

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, MARCH 2, 2026
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY DEPUTY MAYOR HENRY MARROQUIN.**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 16, 2026.**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C.1. CONSENT AGENDA

Asterisk (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Proclamations

D.1. PROCLAMATION

"Library of Excellence Award" - 2025

Public Hearing

E.1. PUBLIC HEARING

Public Hearing and action on the Reauthorization for the Industrial and Commercial Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6921

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.369 Acres Being A Replat Of Lot 1R, Block 4 Chaffin's First Addition, And Lots 8-12, Block 4 Chaffin's First Addition, City Of Sherman, Grayson County, Texas, Located At 609 East Pecan Street, Heretofore Zoned M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Commissary Express (Owner), And Copley Land Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6922

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.51 Acres Being Lot 8R, Replat Lots 1 And 8, Sherman Commons Addition, City Of Sherman, Grayson County, Texas, Located At 3806 North Loy Lake Road, Heretofore Zoned C-1 (Retail Business) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-2 (General Commercial) District/75 & 82 Overlay District Zoning Classification, Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) And CDS Commercial Due Diligence Services (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6923

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile Repair, Body Work, Or Painting, On A Tract Of Land Zoned C-2 (General Commercial) District/75 & 82 Overlay District Located At 3806 North Loy Lake Road, Lot 8R, Block C, Replat Lots 1 And 8, Block 8, Sherman Commons Addition, City Of Sherman, Grayson County, Texas; Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant), And CDS Commercial Due Diligence Services (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

E.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6924

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6806 And Granting A Specific Use Permit To Allow A Hotel Or Motel In A C-1 (Retail Business) District Located At 1831 Texoma Parkway, Consisting Of 2.820 Acres, Being In The J.B. Mcanair Survey, Abstract No 763, City Of Sherman, Grayson County, Texas Matcha Residence Group (Owner), And Blue Star Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6925

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Massage Establishment, On A Tract Of Land Zoned C-1 (Retail Business) District Located At 1800 Teague Drive Suite 220, Being In The J.B. Mcanair Survey, Abstract No. 763, And In The Smith Mcglothlin Survey, Abstract No. 808 City Of Sherman, Grayson County, Texas One Grand Centre, LLC (Owner), Julie Carelock (Applicant), And Underwood Drafting & Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

E.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6926

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 1 (General Provisions), Article 1.13 (Unclaimed And Surplus Property); Modifying Certain Existing Regulations And Establishing New Regulations On Surplus, Abandoned, Seized Or Recovered Property; Providing A Penalty Clause With A Maximum Fine Of \$500, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6921, 6922, 6923, 6924, 6925 & 6926

Resolutions

G.1. RESOLUTION NO. 7626

Reauthorizing Guidelines and Criteria for the City of Sherman's Industrial and Commercial Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City

- G.2. RESOLUTION NO. 7627**
 Approving Execution of an Agreement for Fire and Ambulance Services with Grayson County for the Period of October 1, 2025, through September 20, 2026
- G.3. * RESOLUTION NO. 7628**
 Authorizing Execution of an Agreement with Clairiss Jenkins for the Abatement of AD Valorem Property Taxes for the Construction of a New Single-Family Residence at 208 North Harrison Avenue within the City of Sherman Reinvestment Zone, Number 10 (#10)
- G.4. * RESOLUTION NO. 7629**
 Authorizing The Purchase And Installation Of Filters And Main Drain At The Splash Family Aquatics Center From Mountjoy Aquatics, LLC Through The Purchasing Cooperative Buy Board.

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

- I.1. TEX. GOV'T CODE § 551.071**
 Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.
- a) Receive legal advice regarding the Sherman Housing Authority
- I.2. TEX. GOV.'T CODE § 551.072**
 Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.
- I.3. TEX. GOV'T CODE § 551.073**
 Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.
- I.4. TEX. GOV'T CODE § 551.074**
 Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing
- I.5. TEX. GOV'T CODE § 551.076**
 Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.
- I.6. TEX. GOV'T CODE § 551.087**
 Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

I.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

Adjournment

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on February 24, 2026 at or before 11:59p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 24th day of February 2026. City of Sherman, Texas



Teri Fine, City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT THE CLERKS OFFICE AT (903) 892-7206, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

Shawn C. Teamann

Deputy Mayor

Henry Marroquin

Council Members

Henry Marroquin, Council-At-Large, PL #1

Juston Dobbs, Council-At-Large, PL #2

Clay Barnett, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, February 16, 2026 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry Street to consider the following:

The City Council meetings are Video and Audio recorded and can be viewed at:

<https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Bookmarked at 00:04:17

Mayor Teamann called the meeting to order at 5:00pm

Council Member Present:

**Mayor Shawn Teamann
Deputy Mayor Henry Marroquin
Council Member Juston Dobbs
Council Member Pam Howeth
Council Member Daron Holland
Council Member Clay Barnett**

Council Members Absent:

Council Member Josh Stevenson

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JUSTON DOBBS

Bookmarked at 00:04:24

A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 2, 2026

Bookmarked at 00:04:55

The City Council reviewed the minutes of Regular City Council Meeting of February 16, 2026. Motion by Council Member Barnett to approve the Minutes. Second by Council Member Holland. All present voted AYE.

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Bookmarked at 00:05:13

Consent Agenda

C.1. CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Bookmarked at 00:05:35

Council Member Howeth made a motion to approve items G. 3, H. 1 and I. 2. Second made by Council Member Dobbs.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Special Presentations

D.1. SPECIAL PRESENTATION

City Employee Winter Weather Recognition

Bookmarked at 00:06:07

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6917

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.51 Acres Being A Part Of The G.B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located At 1207 East Ida Road, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In C-2 (General Commercial) District Zoning Classification, Bobby Richerson (Owner), And Sartin & Associates (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Reading – Bookmarked at 00:15:10

Presentation – Bookmarked at 00:15:56

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6918

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 18.557 Acres Being A Part Of The John Jennings Survey, Abstract No. 647, City Of Sherman, Grayson County, Texas, Located At 4305 North Travis Street, Heretofore Zoned R-6 (Single Family Residential) District, And C-1 (Retail Business) District; Rezoning And Placing The Tract In PD (Planned Development) District With A Base Zoning Of C-1 (Retail Business) District; Creed Canyon Partners, LTD. (Owner), And Helvey-Wagner Surveying, LLC (Surveyor); Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date;

Reading – Bookmarked at 00:16:54

Presentation – Bookmarked at 00:17:08

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6919

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 4.208 Acres; Being Lots 4, 5, And 6, Block 22 And Lots 1, 2, And 3, Block 21, A Part Of Lots 1, 2, And 3, Block 21 W. Elliot's Addition, Lots 1 And 2, Block 9 And All Of Lots 1, 2, 3, And 4, Block 10, C.L. Stowe's Addition, Lots 1-12, Block 12 W. Elliott's Addition; Being A Part Of The G.B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located At 900 East Wells Street, Heretofore Zoned C-1 (Retail Business) District; Rezoning And Placing The Tract In R-4 (Patio Home Residential) District Zoning Classification, Wells BHCP, LLC (Owner), Michael Carlisle (Applicant) And Helvey-Wagner Surveying, Inc.(Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Reading – Bookmarked at 00:18:31

Presentation – Bookmarked at 00:18:48

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6920

Declaring the City of Sherman's Eligibility and Intention to Participate in a Residential Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City; Establishing Guidelines and Criteria

Reading – Bookmarked at 00:19:29

Presentation – Bookmarked at 00:19:43

Close Public Hearing and Consider Adoption of Ordinances

Bookmarked at 00:21:08

F.1. CLOSE PUBLIC HEARING

Adoption of Ordinances 6917, 6918, 6919 and 6920.

Bookmarked at 00:21:14

E. 4. ORDINANCE NO. 6920

Comments and vote - Bookmarked at 00:21:18

Council Member Barnett made a motion to approve item E. 4 with the correction of this being Resolution No. 7624 not Ordinance 6920. Second made by Council Member Dobbs.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

E. 1. ORDINANCE NO. 6917

Comments and vote - Bookmarked at 00:22:14

Council Member Howeth made a motion to approve item E. 1. Ordinance No. 6917. Second made by Council Member Dobbs.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

E. 2. ORDINANCE NO. 6918

Comments and vote - Bookmarked at 00:30:34

Council Member Barnett made a motion to approve item E. 2. Ordinance No. 6918 subject to recommended use chart. Second made by Council Member Howeth.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

E. 3. ORDINANCE NO. 6919

Comments and vote - Bookmarked at 00:36:44

Deputy Mayor Marroquin made a motion to approve item E. 3. Ordinance No. 6919. Second made by Council Member Dobbs.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

F.2. ORDINANCE NO. 6915 (TABLED AT THE JANUARY 20, 2026 CITY COUNCIL MEETING)

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Meeting Hall In A C-2 (General Commercial) District Located At 5011 Texoma Parkway, Being Part Of Lot 1, Parkway Plaza Addition, City Of Sherman, Grayson County, Susan Kay Brown (Owner); Kristy Neal(Applicant); And David Fite Surveying (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law.

Bookmarked at 00:41:46

Council Member Barnett made a motion to remove item F. 2. Ordinance No. 6915 from the table. Second made by Council Member Howeth.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Council Member Barnett made a motion to approve item F. 2. Ordinance No. 6915 for only one year. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Resolutions

G.1. RESOLUTION NO. 7622

Awarding Bid to and Authorizing Execution of a Contract with KDA Industries, Inc. Based on an Invitation to Bid for the Choctaw Creek WS Site 8A Wetland Mitigation Pond Improvements

Bookmarked at 00:45:35

Council Member Barnett made a motion to approve item G. 1 Resolution No. 7622. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

G.2. RESOLUTION NO. 7623

Authorizing The Purchase And Installation Of Restroom Facility At Pecan Grove East Park From Romtec Through The Purchasing Cooperative Buy Board.

Bookmarked at 00:48:33

Council Member Howeth made a motion to approve item G. 2 Resolution No. 7623. Second made by Deputy Mayor Marroquin.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

G.3. * RESOLUTION NO. 7624

Authorizing Submission of a Grant Application and the Acceptance of the Criminal Justice Grant Program, FY2027 through the Office of the Governor - Criminal Justice Division to Fund the Purchase of a Crash Data Retrieval Cable System for the Sherman Police Department

Bookmarked at 00:05:35

Council Member Howeth made a motion to approve items G. 3, H. 1 and I. 2. Second made by Council Member Dobbs.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Request to Advertise

H.1. *REQUEST TO ADVERTISE

Request to advertise for Annual Water Plant Chemicals and for Annual Services for additional Right-of-Way Mowing

Bookmarked at 00:05:35

Council Member Howeth made a motion to approve items G. 3, H. 1 and I. 2. Second made by Council Member Dobbs.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Other Business

I.1. OTHER BUSINESS

Receive Update On Projects Around The City.

Bookmarked at 00:50:43

I.2. * OTHER BUSINESS

Receive 2025 Racial Profiling Report

Bookmarked at 00:05:35

Council Member Howeth made a motion to approve items G. 3, H. 1 and I. 2. Second made by Council Member Dobbs.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

K.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

- a) Library Board (3)
- b) Main Street Advisory Board (3)

Bookmarked at 01:08:39

Council Member Barnett made a motion to reappoint Michell McCraw and Marty Burkart to the Library Board and Stuart Holcomb and David Downtain to the Main Street Advisory Board. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

COUNCIL COMMENTS

Bookmarked at 01:09:25

EXECUTIVE SESSION

Council did not go into executive session.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

K.2. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

K.3. TEX. GOV.'T CODE § 551.072

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

K.4. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

K.5. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

- a) Library Board (3)
- b) Main Street Advisory Board (3)

K.6. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

K.7. TEX. GOV'T CODE § 551.087

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

K.8. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

Adjournment

Bookmarked at 01:10:21

Council Member Howeth made a motion to adjourn the meeting. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOLLAND, HOWETH, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Mayor Teamann adjourned the meeting at 6:06pm.

COUNCIL CALENDAR

N.1. 2026 Council Calendar

MAYOR

CITY CLERK OR DESIGNEE



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C.1.

Meeting Date: 3/2/2026

Prepared By:

Approved By:

Caption:

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Issue:

*** RESOLUTION NO. 7628**

- G. 3.** Authorizing Execution of an Agreement with Clairiss Jenkins for the Abatement of AD Valorem Property Taxes for the Construction of a New Single-Family Residence at 208 North Harrison Avenue within the City of Sherman Reinvestment Zone, Number 10 (#10)

*** RESOLUTION NO. 7629**

- G. 4.** Authorizing The Purchase And Installation Of Filters And Main Drain At The Splash Family Aquatics Center From Mountjoy Aquatics, LLC Through The Purchasing Cooperative Buy Board.

Background:

Capital Improvement Program:

Origination:

Financial Consideration:

Staff Recommendation:

Alternatives:

Attachments:

None



City Council Regular Meeting

Agenda Item No. D.1.

Meeting Date: 3/2/2026

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Zachary Flores, City Manager

Caption:

PROCLAMATION

"Library of Excellence Award" - 2025

Issue:

The Sherman Public Library was recently awarded the "Library of Excellence Award" for 2025, from the Texas Municipal Library Directors Association.

Background:

Each year the Texas Municipal Library Directors Association confers the Achievement of Library Excellence Award for outstanding contributions to public libraries in Texas. Of the approximately 542 public libraries that exist in Texas, 102 received this award in 2025.

Capital Improvement Program:

Origination:

The request originated with the Sherman Public Library.

Financial Consideration:

There is no financial consideration to the City.

Staff Recommendation:

It is the staff recommendation that the Council present a proclamation recognizing the Sherman Public Library's "Library of Excellence Award."

Alternatives:

The Council could choose not to present the proclamation.

Attachments:

1. Library Excellence Award - 2025

Proclamation

WHEREAS, public libraries play vital roles in the education, recreation, and empowerment of local communities, and

WHEREAS, libraries continue to level the playing field for all who seek information and access to technologies, and

WHEREAS, each year the Texas Municipal Library Directors Association confers the Achievement of Library Excellence Award for outstanding contributions to public libraries in Texas, and

WHEREAS, the Texas Municipal Library Directors Association Achievement of Library Excellence Award is open to Texas Public Library Directors and the member libraries they represent, and

WHEREAS, applicants must exhibit excellence by providing services to underserved and special populations; marketing in innovative ways; pursuing collaborative efforts; continually enhancing its services; supporting literacy, digital inclusion, and workforce development; providing cultural, topical, and educational programming; and comprehensively training its staff, and

WHEREAS, of the approximately 545 public libraries that exist in Texas, 101 received this award in 2025, and

WHEREAS, the Sherman Public Library has met the requirements of excellence and has been awarded the 2025 Texas Municipal Library Directors Association Achievement of Library Excellence Award.

NOW THEREFORE, I, Shawn Teamann, Mayor of the City of Sherman, Texas, by the authority vested in me, do hereby recognize

**THE SHERMAN PUBLIC LIBRARY
ON THEIR RECEIPT OF THE
ACHIEVEMENT OF LIBRARY EXCELLENCE AWARD
FOR 2025**

and encourage all citizens to visit the library and enjoy the many programs and services offered.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Sherman to be affixed, this the 2nd day of March 2026.

Mayor

ATTEST:



City Clerk





SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E.1.

Meeting Date: 3/2/2026

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Zachary Flores, City Manager

Caption:

PUBLIC HEARING

Public Hearing and action on the Reauthorization for the Industrial and Commercial Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City

Issue:

To Hold a Public Hearing and take action on a Resolution to Reauthorize the City's Industrial and Commercial Tax Abatement Program

Background:

Tax Code, Chapter 312, Section 312.002 requires the City to hold a public hearing before a governing body reauthorizes its guidelines and criteria for their Industrial and Commercial Tax Abatement Program. The Resolution is on this agenda.

