

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

February 12, 2026

THE STATE OF TEXAS §
COUNTY OF HARRIS §
NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1 §

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 February 12, 2026, 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 Holman and Boeckelman, thus constituting a quorum.

Also attending the meeting were Steve Fitzgerald with Gauge Engineering; Jeremy Roach with Apollo IT Consulting, IT Consultant to the District; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Michael Murr with Murr Incorporated, Landscape Architect for the District; Officer Ballard with Harris County Precinct 4 Constable's Office; Chad Buckley with Inframark, Operator for the District; Luis Sanabria with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; Patti Mace and Angela Hlefrich residents of the District; Bill Blich with Blich Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; and Michael R. Willis and Maria Salinas Parker 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 of the public present at the meeting who wished to address the Board at the time.

PEACE OFFICER'S REPORT

The Board recognized Lieutenant Ballard, who presented the Peace Officer's Report.

Upon motion duly made and seconded, the Board voted unanimously to approve the Peace Officer's

Report.

LANDSCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

The Board recognized Mr. Murr, who presented the Landscape Architect's Report, a copy of which is on file in the official records of the District. Mr. Murr reported that (1) twenty-four (24) trees received from Trees of Houston will be planted, (2) irrigation leaks along Springwoods Village Parkway were repaired, (3) a sinkhole near the Storm Station was repaired, and (4) the splashpad will open on April 1.

Upon motion duly made and seconded, the Board voted unanimously to approve the Landscape Architect's Report.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board next reviewed the Tax Assessor/Collector's Report, a copy of which is in file in the official records of the District. The Board noted that 93.286 % of the 2025 taxes have been collected.

Upon motion duly made and seconded, the Board voted unanimously to (i) approve the Tax Assessor/Collector's Report, and (ii) authorize payment of the invoices presented for payment from the District's Tax Account.

FINANCIAL ADVISOR'S REPORT

There was no Financial Advisor's Report.

BOOKKEEPER'S REPORT

The Board then reviewed the Bookkeeper's Report and Investment Report. Copies of such reports are attached hereto.

The Board reviewed the balances in each of the District's accounts and noted investments in each account. The Board also reviewed the activity in each account. The Board reviewed the invoices, and the checks prepared in payment thereof.

Upon motion duly made and seconded, the Board voted unanimously to approve (i) the Bookkeeper's Report, (ii) the bills submitted for payment, and (iii) the Investment Report.

ATTORNEY'S REPORT

The Board recognized Mr. Willis, who presented the Attorney's Report.

Upon motion duly made and seconded, the Board voted unanimously to approve the Attorney's Report.

APPROVAL OF MINUTES

Proposed minutes of the meeting of the Board held January 8, 2026, previously distributed to the Board, were presented for consideration and approval.

Upon motion duly made and seconded, the Board voted unanimously to approve the minutes of January 8, 2026, as presented.

RESOLUTION CONCERNING TAX EXEMPTIONS FOR 2026

Consideration was next given a proposed Resolution Concerning Tax Exemptions for 2026.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Concerning Tax Exemptions for 2026. A copy of said Resolution is on file in the official records of the District.

AUTHORIZE ATTORNEY TO COLLECT DELINQUENT TAXES

Consideration was then given to authorizing Perdue, Brandon, Fielder & Mott, LLP to collect the District's delinquent taxes.

Upon motion duly made and seconded, the Board voted unanimously to authorize Perdue, Brnadon, Fielder & Mott, LLP to collect the District's delinquent taxes, including the 2025 taxes that are delinquent on July 1, 2026, and thereafter.

REGARDING 20% PENALTY

Consideration was next given to a proposed Resolution Imposing 20% Penalty on Delinquent 2025 Taxes.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Imposing 20% Penalty on Delinquent 2025 Taxes. A copy of said Resolution is on file in the official records of the District.

RESOLUTION EVIDENCING ANNUAL REVIEW OF POST-ISSUANCE COMPLIANCE AND CONTINUING DISCLOSURE POLICIES AND PROCEDURES

Consideration was then given to a proposed Resolution Evidencing Annual Review of Post-Issuance Compliance and Continuing Disclosure Policies and Procedures.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Evidencing Annual Review of Post-Issuance Compliance and Continuing Disclosure Policies and Procedures, a copy of which is on file in the official records of the District.

PROPOSAL TO RENEW INSURANCE

Renewal of the District's insurance was deferred.

