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

September 10, 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 September 10, 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
Anamarie Lashomb	Assistant Secretary

All members of the Board were present, thus constituting a quorum.

Also attending the meeting were Patti Mace with the Northwood Pines Homeowners Association ("HOA") Lieutenant Brent Ballard with Harris County Precinct 4 Constable's Office; Jeremy Roach (via telephone conference) with Apollo IT Consulting, IT Consultant to the District; Steve Fitzgerald with Gauge Engineering; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Chad Buckley with Inframark, Operator for the District; Raul Garcia with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; Bill Blitch with Blitch & 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.

DISCUSS 2026 TAX LEVY AND CALL PUBLIC HEARING

The Board recognized Mr. Blitch, who reviewed with the Board a Tax Rate Analysis in connection with the 2026 tax levy, a copy of which is on file in the official records of the District. The Board noted that the District is a developing district as defined in Senate Bill 2.

Upon motion duly made and seconded, the Board voted unanimously to (1) propose a 2026 debt service tax rate of $0.550 and a maintenance and operation tax of $0.593 for a total tax rate of $0.1.063; (2) call a public hearing for Thursday, October 8, 2026 on the proposed 2026 tax rate; (3) authorize the Tax Assessor/Collector to publish notice of the public hearing and proposed tax rate as required by law, and (4) designate the District as a "Developing District."

PEACE OFFICER'S REPORT

The Board recognized Officer 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.

LANDCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

The Board the received the Landscape Architect's Report, a copy of which is on file in the official records of the District. The Board agreed to close the splash pad after National Night Out. The HOA requested a contribution of $500 for National Night Out.

Upon motion duly made and seconded, the Board voted unanimously to approve the Landscape Architect's Report, and to contribute $500 to National Night Out.

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 99.409 % 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.

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.

The Board noted that there was an invoice for the renewal of the Flock Contract, and asked the Attorney to provide notice to Flock to not sell/provide information obtained from the Flock cameras to third parties.

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 August 13, 2026, previously distributed to the Board, were presented for consideration and approval. The Board noted certain changes to the minutes

Upon motion duly made and seconded, the Board voted unanimously to approve the minutes of August 13, 2026, as changed.

RATES FOR TEXA-EXEMPT MULTI-FAMILY CUSTOMERS

The Board discussed the rate for multi-family customers. Ms. Parker advised the Board that Pleasanton Housing Corporation ("Housing Corporation") has expressed concern with the District's rate for multi-family customers. The Board asked Ms. Parker to convey to the Housing Corporation that the rate for multi-family customers was in effect, prior to the Housing Corporation assuming ownership of the Pier Point Apartments, and the time for objecting to the rate was prior to assuming ownership.

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 September 8, 2026. A status report is attached to the Engineer's Report.

Erosion Control and Improvement at Lake Outfall Channel

EHRA identified the erosion issues and deficiencies at the gabion baskets located in the outfall channel, EHRA submitted a proposal for landscaping improvements and erosion control at an estimated construction cost of $352,400. The Board took no action on this matter.

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 and is in the process of finalizing construction of phase one. Phase 1 costs are estimated at $1,228,000 and Phase 2 costs are estimated at $802,000. Phase 1 will commence in 2029.

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-feet 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. Northgate Crossing MUD No. 2 ("NG2") has asked the District to attend a NG2 meeting to discuss this project. This project is on hold.

NG2 Water Plant and Water Well Updates. The NG2 engineer reported that the water plant is substantially complete.

Storm Station Spillway Channel: A site inspection was conducted on January 7·2026, with a contractor at the spillway channel. At the April meeting the Board approved the proposal to make the repairs at an estimated cost

of $48,100. The construction plans are in progress.

Erosion Control and Improvements at Lake Outfall Channel. EHRA has identified the erosion issues and deficiencies of the existing gabion baskets located in the outfall channel. EHRA estimates a cost of $352,400 for repairs. The CIP provides for repairs to be undertaken in 2028.

GIS SYSTEM

Mr. Garcia submitted a proposal from EHRA for the implementation of a GIS system. The proposal provides for a start-up cost of $40,000.

Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report, and EHRA's proposal for a GIS system.

OPERATIONS REPORT

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 188.52%.
- There are 412 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.
- A survey of the fire hydrants was conducted. Mr. Buckley suggested that the Board authorize repairs to the fire hydrants at a cost not to exceed $3,750.

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, (3) turn over the delinquent uncollectable accounts finalized with a balance of more than twenty-five dollars, if any, for collection, and (4) approve repairs to the fire hydrants at a cost not to exceed $3,750..

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. Mr. Roach offered to handle the coordination of the ZOOM call for the meetings. Ms. Parker stated that she will check into this matter.

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.

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

PASSED, APPROVED and ADOPTED this 5 October 8, 2026

Secretary, Board of Directors