The last renewal was approved at the February 5, 2024, City Council meeting. This program, which began on July 18, 1988, with the City Council's adoption of Resolution No. 2455, is intended to promote industrial and commercial development and the creation of jobs.

The updates to the guidelines and criteria are wording changes to more closely align with the Tax Code and clarify requirements of the application.

Capital Improvement Program:

Origination:

City Manager

Financial Consideration:

There is no immediate impact to reauthorizing the guidelines and criteria for the City's Industrial and Commercial Tax Abatement Program. The impact of a particular abatement is evaluated when the abatement agreement is presented to the City Council.

Staff Recommendation:

Staff recommends holding the public hearing.

Alternatives:

Council could decline to reauthorize the tax abatement program.

Attachments:

1. Resolution No. - Renewal of Industrial & Commercial Tax Abatement Program 2026-02-16 (ID 121802)
2. Amended Industrial_and_Commercial_Tax_Reinvestment_Pr

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RENEWING GUIDELINES AND CRITERIA FOR THE CITY OF SHERMAN'S INDUSTRIAL AND COMMERCIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN CERTAIN AREAS OF THE CITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, by Resolution No. 7254 passed and approved on February 5, 2024, the City of Sherman declared its eligibility and intention to participate in the Tax Abatement Program to promote development/redevelopment in certain areas of the City and adopted Tax Abatement Guidelines and Criteria for use in all Tax Abatement Programs; and

WHEREAS, the City of Sherman is required to renew the guidelines and criteria adopted for this program every two years;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Council of the City of Sherman, Texas, hereby renews the following Tax Abatement Guidelines and Criteria for use in all Industrial and Commercial Tax Abatement Programs, as required by law:

**CITY OF SHERMAN'S
RENEWED INDUSTRIAL AND COMMERCIAL
TAX ABATEMENT GUIDELINES AND CRITERIA**

- 1.** A tax abatement agreement must be reasonably likely to contribute to the retention or expansion of primary employment or to attract a primary employer to make a major capital investment that will benefit the City of Sherman's economic development. Primary employers are those companies whose sales, service and shipments are ultimately used in statewide, national or international markets.
- 2.** A tax abatement agreement will not be entered into where a company is only changing its location within Grayson County, without increasing the number of employees, significantly expanding the facilities, or unless failure to grant such abatement would mean the loss of the business operation in Grayson County.
- 3.** Tax abatement agreements will be considered for both new facilities and structures and for the expansion or modernization of existing facilities and structures.
- 4.** The City Council of the City of Sherman will approve or deny a tax abatement request based upon the subjective evaluation of the following guidelines and criteria. The Council may

consider any advisory recommendations received from the Tax Reinvestment Advisory Committee as it may choose:

- **Employment Impact**

How many jobs will be brought to Sherman?

What types of jobs will be created?

List the number of jobs by class that will be created and the wage range of each class of job.

What will the total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

- **Fiscal Impact**

How much real and personal property will be added to the tax rolls, in square footage and in estimated value?

What is the economic life of the personal property?

What is the expected depreciation of the taxable value of the real and personal property?

How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?

How will this project affect existing businesses and/or office facilities?

What infrastructure construction would be required?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

What is the estimated water use?

- **Community Impact**

What effect would the project have on the local housing market?

Is the project compatible with existing long-range or comprehensive plans?

What is the environmental impact of the project?

SECTION 2. That these Renewed Industrial and Commercial Tax Abatement Guidelines and Criteria shall be effective immediately upon the passage of this resolution.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the _____ day of _____, 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
**RYAN PITMAN,
CITY ATTORNEY**

**INDUSTRIAL AND COMMERCIAL
TAX REINVESTMENT
PROCEDURES MANUAL
AND
APPLICATION**



SHERMAN, TEXAS

Adopted February 16, 2026

Contents

GENERAL PURPOSE AND OBJECTIVES.....	2
DEFINITION OF TERMS.....	3
APPLICANT ELIGIBILITY.....	4
COMMITTEE.....	5
CRITERIA.....	6
PROCEDURES.....	6
LEGAL DOCUMENTATION PREPARATION	9
EXECUTION OF AGREEMENT.....	10
TAX ABATEMENT APPLICATION	10

GENERAL PURPOSE AND OBJECTIVES

The City of Sherman is committed to the promotion of high-quality development, long-term revenue growth, job creation, and an ongoing improvement in the quality of life for its citizens. As these objectives are generally served by the enhancement and expansion of the local economy, the City of Sherman will, on a case-by-case basis, consider providing a tax abatement to stimulate economic development in Sherman. It is the policy of the City of Sherman that consideration will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City of Sherman is under any obligation to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis.

The following process shall pertain to review of tax abatement requests for the City of Sherman only. The City of Sherman shall not be responsible for providing information to or seeking responses from other taxing entities on the behalf of any applicant.

DEFINITION OF TERMS

Act – The Property Redevelopment and Tax Abatement Act, Texas Tax Code 312.001, et seq., as amended from time to time.

Agreement – A contractual agreement between a property owner and/or lessee and taxing entity for the purpose of tax abatement.

Applicant – An owner of real property located in a reinvestment zone who requests tax abatement in accordance with these guidelines.

Economic Life – The number of years a property improvement is expected to be in service in a facility.

Depreciation – reduction in the appraised and or taxable value (before abatement), of an asset with the passage of time.

Expansion – The addition or enlargement of buildings, structures, fixed machinery or equipment for the purposes of increasing production capacity.

Facility – Property improvements completed or in the process of construction which together comprise an integral whole.

Modernization – The replacement and upgrading of existing facilities which increases the productive input or output, updates the technology, or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.

New Facility – A property previously undeveloped that is placed into service by means other than or in conjunction with expansion or modernization.

Reinvestment Zone – An area designated in accordance with the Act by the City of Sherman, or if outside the city limits of Grayson County. Only property in a Reinvestment Zone is eligible for tax abatement.

Total Facility – All buildings and structures including fixed machinery and equipment at the site(s) where the “abatement facility” is located.

APPLICANT ELIGIBILITY

A Facility may be eligible for abatement if it is in a Reinvestment Zone.

As provided in the Act, abatement may only be granted for the value of eligible property subsequent to and listed in an abatement agreement between the taxing entity and the property owner and lessee (if required), subject to such limitations as the taxing entity may require.

Abatement may be granted for new facilities and improvements to existing facilities and structures and for the expansion or modernization of existing facilities and structures.

Eligible Property – Abatement may be extended to the value of real and tangible personal property for both new facilities and structures, and for the expansion or modernization of existing facilities and structures that are reasonably likely as a result of being granted abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development within the City of Sherman.

Ineligible Property – The following types of property shall be fully taxable and ineligible for abatement: land, existing improvements, real property and tangible personal property used primarily to provide retail sales or services to the public, real property used for residential purposes, real property with a productive life of less than 10 years, tangible personal property that the Grayson Central Appraisal District classifies as inventory or supplies, real or tangible personal property located in the reinvestment zone prior to the effective date of the tax abatement agreement, or any other property for which abatement is not allowed by law.

Owned/Leased Facilities – If a leased facility is granted an abatement, the agreement shall be executed with the lessor and the lessee. Further constraints will be considered under any lease hold facility.

Value and Term of Abatement – Upon determination that a Tax Abatement should be offered to the applicant, the value, and terms of the abatement to be considered will be up to ten (10) years and up to 100% abatement including the construction period as provided by Texas State Law.

Required Investment – Generally, a project must include at least \$5,000,000 in investment to be considered for a tax abatement.

COMMITTEE

The Tax Reinvestment Committee may be convened on a case-by-case basis to advise the City Council on an application for a tax abatement, or to include a certain geographic area in a Reinvestment Zone.

CRITERIA

Any request for tax abatement shall be evaluated based upon a subjective review of the following criteria which each applicant may be requested to address in narrative format in the application:

Employment Impact

- How many jobs will be brought to Sherman?
- What types of jobs will be created?
- List the number of jobs by class that will be created and the wage range of each class of job.
- What will the total annual payroll be? Include current and increase factors.
- Expectation for jobs filled by transfers from other company locations vs. locally filled jobs.

Fiscal Impact

- How much real and personal property will be added to the tax rolls, in square footage and in estimated value?
- What is the economic life of the personal property?
- What is the expected depreciation of the taxable value of the real and personal property?
- How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?
- How will this project affect existing businesses and/or office facilities?
- What infrastructure construction would be required?
- What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)
- What is the estimated water use?

Community Impact

- What effect would the project have on the local housing market?
- How compatible is the project with the City's Comprehensive Plan?
- What environmental impact, if any, will be created by the project?

PROCEDURES

Any person, partnership, organization, corporation, or other entity desiring that the City of Sherman consider providing tax abatement to encourage location of operations within the city

limits of Sherman may be required to comply with the following procedural guidelines. Nothing within these guidelines shall imply or suggest that Sherman be under any obligation to provide a tax abatement in any amount of value to any applicant.

1. Preliminary Application Steps. The Applicant may be required to submit a written request to the attention of the City Manager, City of Sherman, Texas, 220 W. Mulberry Street, Sherman, TX 75090. The request should include all necessary information to evaluate the request, and should contain the following information, if required:
 - A. Applicant shall submit an “Application for Tax Abatement.”
 - B. Applicant shall address all criteria questions outlined in Section II in narrative form.
 - C. Applicant shall prepare a survey map showing the precise location of the property, all roadways within five hundred (500) feet of the site, all existing land uses and zoning within five hundred (500) feet of the site, and the kind, number and location of all proposed improvements.
 - D. City may request applicant to provide substantiation of the economic feasibility of the overall project to assist in determining the long-term benefit to the City.
 - E. A complete legal description shall be provided.
 - F. Applicant shall complete all forms and information detailed in Items A through B above and submit them to the City of Sherman or the Sherman Economic Development Corporation (SEDCO).

Once a request has been submitted to the City Manager, it shall be regarded as public information and will be available for inspection by the public as allowed by the Texas Public Information Act. Any proprietary information included as a part of the request should be so indicated, marked in advance and supplied in such a manner to be readily separated from the remainder of the materials.

2. All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be required as needed.

Applicant may be asked to meet with representatives of the City and SEDCO to discuss the details of the application and prepare it for a presentation of proposal to the Tax Reinvestment Committee. These meetings are held in confidence.

3. The representatives of each taxing entity are responsible for requesting this item be placed on their respective agendas for discussion.

If the Applicant's facility is not in a Reinvestment Zone, the City of Sherman's representatives will propose an ordinance to the City Council, designating the Tax Reinvestment Zone and approving the terms of percentage and duration of tax abatement. If the Applicant is located outside the Sherman city limits, and is within Grayson County, the Tax Reinvestment Zone would be designated by Grayson County.

The governing bodies of the Sherman Independent School District, Grayson College, and Grayson County may consider participation in the tax abatement agreement between the City of Sherman and the Applicant.

LEGAL DOCUMENTATION PREPARATION

The governing body eligible for initiating the designation of the Reinvestment Zone (City or County) will be responsible for drafting the proposed agreement pursuant to the approved Tax Abatement, as well as all collateral documentation.

The legal document is to include the following:

1. Estimated value of expansion or new construction to be abated.
2. Percent of value to be abated each year.
3. Commencement date and the termination date of abatement.
4. Proposed use of the facility, nature of construction, time schedule, map, property description and improvements list as provided in the application.
5. Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture and administration.

EXECUTION OF AGREEMENT

TAX ABATEMENT APPLICATION

SECTION I

1. Property Owner: _____
Mailing Address: _____
Telephone Numbers: _____
2. Property Owner's Representative: _____
Mailing Address: _____
Telephone Numbers: _____
3. Physical Property Address: _____
4. Property Legal Description (include as an attachment with metes and bounds)
5. Property is located within: City of Sherman? _____
Sherman I.S.D.? _____
Grayson County? _____
6. Description of Project: _____

7. Date of projected occupation of project/initiation of operations: _____
8. Narrative response to criteria questions in Section II of application? _____
(Yes or No, and include attachment)

SECTION II

Employment Impact

How many jobs will be brought to Sherman?

What types of jobs will be created?

List the number of jobs that will be created and the wage range of each class of job.

What will the total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

Fiscal Impact

How much real and personal property will be added to the tax rolls, in square footage and in estimated value?

What is the economic life of the personal property?

What is the expected depreciation of the taxable value of the real and personal property?

How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?

How will this project affect existing businesses and/or office facilities?

What infrastructure construction would be required?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

What is the estimated water use?

Community Impact

What effect would the project have on the local housing market?

How compatible is the project with the City's Comprehensive Plan?

What environmental impact, if any, will be created by the project?



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E.2.

Meeting Date: 3/2/2026

Prepared By: Rob Rae, Developmental Services Director

Approved By: Zachary Flores, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6921

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.369 Acres Being A Replat Of Lot 1R, Block 4 Chaffin's First Addition, And Lots 8-12, Block 4 Chaffin's First Addition, City Of Sherman, Grayson County, Texas, Located At 609 East Pecan Street, Heretofore Zoned M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Commissary Express (Owner), And Copley Land Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Issue:

Consideration of a Zone Change for 1.369 acres of land located at 609 East Pecan Street from M-2 (Heavy Manufacturing) District to C-2 (General Commercial) District.

Background:

The property is located at 609 East Pecan Street. The owner would like a Zone Change from M-2 (Heavy Manufacturing) District to C-2 (General Commercial), and Site Plan approval for Commissary Express.

Capital Improvement Program:

N/A

Origination:

The request of Commissary Express (Owner) Vilbig & Associates (Applicant), and Copley Land Surveying (Surveyor).

Financial Consideration:

None

Staff Recommendation:

At the February 17, 2026, regular meeting, the Planning and Zoning Commission voted 7/0 to recommend to City Council that the Zone Change be approved. **The proposed use is compatible with the City of Sherman Comprehensive Plan.**

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6921
2. Exhibit A
3. Location Map
4. Zoning Map
5. Future Landuse Map
6. Property Notification Sign
7. Elevation
8. Project Narrative

ORDINANCE NO. 6921

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 1.369 ACRES BEING A REPLAT OF LOT 1R, BLOCK 4 CHAFFIN'S FIRST ADDITION, AND LOTS 8-12, BLOCK 4 CHAFFIN'S FIRST ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 609 EAST PECAN STREET, HERETOFORE ZONED M-2 (HEAVY MANUFACTURING) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, COMMISSARY EXPRESS (OWNER), AND COPLEY LAND SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this proposed rezoning case; and

WHEREAS, the City Council finds that rezoning the property as described in this Ordinance is in accordance with the Comprehensive Plan and will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to rezone the property as described in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, the property described in **Exhibit A – Survey and Legal Description**, attached hereto, located at 609 East Pecan Street and all streets, roads and alleyways contiguous and/or adjacent thereto, shall be rezoned and placed in the C-2 (General Commercial) District, and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, is hereby amended so as to hereafter include such property.

SECTION 2. That this Ordinance shall be entered upon the Official Zoning Map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 3. That no person shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 4. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 5. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 8. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 2nd day of March 2026.

ADOPTED on this the 2nd day of March 2026.