ORDER CALLING DIRECTORS ELECTION

Consideration was then given to a proposed Order Calling Directors Election, a copy of which is on file in the official records of the District.

Upon motion duly made and seconded, the Board voted unanimously to (1) approve the Order Calling Directors Election, thereby calling an election for May 2, 2026, to elect three directors to the Board, a copy of said Order is on file in the official records of the District, (2) approve the Joint Election Agreement with Fort Bend County, and (3) designate SKLAW as the Election Agent for the Directors Election.

ENGINEER'S REPORT

The Board reviewed the Engineer's Report, a copy of which is on file in the official records of the

District.

Levee Inspection. The Levee was inspected on February 3, 2026. A status report is attached to the Engineer's Report.

Water Reuse Project. The Engineer for Northgate Crossing MUD No. 2 ("NG2") has received approval from Harris County for the first phase of water reuse project. The District will need an additional easement once the project is reactivated. EHRA will begin reaching out to the Northwood Pines HOA for the necessary easement. NG2 has requested irrigation data from the District.

Emergency Building Enlargement/Tract D. EHRA has completed the survey of the area around the Storm Station building. Design is complete. EHRA has received approval from Harris County Flood Control and the Harris County Engineering Department. The plat has been signed by the District and NG2. The plat has been resubmitted for final approval and recordation. The HOA has granted to the District a 20-foot wide access easement. Plans were resubmitted to Harris County and have been approved. Plans are ready to be advertised for construction. Relocation of the existing Storm Sation Building is pending. The estimated cost for the new building and removal of the current building is \$545,000. Director Williams, Mr. Sanabria and Mr. Willis conducted a conference call with the President, Engineer and Attorney for Northgate Crossing MUD No. 2 ("NG2") to discuss this project. Director Williams will attend the NG2 meeting later this month to address this project with the NG2 Board of Directors.

Recertification of Levee. The final Levee Certification Application was filed with FEMA, and approval from FEMA is expected soon.

NG2 Water Plant and Water Well Updates. The NG2 engineer mentioned that the water plant is 90% complete.

Stormwater Pump Station And Internal Drainage Evaluation. EHRA has conducted site visits to evaluate and provide an assessment of the areas around the interior drainage structures and the stormwater pump station. EHRA will provide the assessment with recommendations for repair and estimated costs at the end of hurricane season.

Risk and Resilience Assessment ("RRA") and Emergency Response Plan ("ERP"). The Environmental Protection Agency ("EPA") requires a review of RRA and ERP every five (5) years. Based on the District's population the RRA is due to be certified by June 30, 2026, and the ERP deadline is December 30, 2026. EHRA will begin a review of the District's water plants and complete the RRA and ERP by the required deadlines.

Capital Improvements Plan ("CIP"). An updated CIP will be presented at the next meeting.

Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report.

OPERATIONS REPORT/TERMINATION OF SERVICE

The Board next reviewed the Operations Report, a copy of which is on file in the official records of the District.

A report on the Storm Station was also presented, which report is attached to the Operations Report.

It was noted that:

-The billed to pumped ratio was 86.57%.

- There are 422 active connections in the District.
- There were no accounts finalized with a balance under \$25, and no accounts finalized with a balance greater than \$25.
- Pier Point Apartments has been notified of the payment in lieu of taxes.

Upon motion duly made and seconded, the Board voted unanimously to (1) approve the Operation's Report, (2) to write off the delinquent uncollectable accounts with a balance under \$25 and (3) turn over the delinquent uncollectable accounts finalized with a balance of more than twenty-five dollars, if any, for collection.

TERMINATION OF WATER SERVICE

Consideration was then given to the termination of water service to the accounts listed on the Termination List. The Board noted that there were no customers present at the meeting who wished to address the Board regarding their water bills or to protest termination of water service.

Upon motion duly made and seconded, the Board voted unanimously to authorize termination of water service to the accounts listed on the Termination List.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

Mr. Roach presented the IT Report.

Upon motion duly made and seconded the Board voted unanimously to approve the IT Report.

INCLEMENT WEATHER POLICY

No action was taken in connection with the Inclement Weather Policy.

SECURITY DEVICES

Upon motion duly made and seconded, the Board voted unanimously to authorize Today's Integration to proceed with the security devices for the Storm Station.

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

PASSED, APPROVED and ADOPTED this March 12, 2026

Asst. Secretary, Board of Directors
