SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2

TO: THE BOARD OF DIRECTORS OF SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A. Government Code, Section 551, that the Board of Directors of Smiley Road Water Control and Improvement District No. 2 ("District") will hold a regular meeting on **Tuesday, February 18, 2025, at 8:00 a.m. at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034**, a meeting place located outside the boundaries of the District, for the following purposes:

1. Call to order;

2. Public communications and comments;

3. Consider and approve the Minutes of the January 21, 2025 Board of Directors Meeting;

4. Consider review and acceptance of engineer's report including:
    a. Status of construction projects within the District;
    b. Authorizing preparation of construction plans/specifications for water, sewer, and drainage and paving improvements;
    c. Consider approval/ratification of construction plans and specifications;
    d. Consider approval/ratification of bid advertisements for construction projects;
    e. Consider approval/ratification of award of contracts for construction projects;
    f. Consider approval/ratification of contractor pay estimates, change orders; and
    g. Consider acceptance of certificate of completion.

5. Hear update from developer and take any action in connection with plat approval or other development related items;

6. Consider review and approve Agreement(s) for the Construction, Acquisition, and Purchase of Facilities Improvements and Reimbursement of Advances for the following entities:
    a. Celina 6, LP;
    b. Grand Oaks Residential Development, LLC;
    c. K. Hovnanian Homes – DFW, LLC; and
    d. PH Land Holdings, LLC;

7. Ratify and approve Agreement by and between Grand Oaks Residential Development, LLC on behalf of Smiley Road Water Control and Improvement District No. 2 and De Leon Fence & Construction Services, LLC dba De Leon Excavating;

8. Consider review and approve right-of-way escrow agreements including:
    a. Escrow Agreement by and among Celina 6, LP, the District, and Escrow Agent (2.132 acres);

b. Escrow Agreement by and among GM Celina, LP, Celina 6, LP, the District, and Escrow Agent (1.770 acres);
c. Escrow Agreement by and among Grand Oaks Residential Development, LLC, the District, and Escrow Agent (21.19 total acreage, comprised of two tracts – 12.08 acres, and 9.11 acres);
d. Escrow Agreement by and among North Celina, LP, Celina 6, LP, the District, and Escrow Agent (10.049 acres); and
e. Escrow Agreement by and among OPP-Green Meadows, L.P., Celina 6, LP, the District, and Escrow Agent (7.71 total acreage comprised of two tracts – 6.849 acres, and 0.861 acres);

9. Review and approve bookkeeping and tax collection reports, budget, and take any action on bookkeeping related matters including quarterly investment reports; investment recommendations; new account related matters; updated list of designated banks; revisions to engagement letter for bookkeeping services; adoption of financial policies; and authorize release of checks as noted on report;

10. Discuss tentative date for next meeting; and

11. Adjournment.

EXECUTED this 13th day of February, 2025.

(DISTRICT SEAL)

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Ross S. Martin, Attorney

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.