EFFECTIVE DATE on this the 2nd day of March 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN PITTMAN, CITY ATTORNEY

EXHIBIT A

Legal Description

Owner's Certificate of Dedication

Situated in the City of Sherman, County of Grayson, State of Texas being all of Lots 8-12, Block 4, of Chaffin's First Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 26, Page 49, Deed Records, Grayson County, Texas and being all of Lot 1R, Block 4, Chaffin's First Addition, an addition to the City of Sherman, Texas as shown by plat of record in Document No. 2021-203, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the north line of Pecan Street and the west line of a 14' wide alley for the southeast corner of said Lot 1R, Block 4;

Thence along the north line of said Pecan Street and the south line of Lot 1R, Block 4 the following calls and distances:

South 74°32'45" West, a distance of **138.01 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720;

South 74°21'31" West, a distance of **100.00 feet** to a 1/2" steel rod found at the intersection of the north line of said E. Pecan Street and the east right-of-way line of Burlington Northern Santa Fe railroad for the southwest corner of said Lot 1R, Block 4;

Thence **North 15°38'29" West**, along the west line of said Lot 1R, Block 4 and the east right-of-way line of said Burlington Northern Santa Fe railroad, a distance of **175.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an inside ell corner of the east right-of-way line of said Burlington Northern Santa Fe railroad and the northwest corner of said Lot 1R, Block 4;

Thence **North 74°21'31" East**, continuing along the east right-of-way line of said Burlington Northern Santa Fe railroad and the north line of said Lot 1R, Block 4, a distance of **96.39 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Lot 8, Block 4, Chaffin's First Addition;

Thence **North 15°11'25" West**, along the east right-of-way line of said Burlington Northern Santa Fe, and the west line of said Lots 8-12, Block 4, a distance of **125.01 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of Mulberry Street, for the northwest corner of said Lot 12, Block 4;

Thence **North 74°32'45" East**, along the north line of Lot 12, Block 4 and the south line of said Mulberry Street, a distance of **143.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the intersection of the south line of said Mulberry Street and the west line of said 14' wide alley maintaining the northeast corner of Lot 12, Block 4;

Thence **South 15°11'25" East**, along the west line of said 14' wide alley and the east line of Lots 8-12, Block 4 and said Lot 1R, Block 4, a distance of **300.00 feet** to the **Point-of-Beginning** and containing **1.369 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

John C. Copley _____ Date _____
Registered Professional Land Surveyor No. 6720
Firm No. 10194429

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, SAM ADAM LORIA AND SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Commissary Express, an addition to the City of Sherman, Grayson County, Texas,

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Commissary Express, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2025.

By: SAM ADAM LORIA _____ SABRINA LORIA, _____
TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST

- GENERAL NOTES -

- Water Supply to be provided by the City of Sherman.
- Sewer service to be provided by the City of Sherman.
- Electrical service is provided by Oncor Electrical Delivery.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
- The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
- All easements and rights of way dedicated to the City of Sherman by this plat include the following rights:
 - The right of the City to change the size of any facilities installed, maintained, or operated within the area;
 - The right of the City to relocate any facilities within the area; and
 - The right of the City to remove from the area vegetation or other obstructions which endanger or may interfere with the efficiency and maintenance of any facilities within the area.

Purpose:
The purpose of this Replat is to combine 6 Lots
Plat Summary: Lot 1R: 1.369 Acres, Residential

That SAM ADAM LORIA AND SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Commissary Express, an addition to the City of Sherman, Grayson County, Texas, being 1.369 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. SAM ADAM LORIA AND SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST does herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and other encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman.
- The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
- The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Sherman.

WITNESS my hand at _____ County, Texas, this ____ day of _____ (year).

SAM ADAM LORIA _____

SABRINA LORIA _____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SAM ADAM LORIA known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SABRINA LORIA known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

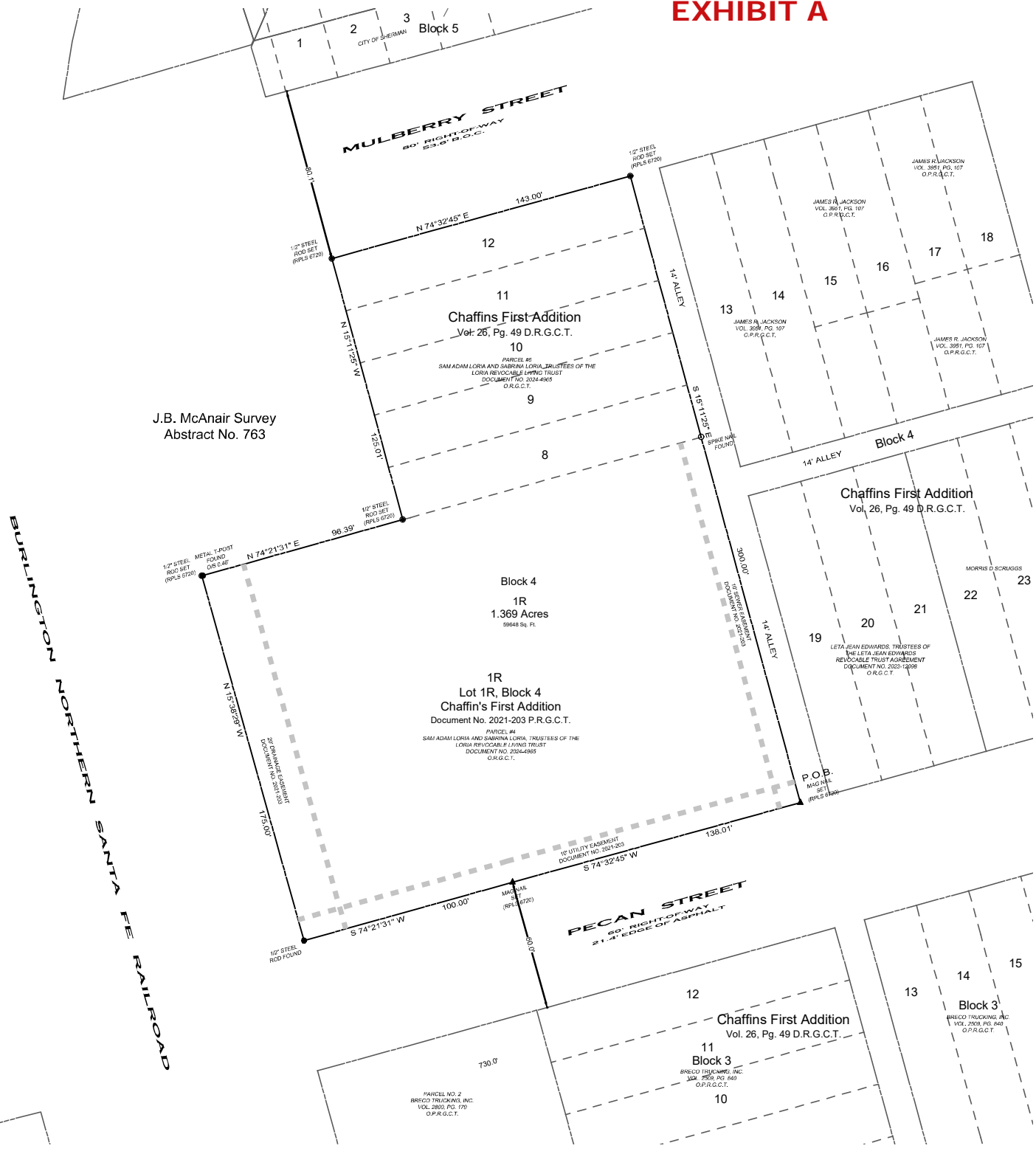
Notary Public, State of Texas

Approved this ____ day of _____, 2025, by the City Planning Commission to the City of Sherman, Texas.

Chairman _____ Secretary _____

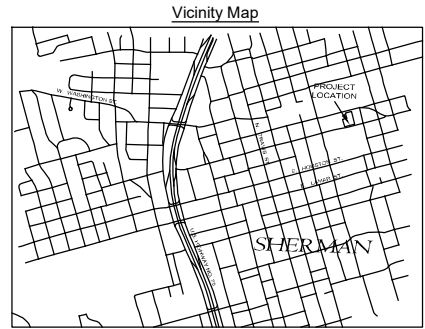
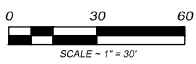
Replat Commissary Express an addition to the City of Sherman, Grayson County, Texas

Being a replat of Lot 1R, Block 4, Chaffin's First Addition, Document No. 2021-203, P.R.G.C.T. and Lots 8, 9, 10, 11, & 12, Block 4, Chaffin's First Addition, Volume 26, Page 49, D.R.G.C.T.
Being 1.369 acres in the J.B. McAnair Survey, Abstract No. 763



J.B. McAnair Survey
Abstract No. 763

BURLINGTON NORTHERN SANTA FE RAILROAD

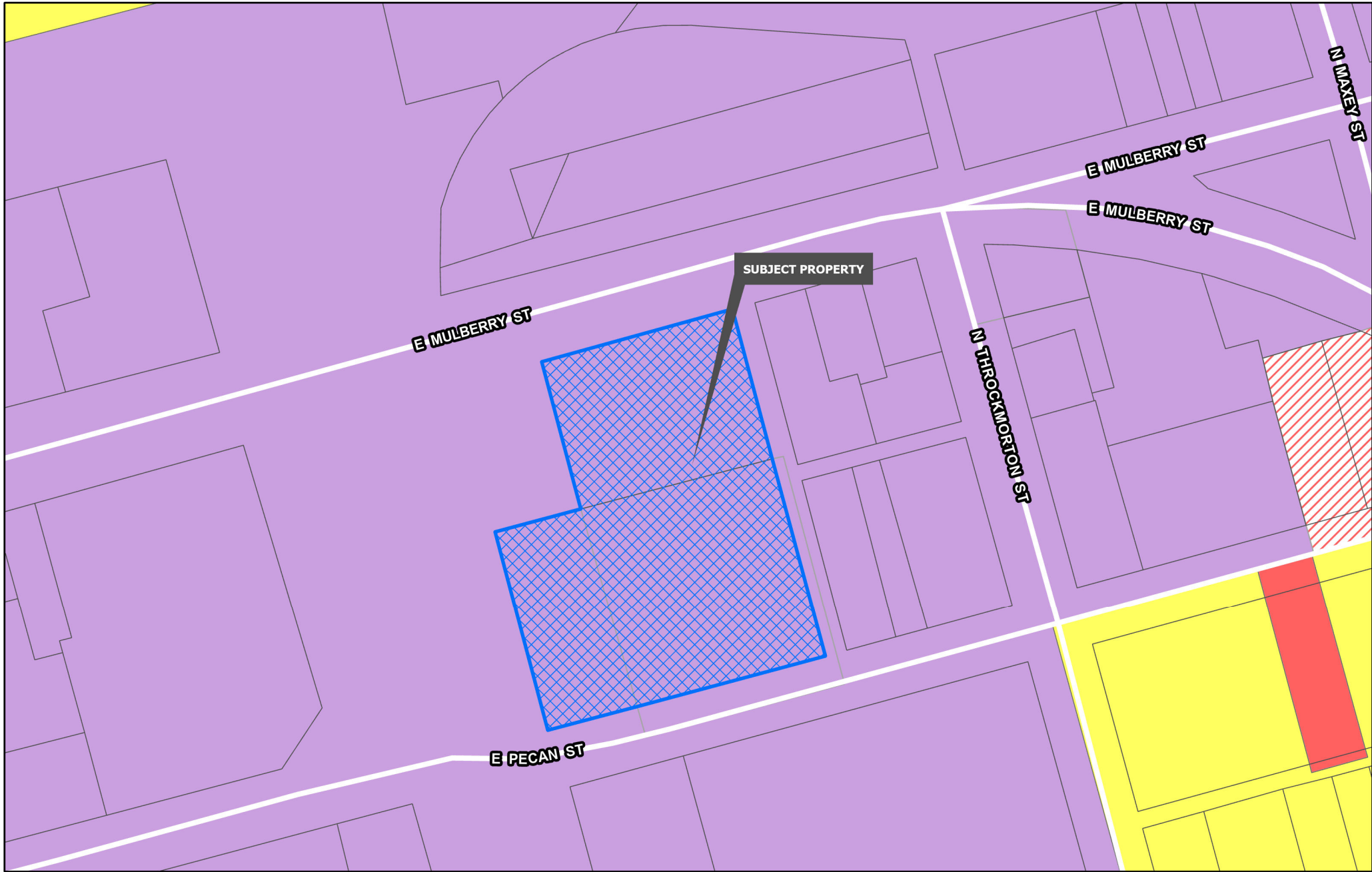


- BASIS OF BEARINGS -
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

Copley Land Surveying
1702 Verdi Lane, Sherman, Texas 75090
☎ 903-413-0643
john@copleylandsurveying.com

OWNERS/DEVELOPER
SAM ADAM LORIA AND SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST
4303 ROSE HILL ROAD, WHITEWRIGHT, TEXAS 75491

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN, SHERMAN, TEXAS 75090



Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family Residential	MF-30 Multi-Family Residential	M-1.5 Medium Manufacturing
R-5 Single Family Residential	MH Manufactured Housing	M-2 Heavy Manufacturing
	C-N Neighborhood Commercial	PD Planned Development

**CITY OF SHERMAN
 ZONING MAP
 609 E PECAN ST**



CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

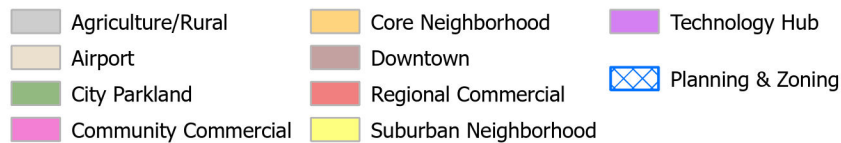
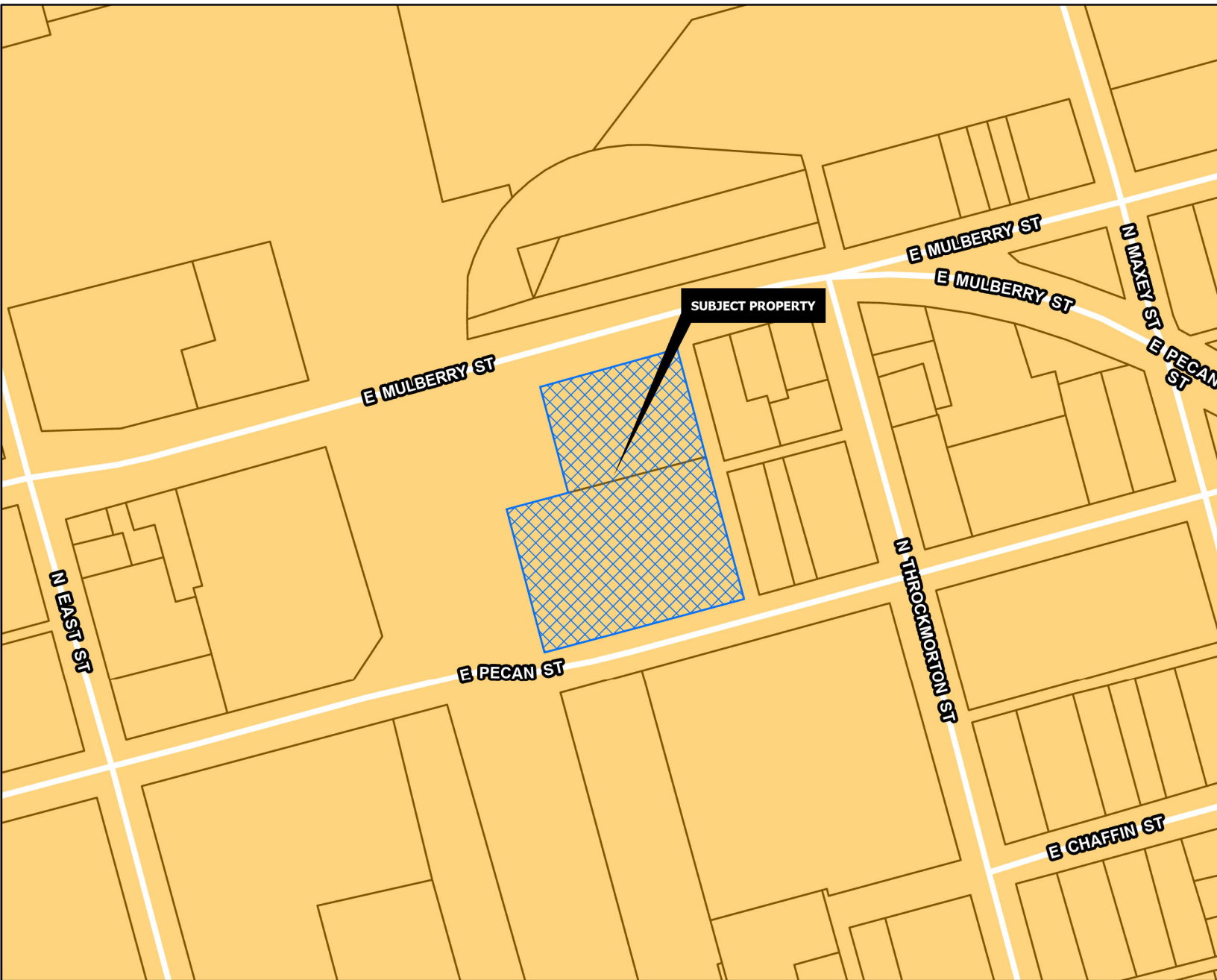
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

