

**MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of North Parkway Municipal Management District No. 1 (the “District”) met in regular session, open to the public, on Monday, March 16, 2026, at 1800 Valley View Lane, Suite 400, Farmers Branch, Texas 75234, an official meeting place outside the boundaries of the District, for which notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

Steve Mitchell	President
Mike Regan	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Ronald Sorenson	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Sorenson who arrived later, as noted. Others in attendance were: Mr. Jim Knight, PE of KFM Engineering & Design; Mr. Mark Pfirman and Mr. Zachary Little of Municap, Inc.; Ms. Kathleen Martinez of Dye & Toverly, LLC (“D&T”); Mr. Ryan Hafner, attorney and Ms. Genny Lutzel, paralegal of Winstead PC. Attending the audio conference were: Ms. April Yeager and Mr. John Stumpf of SAMCO Capital Markets, Inc.

1. The meeting was called to order at 1:00 p.m.
2. The Board called for public communication and comments. Hearing none, Director Klarer moved that the Board close the public comment session of the meeting. Director Rose seconded said motion, which carried unanimously.
3. Consideration was given to the review and approval of the Minutes of the Board of Directors meeting held on February 23, 2026. Following a discussion, Director Klarer moved that the Board approve the minutes as transcribed. Director Rose seconded said motion, which carried unanimously.
4. Consideration was next given to the financial advisor report. No formal report was heard.
5. Consider was next given to tax exemptions for North Parkway MMD No. 1 – Single Family Defined Area No. 1. The Board deferred action on the matter.

Director Sorenson arrived at this time.

6. Consideration was next given to a report from Municap, Inc. The Board recognized Mr. Pfirman who reviewed the following annual continuing disclosure reports for the period ending September 30, 2025: (i) Major Improvements Project, Special Assessment Revenue Bonds, Series 2021; (ii) Major Improvements Project #2, Special Assessment Revenue Bonds, Series 2022; and (iii) Legacy Hills Public Improvement District Phases #1A-1-B, Series 2021. Next, the Board received updates regarding current certificates of occupancy, and tax and assessment collection reports. Following a discussion, Director Rose moved that the Board authorize Municap, Inc. to finalize and submit annual continuing disclosure reports, as required. Director Klarer seconded said motion, which carried unanimously.

7. The Board next considered a report from the developer. No formal report was heard by the Board.

8. Consideration was next given to the Engineer's Report, a copy of which is attached hereto as Exhibit "A". Mr. Knight reported that construction is progressing with most City permits obtained. Construction or roadway pavement is complete at the intersection of Legacy and G.A. Moore, pending approval of permits, and the contractor is addressing final punch list items for final acceptance. Texas Department of Transportation is currently reviewing the construction documents.

The following contractor invoices and change orders were reviewed by the Board:

The Bluffs at Legacy Hills (First Texas Homes)

- 1) Chris Harp Construction (Paving Contractor) - Pay App#6-\$24,909.12;
- 2) Chris Harp Construction (Paving Contractor) - Pay App#7-\$65,160.00;
- 3) Chris Harp Construction (Paving Contractor) - Pay App#8-\$202,437.72; and
- 4) Chris Harp Construction (Paving Contractor) - Pay App #9-\$25,958.16.

Sub-total Contractor Invoices: \$318,465.00.

Contractor Change Orders:

- 1) Chris Harp Construction (Paving Contractor)-Change Order#2 -(-92,100.00);
- 2) Chris Harp Construction (Paving Contractor)-Change Order#3 - \$91,314.00; and
- 3) Chris Harp Construction (Paving Contractor)-Change Order#4 - \$8,858.40.

Sub-total Contractor CO's: \$8,072.40

Next, Mr. Hafner presented to and reviewed with the Board one certification for payment relative to the Major Improvements Account in the amount of \$182,206.84, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Rose moved that the Board (i) approve the Engineer's Report; (ii) approve all pay applications, invoices and changes orders included in said report; and (iii) approve the certification for as presented. Director Sorenson seconded said motion, which carried unanimously.

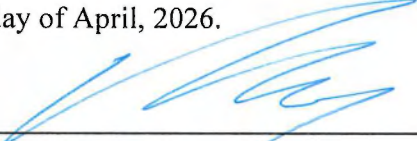
9. Consideration was next given to the bookkeeper's report. Ms. Martinez reviewed with the Board copies of a bookkeeper report prepared by D&T, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Rose moved that the Board (i) approve the bookkeeping report; and (ii) authorize payment of bills. Director Sorenson seconded said motion, which carried unanimously.

10. Consideration was next given to the next board meeting date. Upon motion duly made, seconded and unanimously carried, the Board set the next meeting date for Monday, April 20, 2026 at 1:00 p.m.

There being no further business before the Board, the meeting adjourned at 1:30 p.m.

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 20th day of April, 2026.



Secretary
North Parkway Municipal Management District No. 1

