisement of bids relating thereto, (d) approve award of contracts for construction projects, (e) approve pay estimates and change orders, (f) consider and approve requests for water and sanitary sewer service, (g) discuss and take action on certification of levee, (h) consider and take action on Emergency Action Plan, (i) report on status of construction of water reuse project and (j) report on status of construction of water well 3 and water plant.

**7. Operator's Report, including:** (a) report on status of operating District facilities, (b) approve termination list, and (c) approve repairs to water and sanitary sewer systems as necessary.

**8. Information Technology Report and take action thereon.**


**9. Tax Assessor/Collector's Report, including:** (a) approval of tax checks and report, (b) status of collections of delinquent taxes, (c) consider approving requests for Payout Agreements, as necessary, (d) authorize termination of service to delinquent tax accounts, and (e) authorize placing delinquent uncollectable accounts to Uncollectable Tax Roll.

**10. Discuss and take action on Levee Certification, and Inclement Weather Policy.**

**11. Engage auditor for fiscal year ending December 31, 2025.**

Pursuant to V.T.C.A. Government Code §551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice with such closed session to be held at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by V.T.C.A Government Code Chapter 551, including but not limited to, private consultation with the District's Attorney's on any or all matters or subjects authorized by law, pending or contemplated litigation, personnel matters, real estate transactions, security devices, economic development negotiations and/or gifts and donations.

**DISTRICT CONSULTANTS AND MEMBERS OF THE PUBLIC** may attend this meeting via ZOOM audio/video conference. To join by video, use the following link: <https://www.zoom.us/join>. **To join by phone, call 346-248-7799. The Meeting ID 822 6262 1843 and the Passcode is 329270.**

By:   
Maria Salinas Parker  
Sanford Kuhl Hagan Kugie Parker Kahn LLP  
Attorneys for the District

**TAXPAYER IMPACT STATEMENT###**

	Current Budget Fiscal Year Ending [Month Year]**	Proposed Budget Fiscal Year Ending [Month Year]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,060.98	\$1,146.11	\$1,122.13

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.51 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Instructions for Preparation: This form is to be prepared by the Bookkeeper for the District and provided to the Attorney and Legal Assistant, along with the proposed budget, at least 10 days prior to the date of the meeting at which the proposed budget will be considered. Please note that the rates utilized below may not conform exactly to the O/M rate levied by the Board. The average homestead value should be the same for all calculations and should be the average resident homestead value shown in the most recent truth in taxation worksheet prepared by the Tax Assessor Collector on behalf of the District.

**Taxes for Current Budget and No-New-Revenue Tax Rate Budget:**

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
100		

**Taxes for Proposed Budget:**

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Proposed Budget
100		

### If the district does not levy an operations and maintenance tax to fund its operating budget, the above table and footnotes should be replaced with the following statement: [The]Name of District] does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of the [name of district].

If the district does not contain any resident homesteads as of the most recent certified values received from the CAD, the above table and footnotes should be replaced with the following statement: The proposed budget will have no impact on the property tax bill for an average resident homestead as there are currently no properties that qualify for a residential homestead exemption within the boundaries of [name of district] as of the date of the most recent certified values provided by [APPRAISAL DISTRICT].

If the district has a separate defined area budget that is funded by a defined area operations and maintenance tax, an additional row should be added as follows:

Estimated Defined Area Operations and Maintenance Tax Bill on Average Homestead*	\$[_____]	\$[_____]	\$[_____]
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