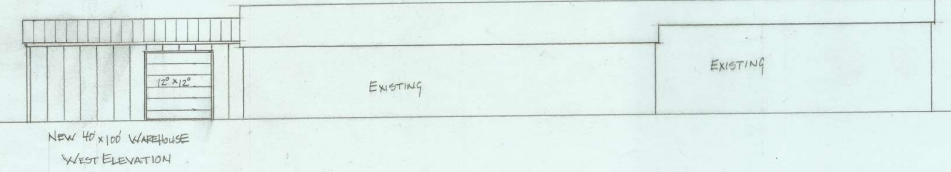
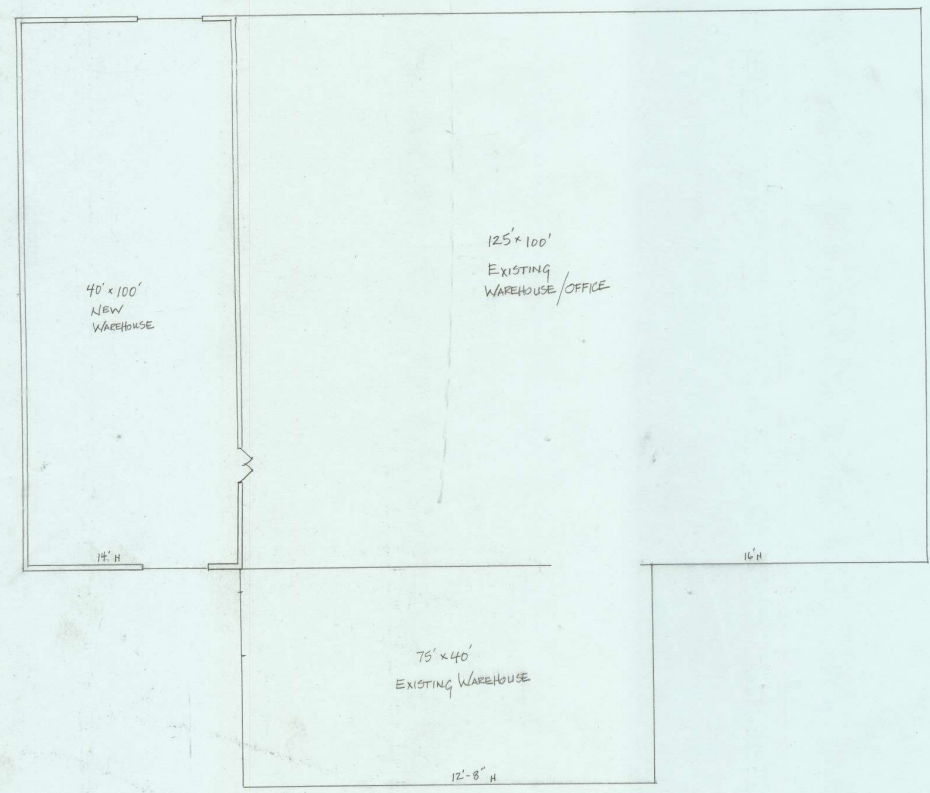
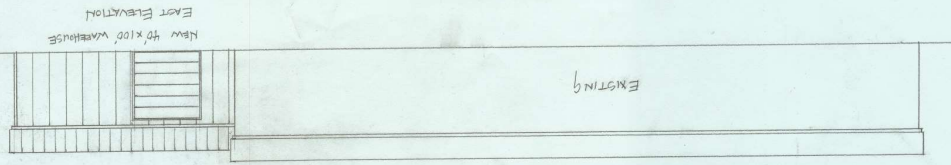
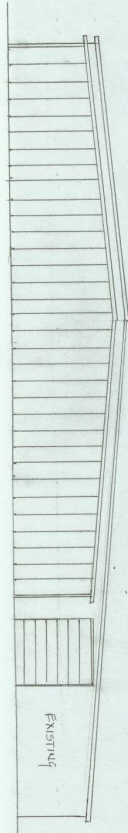
Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.





New 40' x 100' Warehouse
North Elevation



4,000 SF WAREHOUSE ADDN
COMMISSARY EXPRESS
609 E. PECAN ST.
3/32" = 1'-0" 12.04.2025

Commissary Express
7/8" = 1'-0"

Commissary Express Project Narrative

We are requesting a zoning change to C-2 (General Commercial) and site plan approval.



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E.3.

Meeting Date: 3/2/2026

Prepared By: Rob Rae, Developmental Services Director

Approved By: Zachary Flores, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6922

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.51 Acres Being Lot 8R, Replat Lots 1 And 8, Sherman Commons Addition, City Of Sherman, Grayson County, Texas, Located At 3806 North Loy Lake Road, Heretofore Zoned C-1 (Retail Business) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-2 (General Commercial) District/75 & 82 Overlay District Zoning Classification, Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) And CDS Commercial Due Diligence Services (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Issue:

Consideration of a Zone Change for 0.51 acres of land located at 3806 North Loy Lake Road from C-1 (Retail Business) District/ 75 & 82 Overlay District to C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located at 3806 North Loy Lake Road. The owner would like a Zone Change from C-1 (Retail Business) District to C-2 (General Commercial) District to allow for an automobile repair specific use permit.

Capital Improvement Program:

N/A

Origination:

The request of Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) and CDS Commercial Due Diligence Services (Surveyor).

Financial Consideration:

None

Staff Recommendation:

At the February 17, 2026, regular meeting, the Planning and Zoning Commission voted 7/0 to recommend to City Council that the Zone Change be approved.

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6922
2. Exhibit A
3. Location Map
4. Zoning Map
5. Future Landuse Map
6. Property Notification Sign
7. Project Narrative

ORDINANCE NO. 6922

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.51 ACRES BEING LOT 8R, REPLAT LOTS 1 AND 8, SHERMAN COMMONS ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 3806 NORTH LOY LAKE ROAD, HERETOFORE ZONED C-1 (RETAIL BUSINESS) DISTRICT/75 & 82 OVERLAY DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT ZONING CLASSIFICATION, KOBALT TRC LLC (OWNER), TAKE 5 PROPERTIES SPV LLC (APPLICANT) AND CDS COMMERCIAL DUE DILIGENCE SERVICES (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this proposed rezoning case; and

WHEREAS, the City Council finds that rezoning the property as described in this Ordinance is in accordance with the Comprehensive Plan and will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to rezone the property as described in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, the property described in **Exhibit A – Survey and Legal Description**, attached hereto, located at 3806 North Loy Lake Road and all streets, roads and alleyways contiguous and/or adjacent thereto, shall be rezoned and placed in the C-1 (Retail Business) District/75 & 82 Overlay District, and that Sherman’s Zoning Ordinance/Code of Ordinances, Chapter 14, is hereby amended so as to hereafter include such property.

SECTION 2. That this Ordinance shall be entered upon the Official Zoning Map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 3. That no person shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 4. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 5. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 8. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 2nd day of March 2026.

ADOPTED on this the 2nd day of March 2026.

EFFECTIVE DATE on this the 2nd day of March 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A

3 SCHEDULE "B" ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:**
- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
VOLUME 3857, PAGE 363 - (NON-SURVEY RELATED)
VOLUME 4156, PAGE 157 - CORRECTED IN VOLUME 4220, PAGE 362 AND VOLUME 4220, PAGE 408, VOLUME 4297, PAGE 691, VOLUME 4312, PAGE 71, VOLUME 4428, PAGE 422, VOLUME 4594, PAGE 518, VOLUME 5129, PAGE 885, VOLUME 5193, PAGE 284, IN UNDER CCF 2019-21828 AND CCF CCF 2023-83, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
VOLUME 3857, PAGE 363 - (NON-SURVEY RELATED)
VOLUME 4156, PAGE 157 - (NON-SURVEY RELATED)
VOLUME 4220, PAGE 362 - (NON-SURVEY RELATED)
VOLUME 4220, PAGE 408 - (DOES AFFECT, BLANKET IN NATURE)
VOLUME 4297, PAGE 691 - (NON-SURVEY RELATED)
VOLUME 4312, PAGE 71 - (DOES AFFECT, BLANKET IN NATURE)
VOLUME 4428, PAGE 422 - (NON-SURVEY RELATED)
VOLUME 4594, PAGE 518 - (NON-SURVEY RELATED)
VOLUME 5129, PAGE 885 - (NON-SURVEY RELATED)
VOLUME 5193, PAGE 284 - (DOES AFFECT, BLANKET IN NATURE)
 - ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS, AND/OR BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT OF THE ADDITION OF RECORD IN **VOLUME 21, PAGE 197**, PLAT RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, PLOTTED AS SHOWN)**
 - ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS, AND/OR BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT OF THE ADDITION OF RECORD IN **VOLUME 18, PAGES 18 AND 78**, PLAT RECORDS, GRAYSON COUNTY, TEXAS AS MAY AFFECT BLOCK C. **(DOES NOT AFFECT)**
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: TEXAS POWER & LIGHT COMPANY
 PURPOSE: AS PROVIDED IN SAID DOCUMENT
 RECORDING DATE: OCTOBER 23, 1978
 RECORDING NO: **VOLUME 1451, PAGE 17**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(DOES NOT AFFECT)**
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: CITY OF SHERMAN, TEXAS
 PURPOSE: AS PROVIDED IN SAID DOCUMENT
 RECORDING DATE: OCTOBER 1, 1996
 RECORDING NO: **VOLUME 1863, PAGE 801**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(DOES NOT AFFECT)**
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: CONGREGATE CARE ASSET V, A DELAWARE LIMITED PARTNERSHIP
 PURPOSE: AS PROVIDED IN SAID DOCUMENT
 RECORDING DATE: APRIL 11, 1996
 RECORDING NO: **VOLUME 2457, PAGE 942**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(AFFECT NOT DETERMINED, EASEMENT CANNOT BE LOCATED AS DESCRIBED)**
 - RECIPROCAL EASEMENT AGREEMENTS BETWEEN KOHL'S TEXAS, LP AND WOODMONT SHERMAN, LP OF RECORD IN **VOLUME 3973, PAGE 831 AND VOLUME 3980, PAGE 841**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, AS MODIFIED BY FIRST AMENDMENT AGREEMENT RECORDED IN **VOLUME 4287, PAGE 892** AND SECOND AMENDMENT IN **VOLUME 4882, PAGE 938**, OF THE REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, CONSENT AND SUBORDINATION AGREEMENT OF RECORD IN **VOLUME 4014, PAGE 84**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE)**
 - TERMS, CONDITIONS OF THE EASEMENT, COVENANTS AND RESTRICTIONS AGREEMENT OF RECORD IN **VOLUME 4312, PAGE 71**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE)**
 - CORRECTION COMMON AREA MAINTENANCE AND RECAPTURE AGREEMENT DATED NOVEMBER 17, 2006 AND RECORDED APRIL 2, 2007 BY AND BETWEEN WOODMONT SHERMAN, LP AND CBOS TEXAS LIMITED PARTNERSHIP RECORDED IN **VOLUME 4220, PAGE 373**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, (WHICH REPLACES **VOLUME 4156, PAGE 154**) **(DOES AFFECT, BLANKET IN NATURE)**
 - COMMON AREA MAINTENANCE AND RECAPTURE AGREEMENT DATED MARCH 30, 2007 AND RECORDED APRIL 2, 2007 BY AND BETWEEN TEXAS TACO CABANA, LP AND WOODMONT SHERMAN, LP RECORDED IN **VOLUME 4220, PAGE 408**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE)**
 - EASEMENT(S) AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT, AFFECTS: EASEMENTS AND BUILDING LINES (EFFECTS TRACT TWO ONLY)
 RECORDING NO: CLERK'S FILE NO. **VOLUME 18, PAGE 132**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, PLOTTED AS SHOWN)**
 - COMMON AREA MAINTENANCE AND EASEMENT AGREEMENT DATED OCTOBER 12, 2012 EXECUTED BY SHERMAN COMMONS, LP AND SAKTON SHERMAN, LLC RECORDED OCTOBER 12, 2012 OF RECORD IN **VOLUME 4153, PAGE 284**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE; APPROXIMATE LOCATION OF ACCESS EASEMENT OVER COMMON AREAS SHOWN HEREON)**
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: CITY OF SHERMAN
 PURPOSE: AS PROVIDED IN SAID DOCUMENT
 RECORDING DATE: JULY 22, 2019
 RECORDING NO: **VOLUME 5492, PAGE 385**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(DOES AFFECT, PLOTTED AS SHOWN)**
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT DATED: SEPTEMBER 9, 2019 EXECUTED BY: SHERMAN COMMONS LP, A TEXAS LIMITED PARTNERSHIP AND SHERMAN SPECKLES, LLC, A TEXAS LIMITED LIABILITY COMPANY
 RECORDING DATE: SEPTEMBER 10, 2019
 RECORDING NO: CCF 2019-21828, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **(DOES AFFECT, BLANKET IN NATURE)**
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT DATED: DECEMBER 29, 2022 EXECUTED BY: SHERMAN COMMONS LP, A TEXAS LIMITED PARTNERSHIP AND FIRST TEXAS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
 RECORDING DATE: JANUARY 3, 2023
 RECORDING NO: CCF 2022-83, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **(DOES AFFECT, APPROXIMATE LOCATION SHOWN HEREON)**

11 SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 03/23/2025, AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- SUBJECT TRACT HAS INDIRECT DRIVEWAY ACCESS VIA DIRECT ACCESS DRIVES TO COMMON AREA DRIVES REFLECTED IN VOLUME 5193, PAGE 284 TO NORTH LOT LAKE ROAD, A PUBLIC RIGHT-OF-WAY. NO DIRECT PHYSICAL ACCESS TO NORTH LOT LAKE ROAD OBSERVED.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO MONUMENTS WERE SET BY THE SURVEYOR AT THE TIME OF SURVEY.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
- IN REGARDS TO ALTA TABLE A ITEM 11(A), NO UNDERGROUND UTILITY PLANS AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME THIS SURVEY WAS PERFORMED.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON IS CONTIGUOUS WITH THE ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITH NO APPARENT GAPS, GORES OR OVERLAPS.
- UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- THIS TOPOGRAPHIC MAP AND THE SURVEY UPON WHICH IT IS BASED HAVE BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY.
- ELEVATIONS ARE BASED ON LEICA SMARTNET (NAVD 83 DATUM).
- ELEVATION BENCHMARK: SQUARE CUT ON TOP CENTER OF CONCRETE WALL, ELEVATION = 820.72. DATA SHOWN ON SURVEY IS BASED ON GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE.
- IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS CREATED BY BLVD USING GROUND PENETRATING RADAR ON 09/03/2025, OBSERVED ABOVE GROUND FEATURES AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ANY ON-SITE WORK.
- TRACT 2 (VOLUME 5193, PAGE 284) IS BLANKET IN NATURE AND CANNOT BE PLOTTED OTHER THAN AS SET FORTH ON THE SURVEY.
- NO EVIDENCE OBSERVED OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY WEBSITE, THE SUBJECT PROPERTY DOES NOT FALL IN A DESIGNATED WETLANDS. NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED. THE SURVEYOR HAS NOT BEEN MADE AWARE OF A WETLANDS SPECIALIST VISITING THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT MADE ANY WETLANDS DETERMINATIONS FOR THIS SURVEY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.

