

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS NORTHGATE CROSSING
MUNICIPAL UTILITY DISTRICT NO. 1**

September 29, 2025

THE STATE OF TEXAS

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COUNTY OF HARRIS

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NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1

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The Board of Directors (the "Board") of Northgate Crossing Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on September 29, 2025, at 19023 Joanleigh, Spring, Texas 77388, a designated meeting place of the Board of Directors outside the boundaries of the District, and the roll was called of the members of the Board, to-wit:

Jason Williams	President
Shane Holman	Vice President
Jim Helfrich	Secretary
Paul Martinez	Assistant Secretary
Kenny Boeckelman	Assistant Secretary

All members of the Board were present except Directors Willaims and Boeckelman, thus constituting a quorum.

Also attending the meeting were Michael Murr with Murr Incorporated, Landscape Architect for the District; 5500Joel Neece with Cunningham Recreation; Ashleigh Musselman with the Law Office of Ashleigh Musselman, PLLC; Angela Helfrich and Patti Mace residents of the District; and Maria Salinas Parker and Michael R. Willis of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), Attorneys for the District.

CALL MEETING TO ORDER

The meeting was called to order and the following business was transacted.

HEAR FROM THE PUBLIC

The Board noted that there were no members the public present at the meeting who wished to address the Board.

PARK LIGHTS/PLAYGROUND EQUIPMENT

The Northwood Pine Homeowner's Association ("HOA") is requesting that the District participate in the cost to install/re[airs lights at the Park. The HOA solicited two bids. The Board agreed to consider participating up to fifty percent of the cost subject to the HOA (1) providing Murr with the light specifications to obtain an additional bid and (2) the HOA providing the District with a copy of its current budget. The District has received the current budget, but the plans for lights have not been provided to Mr. Murr. The Board recognized Ms. Mace, who stated that the lights are

operational, and action can be deferred on the repair/replacement of the lights.

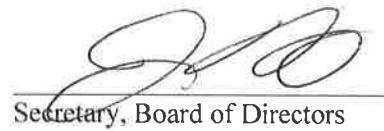
The HOA is requesting District participation to upgrade the HOA playground (the “Park Project”). The HOA is proposing to apply for a Game Time grant for the Park Project. The Board recognized Ms. Musselman, who stated that the deadline for the Park Grant Application is October 17, 2025, and the deadline to purchase the park equipment is November 15, 2025. She added that the grant is a private grant awarded by Cunningham Recreation. The total cost for the Park Project is \$115,000 (inclusive of installation), less the grant of \$33,000 leaving a balance of \$82,000 which the HOA is proposing to be split between the District and the HOA. Additionally, shipment must be received by December 31, 2025, subject to transportation availability. The Board recognized Mr. Murr, who reminded the Board that the area of the Park in which the Park Project is planned is prone to flooding. He stated that the engineering wood fiber (“EWF”) that will be used as the ground base is likely to be completely washed away during a heavy rain event. The Board discussed an annual maintenance plan and contingent EWF plan.

Upon motion duly made and seconded, the Board voted unanimously to:

1. Pay \$41,000 to the HOA for half of the cost of the Project, contingent upon the HOA receiving a grant of \$33,000, with the funds to be placed in a separate interest-bearing account used solely for the Park Project.
2. Pay half of the annual maintenance cost up to \$2,500.
3. Consent to the HOA supervising the Park Project with Cunningham providing on site daily supervision.

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

PASSED, APPROVED and ADOPTED this November 13, 2025.

A handwritten signature in black ink, appearing to read "J. B." or "John B.", is written over a horizontal line.

Secretary, Board of Directors