5 FLOOD INFORMATION

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SHERMAN, TEXAS, COMMUNITY-PANEL OR MAP NUMBER 48181C02909, BEARING AN EFFECTIVE DATE OF 09/01/2022. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
 ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

4 SURVEYOR CERTIFICATION

TO: DRIVEN BRANDS, INC., A DELAWARE CORPORATION, TAKE 5 PROPERTIES SPV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10, 11(A), 11(B) OF TABLE A THEREOF.
 THE FIELDWORK WAS COMPLETED ON 09/03/2025.
 DATE OF PLAT OR MAP: 09/03/2025
 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY
 CHAD W. WALSH
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6497
 TEXAS FIRM NO. 10132900

1 TITLE DESCRIPTION

TRACT 1:
 BEING LOT EIGHT, R (8R) IN BLOCK "C" OF THE REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 21, PAGE 197, PLAT RECORDS, GRAYSON COUNTY, TEXAS.
 TRACT 2:
 NON-EXCLUSIVE ACCESS EASEMENT ESTABLISHED IN INSTRUMENT RECORDED IN VOLUME 21, PAGE 197, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AS DESCRIBED IN COMMON AREA MAINTENANCE AND EASEMENT AGREEMENT RECORDED IN VOLUME 5193, PAGE 284, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.
 THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 08/17/2025.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 08/17/2025.

8 ZONING INFORMATION

ZONING NOT PROVIDED

KEY TO ALTA-SURVEY

1	TITLE DESCRIPTION
2	TITLE INFORMATION
3	SCHEDULE "B" ITEMS
4	SURVEYOR CERTIFICATION
5	FLOOD INFORMATION
6	CEMETERY
7	POSSIBLE ENCROACHMENTS
8	ZONING INFORMATION
9	LEGEND
10	BASIS OF BEARING
11	SURVEYOR'S NOTES
12	PARKING INFORMATION
13	LAND AREA
14	BUILDING AREA
15	BUILDING HEIGHT
16	VICINITY MAP
17	NORTH ARROW / SCALE
18	CLIENT INFORMATION BOX
19	SURVEY DRAWING
20	PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: LDS	Date: 09/30/2025
Surveyor Ref. No: 25-08-0383	Revision: CLIENT COMMENTS
Approved By: CWW	Date: --
Field Date: 09/03/2025	Revision: --
Scale: 1" = 20'	Date: --
	Revision: --

Prepared For:

20 PROJECT ADDRESS

3806 N LOY LAKE ROAD
SHERMAN, TEXAS

Project Name:
WT GROUP-TAKE 5 SHERMAN TX
CDS Project Number:
25-08-0383

19 SURVEY DRAWING

7 POSSIBLE ENCROACHMENTS
NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED

12 PARKING INFORMATION
NO STRIPED PARKING OBSERVED AT TIME SURVEY WAS PERFORMED

10 BASIS OF BEARINGS
THE BEARING OF S 07°24'14" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LOY LAKE ROAD, BEING THE SAME AS THE EAST LINE OF LOT 8-R, BLOCK C, REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION, RECORDED IN VOLUME 21, PAGE 197 OF THE PLAT RECORDS OF GRAYSON COUNTY TEXAS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

13 LAND AREA
0.51 ACRES / 22,211± SQ. FT.

14 BUILDING AREA
NOT A PART OF SCOPE OF SERVICES

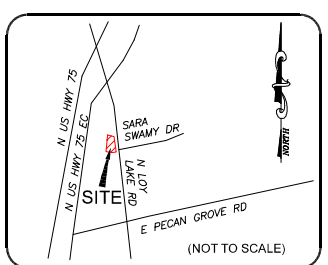
15 BUILDING HEIGHT
NOT A PART OF SCOPE OF SERVICES

9 LEGEND

- PL — PROPERTY LINE
- - - ADJOINER
- - - EASEMENT
- O— OVERHEAD UTILITY
- G— UNDERGROUND GAS
- U— UNDERGROUND FIBER OPTIC
- E— UNDERGROUND ELECTRIC
- W— UNDERGROUND WATER
- S— UNDERGROUND SANITARY
- I— IRON FENCE
- W— WOOD FENCE
- ▨ BRICK
- ▨ CONCRETE PAVEMENT
- ▨ WALL
- ▨ BUILDING
- (M) MEASURED CALL
- (R1) VOLUME 21, PAGE 197
- (R2) VOLUME 18, PAGE 132
- T.E. TRASH ENCLOSURE
- C.I.R. CAPPED IRON ROD
- I.R. IRON ROD
- C.M. CONTROLLING MONUMENT
- FOUND MONUMENT
- ⊕ BACKFLOW PREVENTER
- ⊕ WATER METER
- ⊕ BUSH
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS METER
- ⊕ LIGHT POLE
- ⊕ PVC PIPE
- ⊕ TRAFFIC SIGNAL
- ⊕ FIBER OPTIC SIGN
- ⊕ SITE BENCHMARK
- ⊕ GUY WIRE
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ FIRE HYDRANT
- ⊕ E ELECTRIC PEDESTAL
- ⊕ F FIBER OPTIC PEDESTAL
- ⊕ T TELEPHONE PEDESTAL
- ⊕ IRR IRRIGATION VALVE
- ⊕ W WATER VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SPOT ELEVATION
- ⊕ TREE

TRACT 1
3806 NORTH LOY LAKE ROAD
LOT 8-R, BLOCK "C"
REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION
VOL. 21, PG. 197
DEED: INST. #2025-10849
APN: 365621
0.51 ACRES
22,211 SQUARE FEET

16 VICINITY MAP

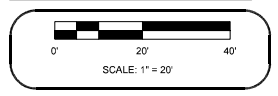


18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

17 NORTH ARROW / SCALE



CONTROLLING MONUMENTS:

CONTROLLING MONUMENTS FOR THIS SURVEY ARE A CAPPED 1/2 INCH IRON ROD FOUND MARKED "SARTIN 3694" MARKING THE NORTHWEST CORNER OF LOT 1-R AND A PK NAIL MARKING THE SOUTHEASTERLY CORNER OF LOT 8-R, REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION, RECORDED IN VOLUME 21, PAGE 197 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

20 PROJECT ADDRESS

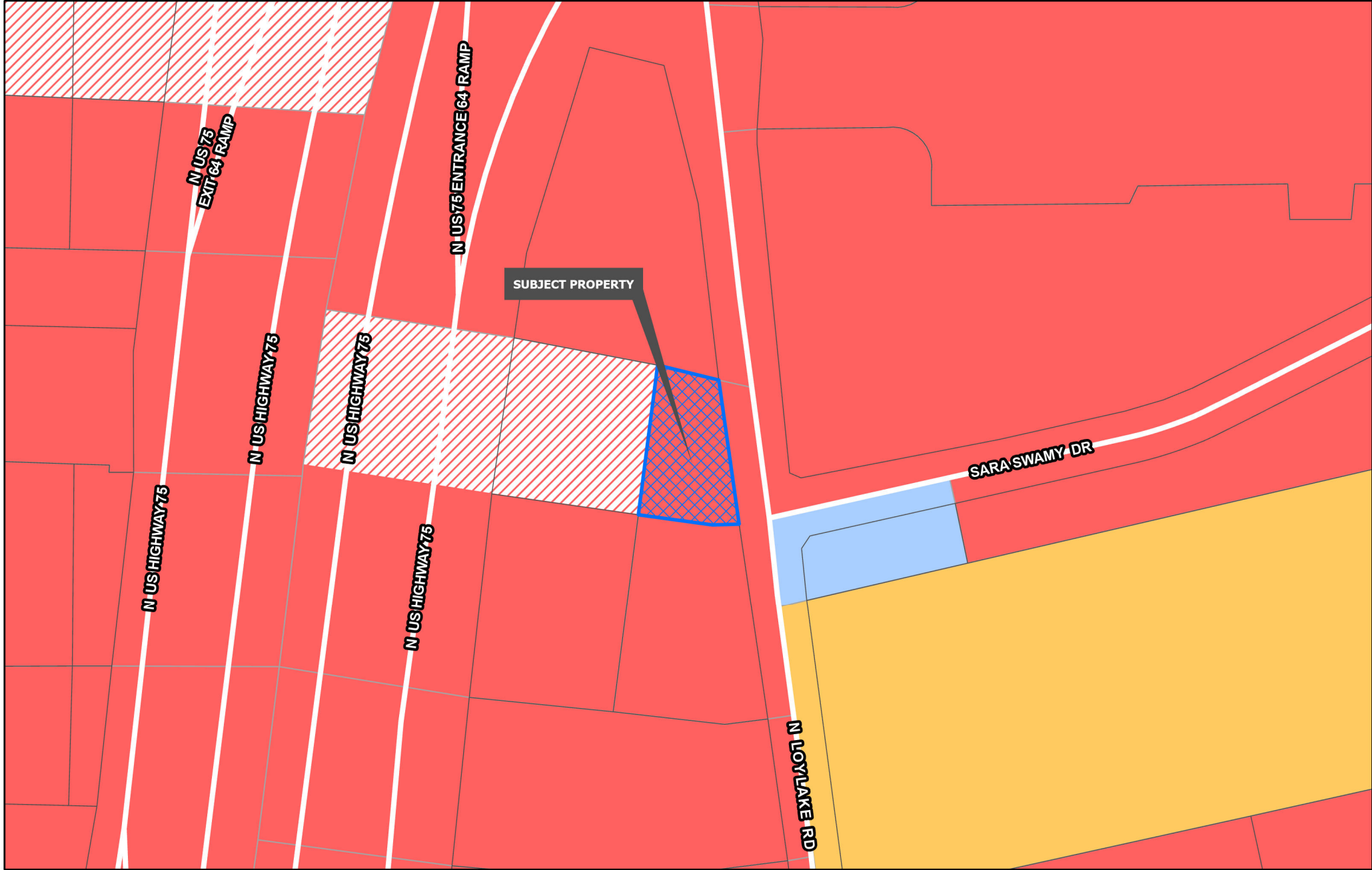
3806 N LOY LAKE ROAD
SHERMAN, TEXAS

Project Name:
WT GROUP-TAKE 5 SHERMAN TX
CDS Project Number:
25-08-0383

U.S. HIGHWAY 75
(NORTHBOUND SERVICE ROAD)

NORTH LOY LAKE ROAD
BRIDGE PUBLIC RIGHT-OF-WAY
AS SHOWN ON VOL. 18, PG. 132





Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family Residential	MF-30 Multi-Family Residential	M-1.5 Medium Manufacturing
R-5 Single Family Residential	MH Manufactured Housing	M-2 Heavy Manufacturing
	C-N Neighborhood Commercial	PD Planned Development

CITY OF SHERMAN
ZONING MAP
3806 N LOY LAKE RD



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a “complete neighborhood” setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

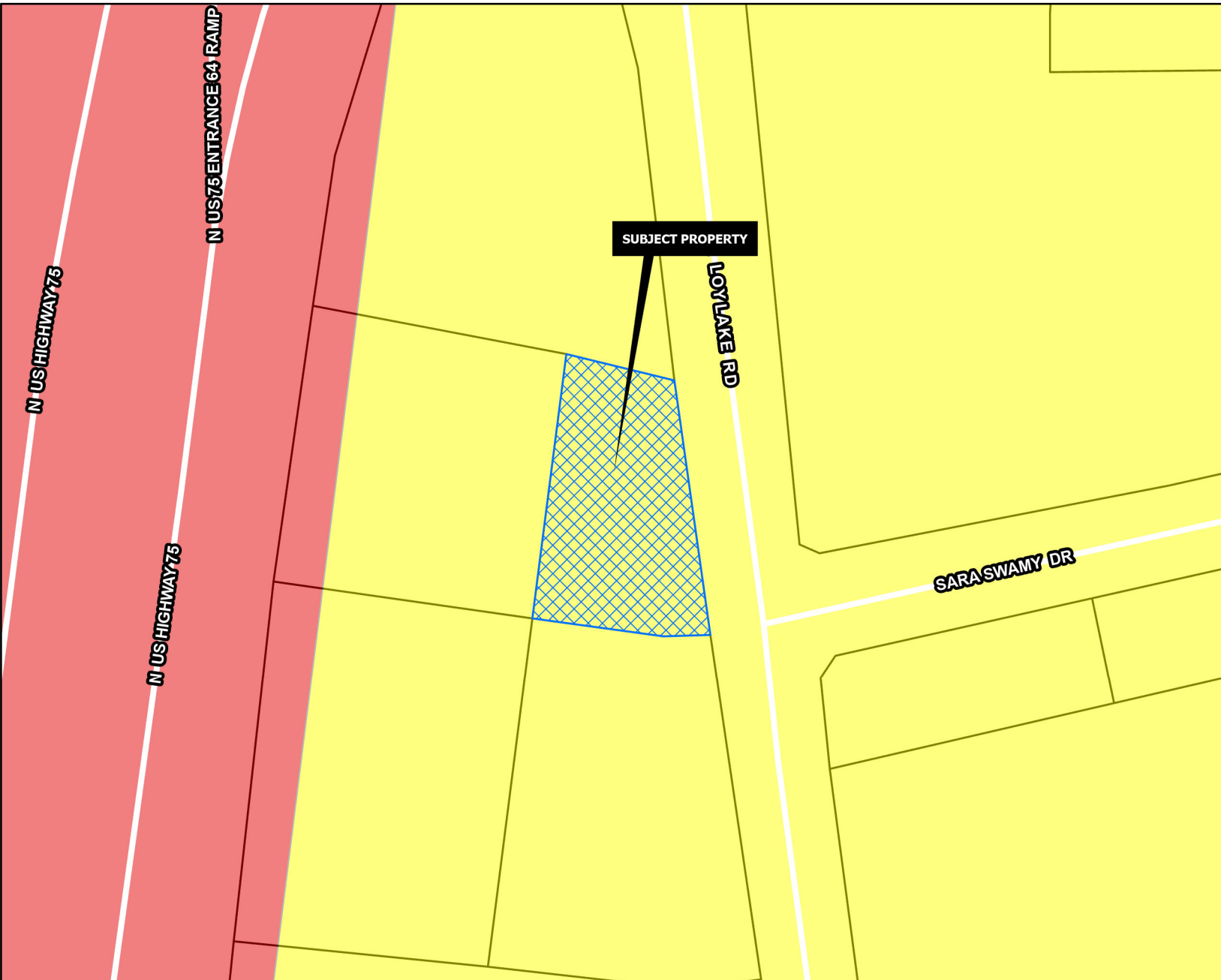
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.



Agriculture/Rural	Core Neighborhood	Technology Hub
Airport	Downtown	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	



WINDOW SIDE
PICK UP

3806 N Loy Lake Rd

Sherman
CLASSIC TOWN. BROAD HORIZON.

**NOTICE OF
PROPOSED ZONE CHANGE
AND SPECIFIC USE PERMIT
REQUEST**

PROJECT #: 000260-2025

Planning & Zoning Map:



FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

THE PROPOSED PROJECT IS A NEW GROUND-UP, ONE-STORY 1,350 S.F. EXPRESS OIL CHANGE BUILDING WITH 2 SERVICE BAYS AS WELL AS SITE IMPROVEMENTS. THE BUILDING WILL CONSIST OF A CONCRETE SLAB ON GRADE (INCLUDING RECESSED SLAB AREAS AND OIL CHANGE SERVICE PITS), AND WOOD FRAMED WALLS, EXTERIOR WALLS FINISHED WITH EIFS, AND SINGLE PLY MEMBRANE ROOFING OVER RIGID INSULATION ON PLYWOOD DECK OVER WOOD FRAMED TRUSSES. THE INTERIOR SPACES WILL INCLUDE SERVICE BAYS, AN OFFICE, A WAITING ROOM, A BACK ROOM, AND A RESTROOM. INTERIOR WALLS WILL BE WOOD-FRAMED.

THE SITE IMPROVEMENTS INCLUDE MODERATE FINE GRADING OF PAD, LANDSCAPING WITH IRRIGATION, CONCRETE PAVEMENT PARKING FIELD, SITE LIGHT FIXTURES & POLES WITH BASES, A 121 S.F. TRASH ENCLOSURE, AND A HARDSCAPE WALKWAY ALONG BUILDING LEADING TO PUBLIC WAY. UNDERGROUND UTILITIES WILL ALSO BE INCLUDED TO SERVICE THIS SITE.

OUR REQUEST FOR ZONING ENTITLEMENTS INCLUDES A ZONE CHANGE FROM C-1 GENERAL COMMERCIAL TO C-2 GENERAL COMMERCIAL WITH HWY 75 OVERLAY. CONTIGUOUS C-2 ZONING EXIST TO THE WEST OF OUR PROPERTY.

NORTH- EXISTING C-1
EAST- EXISTING C-1
SOUTH – EXISTING C-1
WEST – EXISTING C-2

SPECIAL USE PERMIT FOR AUTOMOBILE REPAIR
OUR PROPOSED DEVELOPMENT IS A COMPLEMENTARY USE TO THE C-2 THAT IS DIRECTLY TO OUR WEST

VARIANCE REQUEST

REAR YARD SETBACK
THE DIMENSIONS AND GEOMETRY OF THE LOT REQUIRE A REAR YARD VARIANCE. THE BUILDING HAS BEEN PLACED AS FAR SOUTH AS POSSIBLE TO MINIMIZE THE AMOUNT OF VARIANCE BEING REQUESTED.

15' STREET BUFFER PAVEMENT VARIANCE
THE VARIANCE REQUEST IS A DIRECT RESULT OF THE REQUIREMENT TO KEEP A SAFE DISTANCE FROM THE EXISTING RETAINING WALL ALONG THE ADJACENT PROPERTY. THIS DETERMINES THE BUILDING PLACEMENT, WHICH IN TURN DETERMINES THE DRIVE ISLE LOCATION, PARKING STALL LAYOUT, AND THEREFORE MANDATES A 3'-6" PARKING VARIANCE TO THE STREET BUFFER.

15' STREET BUFFER – LANDSCAPE VARIANCE on (Sec. 14.04.006(e)(2))

OUR LANDSCAPE ARCHITECTS INTERPRETATION IS THAT THE 15' BUFFER WOULD FALL BEHIND THE 30' UTILITY EASEMENT. THEREFORE, THE 15' BUFFER WOULD FALL IN THE DRIVE AISLE AREA. WE ARE NOT ALLOWED TO PLACE LANDSCAPING WITHIN THE UTILITY EASEMENT.

NOTED ON THE LANDSCAPING PLAN SET WE ARE NOT ABLE TO PROVIDE THE TREE PLANTING ALONG THE FRONTAGE DUE TO THE 30' UTILITY EASEMENT, ALONG THE UTILITIES ALONG THE FRONTAGE.

WE HAVE PLACED THE TREES ON THE SITE IN ALTERNATE LOCATIONS TO PROVIDE THE QUANTITY OF TREES. THE CALUCTION PROVIDED INCLUDES THE LENGTH OF THE PROPERTY LINE.



City Council Regular Meeting

Agenda Item No. E.4.

Meeting Date: 3/2/2026

Prepared By: Rob Rae, Developmental Services Director

Approved By: Zachary Flores, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6923

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile Repair, Body Work, Or Painting, On A Tract Of Land Zoned C-2 (General Commercial) District/75 & 82 Overlay District Located At 3806 North Loy Lake Road, Lot 8R, Block C, Replat Lots 1 And 8, Block 8, Sherman Commons Addition, City Of Sherman, Grayson County, Texas; Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant), And CDS Commercial Due Diligence Services (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

Issue:

Consideration of a Specific Use Permit for 0.51 acres of land located at 3806 North Loy Lake Road to Allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located at 3806 North Loy Lake Road. The owner would like a Specific Use Permit to allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District.

The proposed project is a new ground-up, one-story 1,350 s.f. express oil change building with 2 service bays as well as site improvements. The building will consist of a concrete slab on grade (including recessed slab areas and oil change service pits), and wood framed walls, exterior walls finished with EIFS, and single ply membrane roofing over rigid insulation on plywood deck over wood framed trusses. The interior spaces will include service bays, an office, a waiting room, a back room, and a restroom. Interior walls will be wood-framed.

The following has been approved for this location:

- 2/17/2026 - Variance under Section 14.02.016 to allow no Street Perimeter Buffer along Loy Lake Rd, with alternate planting accommodation, in lieu of required Street Perimeter Buffer.
- 2/17/2026 - Variance under Section 14.02.016 to allow a 15' rear setback in lieu of the required 25'.
- 6/18/2024 - Site Plan of Nobilitea Drink Facility.

Capital Improvement Program:

N/A

Origination:

The request of Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) and CDS Commercial Due Diligence Services (Surveyor).

Financial Consideration:

None

Staff Recommendation:

At the February 17, 2026, regular meeting, the Planning and Zoning Commission voted 7/0 to recommend to City Council that the Specific Use Permit be approved subject to the following conditions:

1. Landscaping is required behind the curb along Loy Lake Road, and around the dumpster enclosure.
2. The east elevation shall demonstrate enhanced architectural features facing Loy Lake Road.

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6923
2. Exhibit A
3. Exhibit B
4. Exhibit C
5. Exhibit D
6. Location Map
7. Zoning Map
8. Future Landuse Map
9. Property Notification Sign
10. Project Narrative

ORDINANCE NO. 6923

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14 AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE REPAIR, BODY WORK, OR PAINTING, ON A TRACT OF LAND ZONED C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT LOCATED AT 3806 NORTH LOY LAKE ROAD, LOT 8R, BLOCK C, REPLAT LOTS 1 AND 8, BLOCK 8, SHERMAN COMMONS ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS; KOBALT TRC LLC (OWNER), TAKE 5 PROPERTIES SPV LLC (APPLICANT), AND CDS COMMERCIAL DUE DILIGENCE SERVICES (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 3806 North Loy Lake Road, Being Lot 8R, Block C, Replat Lots 1 and 8, Block 8, Sherman Commons Addition, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to allow an Automobile Repair, Body Work, or Painting, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property on **Exhibit A – Survey/Legal Description**.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal. (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission

Engineering

12. If a retaining wall is to be used, Engineering plans for retaining wall exceeding four feet (4') in total height shall be reviewed by Engineering Department prior to Retaining Wall Permit being issued by Engineering Department.
13. No structural wall will be permitted within the existing 30' Utility Easement. Code of Ordinances, Chapter 14, Article 14.04
14. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)

Solid Waste

15. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and Section 14.04.004(d)(4)) of the City of Sherman's Zoning Ordinance.

Additional Conditions:

16. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B**.
17. The property shall be developed and used in accordance with all City Ordinances and the Landscape Plan shown in **Exhibit C**.
18. The property shall be developed and used in accordance with all City Ordinances and the Building Elevations shown in **Exhibit D**.
19. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than **Take 5 Oil Change** is the owner or lessee of the Property.

Planning and Zoning Commission Conditions:

20. Landscaping is required behind the curb along Loy Lake Road, and around the dumpster enclosure.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 2nd day of March 2026.

ADOPTED on this the 2nd day of March 2026.

EFFECTIVE DATE on this the 2nd day of March 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A

3 SCHEDULE "B" ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:**
- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
VOLUME 3857, PAGE 383 - (NON-SURVEY RELATED)
**VOLUME 4156, PAGE 157 - CORRECTED IN VOLUME 4220, PAGE 362 AND VOLUME 4220, PAGE 408, VOLUME 4297, PAGE 691, VOLUME 4312, PAGE 71, VOLUME 4428, PAGE 422, VOLUME 4594, PAGE 518, VOLUME 5129, PAGE 885, VOLUME 5193, PAGE 284, IN UNDER CCF 2019-21828 AND CCF CCF 2023-83, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
VOLUME 3857, PAGE 383 - (NON-SURVEY RELATED)
VOLUME 4156, PAGE 157 - (NON-SURVEY RELATED)
VOLUME 4220, PAGE 362 - (NON-SURVEY RELATED)
VOLUME 4220, PAGE 408 - (DOES AFFECT, BLANKET IN NATURE)
VOLUME 4297, PAGE 691 - (NON-SURVEY RELATED)
VOLUME 4312, PAGE 71 - (DOES AFFECT, BLANKET IN NATURE)
VOLUME 4428, PAGE 422 - (NON-SURVEY RELATED)
VOLUME 4594, PAGE 518 - (NON-SURVEY RELATED)
VOLUME 5129, PAGE 885 - (NON-SURVEY RELATED)
VOLUME 5193, PAGE 284 - (DOES AFFECT, BLANKET IN NATURE)**
 - ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS, AND/OR BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT OF THE ADDITION OF RECORD IN **VOLUME 21, PAGE 197**, PLAT RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, PLOTTED AS SHOWN)**
 - ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS, AND/OR BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT OF THE ADDITION OF RECORD IN **VOLUME 18, PAGES 18 AND 78**, PLAT RECORDS, GRAYSON COUNTY, TEXAS AS MAY AFFECT BLOCK C. **(DOES NOT AFFECT)**
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: TEXAS POWER & LIGHT COMPANY
 PURPOSE: AS PROVIDED IN SAID DOCUMENT
 RECORDING DATE: OCTOBER 23, 1978
 RECORDING NO: **VOLUME 1451, PAGE 17**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(DOES NOT AFFECT)**
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: CITY OF SHERMAN, TEXAS
 PURPOSE: AS PROVIDED IN SAID DOCUMENT
 RECORDING DATE: OCTOBER 1, 1996
 RECORDING NO: **VOLUME 1863, PAGE 801**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(DOES NOT AFFECT)**
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: CONGREGATE CARE ASSET V, A DELAWARE LIMITED PARTNERSHIP
 PURPOSE: AS PROVIDED IN SAID DOCUMENT
 RECORDING DATE: APRIL 11, 1996
 RECORDING NO: **VOLUME 2457, PAGE 942**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(AFFECT NOT DETERMINED, EASEMENT CANNOT BE LOCATED AS DESCRIBED)**
 - RECIPROCAL EASEMENT AGREEMENTS BETWEEN KOHL'S TEXAS, LP AND WOODMONT SHERMAN, LP OF RECORD IN **VOLUME 3973, PAGE 831 AND VOLUME 3980, PAGE 841**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, AS MODIFIED BY FIRST AMENDMENT AGREEMENT RECORDED IN **VOLUME 4287, PAGE 892** AND SECOND AMENDMENT IN **VOLUME 4882, PAGE 938**, OF THE REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, CONSENT AND SUBORDINATION AGREEMENT OF RECORD IN **VOLUME 4014, PAGE 84**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE)**
 - TERMS, CONDITIONS OF THE EASEMENT, COVENANTS AND RESTRICTIONS AGREEMENT OF RECORD IN **VOLUME 4312, PAGE 71**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE)**
 - CORRECTION COMMON AREA MAINTENANCE AND RECAPTURE AGREEMENT DATED NOVEMBER 17, 2006 AND RECORDED APRIL 2, 2007 BY AND BETWEEN WOODMONT SHERMAN, LP AND CBOS TEXAS LIMITED PARTNERSHIP RECORDED IN **VOLUME 4220, PAGE 373**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, (WHICH REPLACES **VOLUME 4156, PAGE 154**) **(DOES AFFECT, BLANKET IN NATURE)**
 - COMMON AREA MAINTENANCE AND RECAPTURE AGREEMENT DATED MARCH 30, 2007 AND RECORDED APRIL 2, 2007 BY AND BETWEEN TEXAS TACO CABANA, LP AND WOODMONT SHERMAN, LP RECORDED IN **VOLUME 4220, PAGE 408**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE)**
 - EASEMENT(S) AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT, AFFECTS: EASEMENTS AND BUILDING LINES (EFFECTS TRACT TWO ONLY)
 RECORDING NO: CLERK'S FILE NO. **VOLUME 18, PAGE 132**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, PLOTTED AS SHOWN)**
 - COMMON AREA MAINTENANCE AND EASEMENT AGREEMENT DATED OCTOBER 12, 2012 EXECUTED BY SHERMAN COMMONS, LP AND SAKTON SHERMAN, LLC RECORDED OCTOBER 12, 2012 OF RECORD IN **VOLUME 5193, PAGE 284**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE; APPROXIMATE LOCATION OF ACCESS EASEMENT OVER COMMON AREAS SHOWN HEREON)**
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: CITY OF SHERMAN
 PURPOSE: AS PROVIDED IN SAID DOCUMENT
 RECORDING DATE: JULY 22, 2019
 RECORDING NO: **VOLUME 5492, PAGE 385**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(DOES AFFECT, PLOTTED AS SHOWN)**
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT DATED: SEPTEMBER 9, 2019 EXECUTED BY: SHERMAN COMMONS LP, A TEXAS LIMITED PARTNERSHIP AND SHERMAN SPECKLES, LLC, A TEXAS LIMITED LIABILITY COMPANY
 RECORDING DATE: SEPTEMBER 10, 2019
 RECORDING NO: CCF 2019-21828, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **(DOES AFFECT, BLANKET IN NATURE)**
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT DATED: DECEMBER 29, 2022 EXECUTED BY: SHERMAN COMMONS LP, A TEXAS LIMITED PARTNERSHIP AND FIRST TEXAS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
 RECORDING DATE: JANUARY 3, 2023
 RECORDING NO: CCF 2022-83, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **(DOES AFFECT, APPROXIMATE LOCATION SHOWN HEREON)**

11 SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 03/23/2025, AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- SUBJECT TRACT HAS INDIRECT DRIVEWAY ACCESS VIA DIRECT ACCESS DRIVES TO COMMON AREA DRIVES REFLECTED IN VOLUME 5193, PAGE 284 TO NORTH LOT LAKE ROAD, A PUBLIC RIGHT-OF-WAY. NO DIRECT PHYSICAL ACCESS TO NORTH LOT LAKE ROAD OBSERVED.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO MONUMENTS WERE SET BY THE SURVEYOR AT THE TIME OF SURVEY.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
- IN REGARDS TO ALTA TABLE A ITEM 11(A), NO UNDERGROUND UTILITY PLANS AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME THIS SURVEY WAS PERFORMED.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON IS CONTIGUOUS WITH THE ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITH NO APPARENT GAPS, GORES OR OVERLAPS.
- UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- THIS TOPOGRAPHIC MAP AND THE SURVEY UPON WHICH IT IS BASED HAVE BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY.
- ELEVATIONS ARE BASED ON LEICA SMARTNET (NAVD 83 DATUM).
- ELEVATION BENCHMARK: SQUARE CUT ON TOP CENTER OF CONCRETE WALL, ELEVATION = 820.72. DATA SHOWN ON SURVEY IS BASED ON GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE.
- IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS CREATED BY BLVD USING GROUND PENETRATING RADAR ON 09/03/2025, OBSERVED ABOVE GROUND FEATURES AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ANY ON-SITE WORK.
- TRACT 2 (VOLUME 5193, PAGE 284) IS BLANKET IN NATURE AND CANNOT BE PLOTTED OTHER THAN AS SET FORTH ON THE SURVEY.
- NO EVIDENCE OBSERVED OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY WEBSITE, THE SUBJECT PROPERTY DOES NOT FALL IN A DESIGNATED WETLANDS. NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED. THE SURVEYOR HAS NOT BEEN MADE AWARE OF A WETLANDS SPECIALIST VISITING THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT MADE ANY WETLANDS DETERMINATIONS FOR THIS SURVEY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.

5 FLOOD INFORMATION

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SHERMAN, TEXAS, COMMUNITY-PANEL OR MAP NUMBER 48181C02909, BEARING AN EFFECTIVE DATE OF 09/01/2022. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
 ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

4 SURVEYOR CERTIFICATION

TO: DRIVEN BRANDS, INC., A DELAWARE CORPORATION, TAKE 5 PROPERTIES SPV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10, 11(A), 11(B) OF TABLE A THEREOF.
 THE FIELDWORK WAS COMPLETED ON 09/03/2025.
 DATE OF PLAT OR MAP: ***/**/****
 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY
 CHAD W. WALSH
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6497
 TEXAS FIRM NO. 10132900

1 TITLE DESCRIPTION

TRACT 1:
 BEING LOT EIGHT, R (8R) IN BLOCK "C" OF THE REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 21, PAGE 197, PLAT RECORDS, GRAYSON COUNTY, TEXAS.
 TRACT 2:
 NON-EXCLUSIVE ACCESS EASEMENT ESTABLISHED IN INSTRUMENT RECORDED IN VOLUME 21, PAGE 197, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AS DESCRIBED IN COMMON AREA MAINTENANCE AND EASEMENT AGREEMENT RECORDED IN VOLUME 5193, PAGE 284, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.
 THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 08/17/2025.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 08/17/2025.

8 ZONING INFORMATION

ZONING NOT PROVIDED

KEY TO ALTA-SURVEY

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE "B" ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: LDS	Date: 09/30/2025
Surveyor	Revision: CLIENT COMMENTS
Ref. No: 25-08-0383	Date: --
Approved By: CWW	Revision: --
Field Date: 09/03/2025	Date: --
Scale: 1" = 20'	Revision: --

Prepared For:

20 PROJECT ADDRESS
 3806 N LOY LAKE ROAD
 SHERMAN, TEXAS
 Project Name:
 WT GROUP-TAKE 5 SHERMAN TX
 CDS Project Number:
 25-08-0383

19 SURVEY DRAWING

7 POSSIBLE ENCROACHMENTS
NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED

12 PARKING INFORMATION
NO STRIPED PARKING OBSERVED AT TIME SURVEY WAS PERFORMED

10 BASIS OF BEARINGS
THE BEARING OF S 07°24'14" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LOY LAKE ROAD, BEING THE SAME AS THE EAST LINE OF LOT 8-R, BLOCK C, REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION, RECORDED IN VOLUME 21, PAGE 197 OF THE PLAT RECORDS OF GRAYSON COUNTY TEXAS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

13 LAND AREA
0.51 ACRES / 22,211± SQ. FT.

14 BUILDING AREA
NOT A PART OF SCOPE OF SERVICES

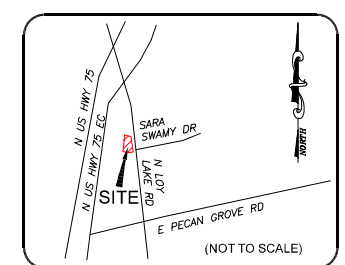
15 BUILDING HEIGHT
NOT A PART OF SCOPE OF SERVICES

9 LEGEND

- PL — PROPERTY LINE
- - - ADJOINER
- - - EASEMENT
- GAS — OVERHEAD UTILITY
- UFG — UNDERGROUND GAS
- UFE — UNDERGROUND FIBER OPTIC
- UEL — UNDERGROUND ELECTRIC
- UEW — UNDERGROUND WATER
- USW — UNDERGROUND SANITARY
- I — IRON FENCE
- W — WOOD FENCE
- ▨ BRICK
- ▨ CONCRETE PAVEMENT
- ▨ WALL
- ▨ BUILDING
- (M) MEASURED CALL
- (R1) VOLUME 21, PAGE 197
- (R2) VOLUME 18, PAGE 132
- T.E. TRASH ENCLOSURE
- C.I.R. CAPPED IRON ROD
- I.R. IRON ROD
- C.M. CONTROLLING MONUMENT
- FOUND MONUMENT
- ⊕ BACKFLOW PREVENTER
- ⊕ WATER METER
- ⊕ BUSH
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS METER
- ⊕ LIGHT POLE
- ⊕ PVC PIPE
- ⊕ TRAFFIC SIGNAL
- ⊕ FIBER OPTIC SIGN
- ⊕ SITE BENCHMARK
- ⊕ GUY WIRE
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ FIRE HYDRANT
- ⊕ E ELECTRIC PEDESTAL
- ⊕ F FIBER OPTIC PEDESTAL
- ⊕ T TELEPHONE PEDESTAL
- ⊕ IRR IRRIGATION VALVE
- ⊕ W WATER VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SPOT ELEVATION
- ⊕ TREE

TRACT 1
3806 NORTH LOY LAKE ROAD
LOT 8-R, BLOCK "C"
REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION
VOL. 21, PG. 197
DEED: INST. #2025-10849
APN: 365621
0.51 ACRES
22,211 SQUARE FEET

16 VICINITY MAP

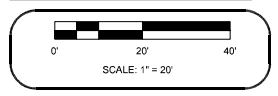


18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

17 NORTH ARROW / SCALE



CONTROLLING MONUMENTS:

CONTROLLING MONUMENTS FOR THIS SURVEY ARE A CAPPED 1/2 INCH IRON ROD FOUND MARKED "SARTIN 3694" MARKING THE NORTHWEST CORNER OF LOT 1-R AND A PK NAIL MARKING THE SOUTHEASTERLY CORNER OF LOT 8-R, REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCK "C" OF SHERMAN COMMONS ADDITION, RECORDED IN VOLUME 21, PAGE 197 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

20 PROJECT ADDRESS

3806 N LOY LAKE ROAD
SHERMAN, TEXAS

Project Name:
WT GROUP-TAKE 5 SHERMAN TX
CDS Project Number:
25-08-0383

U.S. HIGHWAY 75
(NORTHBOUND SERVICE ROAD)

PLANTING SPECIFICATIONS

GENERAL

- 1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
 ALL LANDSCAPE WORK SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THE TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER INVESTIGATION.
 THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATION LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- 2. WORK COVERED BY THESE SPECIFICATIONS**
 THESE SPECIFICATIONS INCLUDE THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, EQUIPMENT, SUPPLIES, TOOLS, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION OF THE WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES ON THE LANDSCAPE PLANS, NOTES AND DETAILS.
- 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN ANY WAY AFFECTING THE INSTALLATION OF MATERIALS.**
- 4. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.**

PRODUCTS

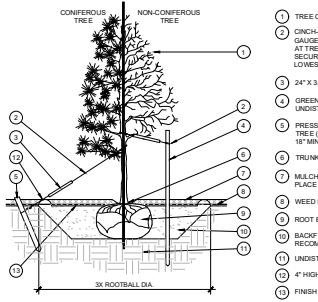
- 1. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- 2. CONTAINER AND BALLS/ROOTBALLS**
 FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOVY TREES OF SPECIES, VARIETIES, SIZES, LEAVES, AND SPECIES SUCH AS KNOTS, SUN SCALD, NURSERY ABRACTIONS, AND DISFURNISHMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
- 3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POTHOLED, FREE FROM BRONCHING AND/OR UNDESIRABLE ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS JARHEAD ROOTS).**
- 4. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE ROOT TREES ARE NOT ACCEPTABLE.**
- 5. ANY PLANT GROWN UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS PLANTED TO BE IMMEDIATELY IMPORTED TO THE SITE SHALL BE ACCEPTABLE TO THE LANDSCAPE ARCHITECT AND OWNER. SHALL BE THE SOLE AGENT AS TO THE ACCEPTABILITY OF ALL MATERIALS.**
- 6. ALL TREES SHALL BE STAKED IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED. REMOVE AND REPAIR ALL DAMAGED TWIGS AFTER PLANTING.**
- 7. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREE UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.**
- 8. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, UNLESS OTHERWISE SPECIFIED. HEIGHT SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPERS OF THE THREE LARGEST TRUNKS.**
- 9. ANY TREE OR SHRUB BEING PLANTED ON TOP OF THE ROOT BALL SHALL SO THAT THE ROOT FLARE IS COMPLETELY COVERED SHALL BE REJECTED.**
- 10. SOIL PROVIDE WELL NOTED SOG OF THE VARIETY NOTED ON PLANS. SOG STAKES PER TREE**
- 11. HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1" EACH PALLET OF SOG SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE PERCENTAGE OF THE SOG IS BENTONITE. BENTONITE SHALL BE 10% OF THE SOG. THE SOG SHALL BE 100% BENTONITE. PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLAN. EACH BALE SHALL BE IDENTIFIED BY THE MANUFACTURER'S BRAND AND SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.**
- 12. TURF: BENTONITE TOOLS FOR SOG, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.**
- 13. COMPOST: MUST BE STABLE AND FREE OF ORGANIC MATTER, pH RANGE OF 6.5 TO 8, MOISTURE CONTENT 50 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 1/4-INCH SIEVE. SOIL BAL BAL CONTENT TO BE 10 TO 15 ORGANIC MATTER, NOT EXCEEDING 10 PERCENT ORGANIC MATTER AND OF SUBSTANCES TOXIC TO PLANTS; NO NURSERY OR ANIMAL-BASED PRODUCTS SHALL BE USED.**
- 14. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTION AND TESTING RATES RECOMMENDED BY A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).**
- 15. MULCH: SIZE AND TYPE TO BE INDICATED ON PLAN. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.**
- 16. TREE STAKING AND GUYING**
 a. STAKES OF 1/2" LONG GREEN METAL T-POSTS.
 b. GUY WIRE: GALVANIZED STEEL WIRE, 3/4" STRAND, TWISTED, 0.120 INCH DIAMETER.
 c. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1/2" INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 d. STEEL ENDING: PROFESSIONAL STEEL ENDING, 1/4" GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COLMOR OR APPROVED EQUAL.
- 17. PRE-EMERGENT HERBICIDE: ANY GRANULAR, NON-DANGEROUS PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTAL OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATE.**

METHODS

- 1. SOIL PREPARATION**
 BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY CONCERNS/ISSUES EXIST.
- 2. SOIL TESTING**
 a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 12" DEPTH. IF NO SAMPLE LOCATION IS INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 b. FURNISHING SOIL TESTING LABORATORY REPORT RESULTS FOR THE FOLLOWING: SOIL pH, SOIL SALINITY, SOIL CATION EXCHANGE CAPACITY (CEC), LIME, SOIL NUTRIENT CONTENT, SOIL ORGANIC MATTER, SOIL MOISTURE CONTENT, AND SOIL BORON CONTENT.
 c. THE CONTRACTOR SHALL IMMEDIATELY SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 d. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, NURSERY PLANTS, TURF, AND THE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES.
 e. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS FOR THE SOIL REPORT PERIOD AND FOR LONG-TERM MAINTENANCE. IN THE SOIL REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER IN A SEPARATE REPORT FOR BIDDING PURPOSES ONLY. THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 i. 1" DEEP, 100% ORGANIC ORGANIC AMENDMENT - 4 CU. YD. PER 1,000 SF.
 ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 SF.
 iii. "SLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 iv. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 1" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 v. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YD. PER 1,000 SF.
 vi. 15-15-15 FERTILIZER OR SIMILAR, ORGANIC, SLOW RELEASE - 10 LBS. PER CU. YD.
 vii. "SLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 viii. IRON SULPHATE - 2 LBS. PER CU. YD.
 c. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE NOT TOP OF MULCH AS INDICATED ON THE GRADING PLANS.
 d. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAIL RE INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
 e. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS INDICATED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF EXCESSIVE PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRASSES AND ELIMINATE PONDING POTENTIAL.
 f. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADING PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED BASED ON A SOIL TEST, PER SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
 g. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER ROOT DEVELOPMENT, THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER SURFACES SHALL BE APPROXIMATELY 1/8" AWAY FROM THE PLANTING AREA.
 h. AFTER THE INITIAL MAINTENANCE PERIOD, THE FINISH GRADE ADJACENT TO WALKS AND OTHER SURFACES IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS BELOW FINISH GRADE, THEREBY TO MEET FINISH GRADE AT THE PLANTING AREA.
 i. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORTS, FINISH GRADE PLANS, AND ACTUAL CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 j. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL PLANTING

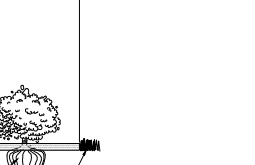
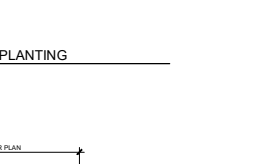
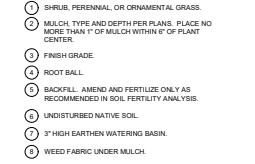
- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.**
- 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH FULL SPECIFICATIONS, PHOTOGRAPHS OF PHOTOS OR SAMPLES OF ANY REQUIRED MATERIALS, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS. THE TESTING LABORATORY SHALL PROVIDE TESTING RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES, SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.**
- 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CATALOG SHEETS FOR PLANTING CLEARANCES SUCH AS TREE STAKES AND B&B, EDCO, AND LANDSCAPE FABRIC. THE CONTRACTOR SHALL PROVIDE A WHEREAS MULTIPLE TIME ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.**
- 4. GENERAL PLANTING**
 a. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 b. REMOVE ALL UNDESIRABLE FRUITING BRANCHES, APPL. PRE-EMERGENT HERBICIDES AS AT THE MANUFACTURER'S RECOMMENDED RATE.
 c. REMOVE NEAR EARTH TRUNKS.
 d. CONTRACTOR SHALL NOT DISTURB ROOTS 1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXPOSE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT-BREAST HEIGHT (4.5' ABOVE THE AVERAGE GRADE OF THE TRUNK).
 e. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS, NO MACHINE EXCAVATION OR THE USE OF EXISTING TOOLS, AND SHALL EXPOSE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS 1/2" AND LARGER IN DIAMETER. WHERE TRUNKS ARE 1/2" AND LARGER IN DIAMETER ARE EXPOSED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY Drip LINES WITHIN 24 HOURS.
 f. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY, DO NOT USE ANY SORT OF SOLES OR WOUND PLANTS.
- 5. TREE PLANTING**
 a. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL, LESS TWO TO FOUR INCHES. SCURRY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINERS AND B&B TREES, TO REMOVE ANY POTENTIALLY HARMFUL ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAKE A 1/4" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES 1/2" BEFORE PLACING INTO THE PLANTING PIT. DO NOT TRIM TREE ROOTS OUT FROM THE ROOTBALL.
 b. INSTALL TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 c. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ORIGIN. ROOTS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOG BE REQUIRED TO ACCOMMODATE THE TREE, THE CONTRACTOR SHALL IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURE TO THAT OF THE ORIGINAL TOPSOIL.
 d. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES SHOULD NOT EXCEED THE NUMBERS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FAIL TO BE PLANTED, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 a. 1" - 2" TREES: TWO STAKES PER TREE
 b. 2" - 4" TREES: TWO STAKES PER TREE
 c. TREES OVER 4" CALIPER: ONLY NEEDED PER TREE
 d. TREES OVER 4" CALIPER: ONLY NEEDED PER TREE
 e. NEED TO STABILIZE THE TREE.
 f. UPON COMPLETION OF STAKING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH TYPE AND DEPTH PER PLANS, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH OVER THE TOP OF THE TRUNK.
- 6. SHRUBS AND PERENNIALS**
 a. THE LAST 1/2" OF MULCH SHALL BE REMOVED FROM THE PLANTING HOLES. THE CONTRACTOR SHALL DO THE PLANTING HOLES AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 b. SHOULD THE PLANT BE DAMAGED, INSTALL MULCH TYPE AND DEPTH OVER ALL PLANTING AREAS EXCEPT FOR SODDED AND SEEDED AREAS, LEAVING NO EXPOSED GROUND.
- 7. SODDING**
 a. SOG VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 b. SOG TO BE PLANTED FROM THE TIME OF STRIPPING, DO NOT LAIF IF THE GROUND IS FROZEN, ROLL THE SOG TO FORM A SOLID MAT WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOG STRIPS DO NOT OVERLAP. STRIP ENDS TO BE PLANTED WITHIN 1/2" OF THE TRUNK.
 c. ROLL THE SOG TO ENSURE GOOD CONTACT OF THE SOG'S ROOT SYSTEM WITH THE SOIL.
 d. WATER THE SOG THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOG BELOW THE SOG.
 e. HYDROMULCHING
 i. GENERAL
 ii. WINTER MIX (OCTOBER - MARCH 31)
 iii. CELLULOSE FIBER MULCH
 iv. ANNUAL BERMUDA SEED
 v. 15-15-15 WATER SOLUBLE FERTILIZER
 vi. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 vii. CELLULOSE FIBER MULCH
 viii. HALLO BERMUDA SEED
 ix. 15-15-15 WATER SOLUBLE FERTILIZER
 x. HALLO BERMUDA SEED
 xi. CELLULOSE FIBER MULCH
 xii. 15-15-15 WATER SOLUBLE FERTILIZER
 xiii. SEED RATE PER LEGEND.
- 8. MULCH**
 a. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 b. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 6" OF HABITABLE STRUCTURES. EXCEPT AS MAY BE NOTED ON THESE PLANS, MULCH COVER WITHIN 6" OF CONCRETE WALLS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH GRADE OF THE WALLS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 1" FLOWER THAN THE TOP OF WALL.
 c. DISTANCE PER PLAN
- 9. CLEAN UP**
 a. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 b. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF OF THE PROJECT SITE.
 c. INSPECTION AND ACCEPTANCE
 i. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL SUBMIT AN INSPECTION REPORT TO THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 ii. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED TO THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 d. LANDSCAPE MAINTENANCE
 i. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS AS APPROPRIATE: PREVENT PRUNING OF TREES, RESETTING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND REVISION OF LAWN, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREE AND SHRUB TRUNK AND BRANCH REPAIR, AND REPAIRS TO ANY DAMAGE TO LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP AND THE APPROPRIATE WATERING OF PLANTS AND ORNAMENTAL PLANTS.
 ii. THE IRRIGATION SYSTEM IN PROGRESS WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAINTAIN THE IRRIGATION SYSTEM.
 iii. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WATERING THESE AREAS AND MAINTAIN A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 iv. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE AND GUARANTEE PERIODS, THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL ACCEPTED FOR PLANTING.
 v. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 vi. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHING AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE FEET MUST BE RESEED OR REGRASS AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEARLY MOWED.
 e. WARRANTY PERIOD: PLANT GUARANTEE AND REPLACEMENTS
 i. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOG, SEEDS/DYMOULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF ALL PLANTS. THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT YEAR, OR REPAIR ANY PORTION OF THE IRRIGATION SYSTEM WHICH OPERATES IMPROPERLY AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH IS CAUSED BY THE MANUFACTURER'S DEFECTS.
 ii. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH IS CAUSED BY THE MANUFACTURER'S DEFECTS.
 iii. PROVIDE A MINIMUM OF 120 DAYS OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A FULL SET OF RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER UPON COMPLETION OF WORK. THE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUMS, OR CONTRACTOR CONSULTANT DRAWING MARKS.



1. TREE CANOPY
2. CINCH-TIES (2" BOB TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE 1/8" BOB TREES AND LARGER. SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 3/4" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND TOPS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADEND, TWO PER TREE (MIN). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. WEED FABRIC UNDER MULCH.
9. ROOT BALL.
10. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSE.
11. UNDISTURBED NATIVE SOIL.
12. 6" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

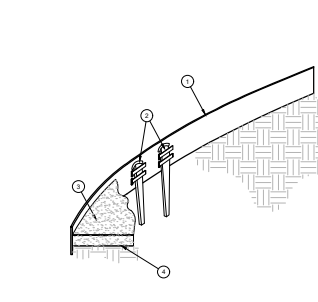
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSE.
6. UNDISTURBED NATIVE SOIL.
7. 6" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

HEDGE PLANTING AT PARKING AREA

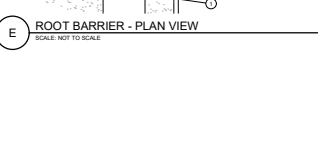
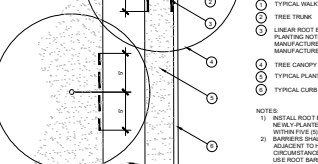
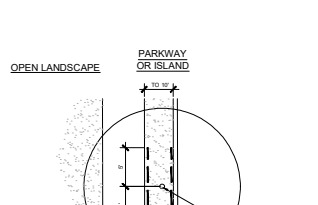
SCALE: NOT TO SCALE



STEEL EDGING

SCALE: NOT TO SCALE

1. FINISH GRADE.
2. ROOT BALL.
3. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSE.
4. UNDISTURBED NATIVE SOIL.
5. 6" HIGH EARTHEN WATERING BASIN.
6. WEED FABRIC UNDER MULCH.



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

HEDGE PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

WT Group
 Engineering • Design • Consulting
 Pace and Passion
 2000 Center Drive, Suite 8411
 Houston, Texas 77058
 T: 281.293.6333 | F: 281.293.6444
 wtagroup.com
 Lic. License No. F-2387 Expire 03/30/2028
 © COPYRIGHT 2025 WT GROUP AEC, LLC
 WTG-A-000000

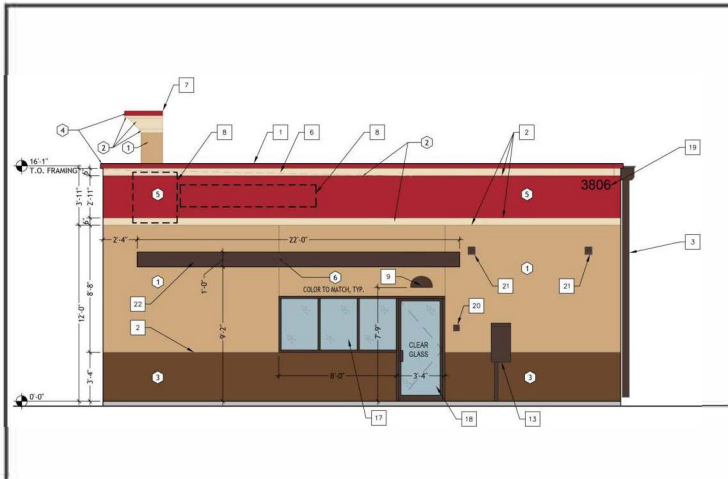


TAKE 5 OIL CHANGE
 PROTOTYPE: 2 BAY
 3806 N Loy Lake Road
 Sherman, TX 75090

LANDSCAPE PLANTING DETAILS & SPECS
 DRAWN BY: EMS
 CHECKED BY: GS
 SHEET NO.: D2500060
 PROJECT NAME: LANDSCAPE PLANTING DETAILS & SPECS
 SHEET NUMBER: LP-2

EVERGREEN DESIGN GROUP
 800.240.5650
 www.evergreendesigngroup.com

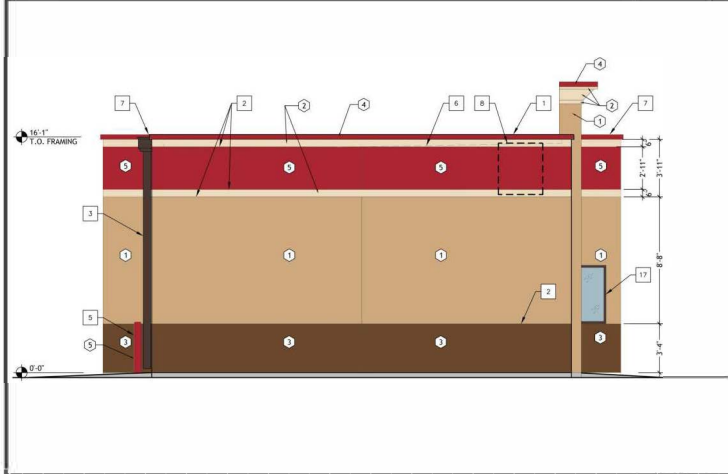
EXHIBIT D



EAST ELEVATION 1/4" = 1'-0" 4



SOUTH ELEVATION 1/4" = 1'-0" 3



WEST ELEVATION 1/4" = 1'-0" 2



NO RTH ELEVATION 1/4" = 1'-0" 1

- KEYNOTE DESCRIPTION**
1. PREFINISHED GALV. MTL. COPING.
 2. "V" JOINT IN EIFS. REFER TO DET. 21A7.00
 3. PREFINISHED DARK BRONZE MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/1A7.00
 4. PREFINISHED DARK BRONZE MTL. OVERFLOW SCUPPER. REFER TO DET. 12/1A7.00
 5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/1A1.50
 6. ROOF LINE BEYOND.
 7. BUILDING BEYOND.
 8. SIGNAGE, BY OTHERS.
 9. WALL PACK LIGHTING, REFER TO ELEC. DWG'S.
 10. 1/2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
 11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
 12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
 13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
 14. NOT USED.
 15. METAL ROLL-UP DOOR, REFER TO DOOR SCHEDULE A6.00.
 16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
 17. WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
 18. STOREFRONT DOOR, REFER TO DOOR SCHEDULE A6.00.
 19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO SHERMAN, TX FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE, OR EQUAL.
 20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY SHERMAN, TX FIRE PREVENTION STAFF. ALL PER SHERMAN, TX FIRE DEPT. REQUIREMENTS.
 21. EXHAUST VENT, REFER TO MECH. DWG'S.
 22. DECORATIVE AWNING

EXTERIOR FINISH SCHEDULE (F)

NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	-	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	=	MATCH SW COLOR #6768, COTTAGE CREAM
3	EIFS WAINSCOT	-	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	-	MATCH SW COLOR #6871, POSITIVE RED
5	EIFS SECONDARY COLOR	-	MATCH SW COLOR #6871, POSITIVE RED
6	GARAGE DOORS / DECORATIVE AWNING	-	DARK BRONZE. SEE MANUF. DRAWINGS

KEYNOTES

WT Group
 Engineering • Design • Consulting
 Engineering With Precision, Pace and Passion.
 2000 Center Drive, Suite B411
 Irving, Texas, 75039
 T: 214.293.6333 | F: 214.293.6444
 wtgroup.com
 Lic. License No. 3700 Exp. 03.31.2027
 © COPYRIGHT 2015 THE WT GROUP AEC, LLC
 03.04.15

CONSULTANT



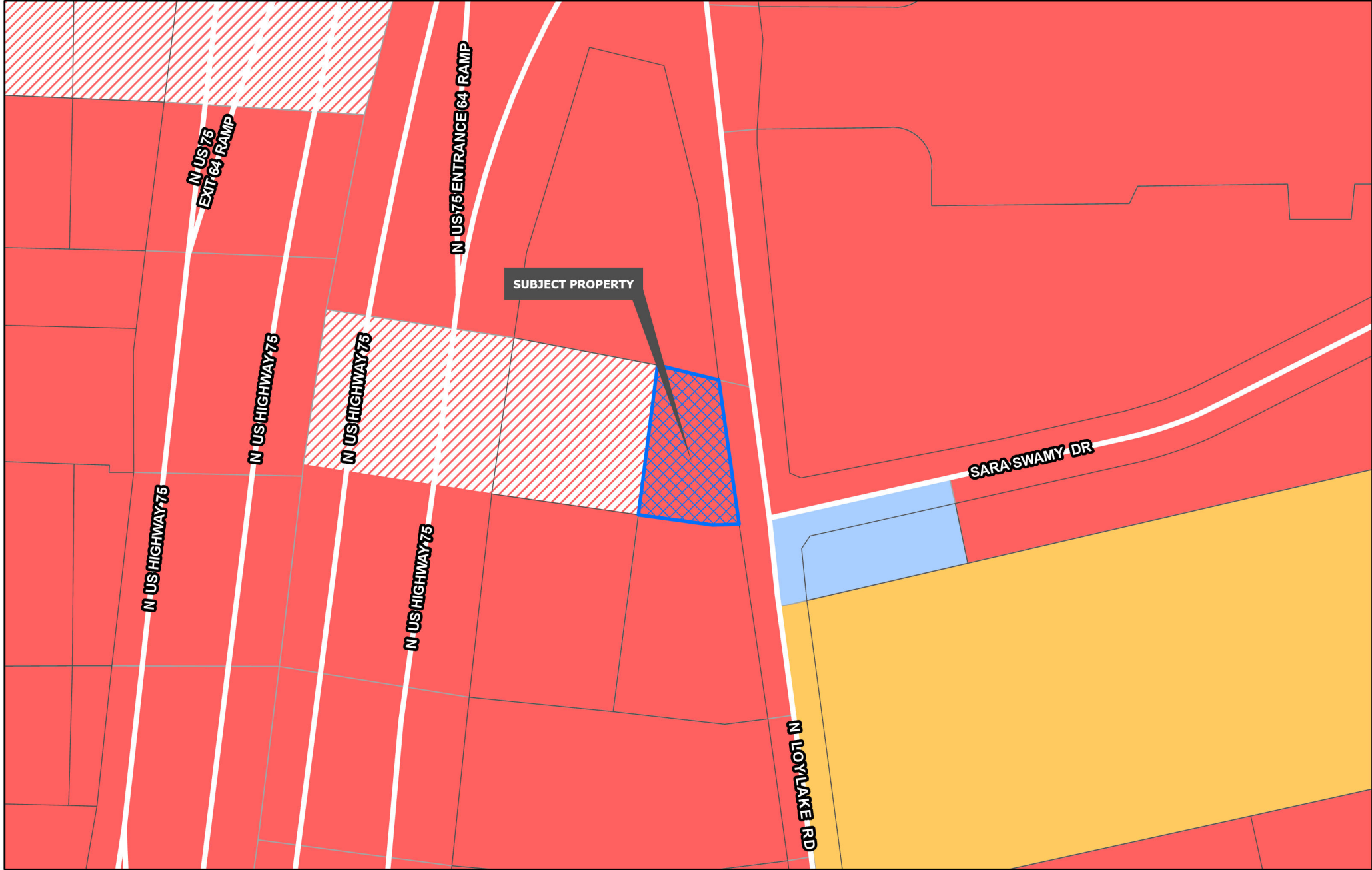
TAKE 5 OIL CHANGE
 PROTOTYPE: 6B
 3806 N LOY LAKE ROAD
 SHERMAN, TX 75090

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION
1	10.08.20	ISSUE FOR PERMIT
2	02.05.24	01/27 REVIEW

DRAWN BY: SIC, KV
 CHECKED BY: JGD
 PROJECT NO.:
D2500138
 SHEET NAME:
EXTERIOR ELEVATIONS
 SHEET NUMBER:
A3.00





Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family Residential	MF-30 Multi-Family Residential	M-1.5 Medium Manufacturing
R-5 Single Family Residential	MH Manufactured Housing	M-2 Heavy Manufacturing
	C-N Neighborhood Commercial	PD Planned Development

**CITY OF SHERMAN
 ZONING MAP
 3806 N LOY LAKE RD**



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a “complete neighborhood” setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

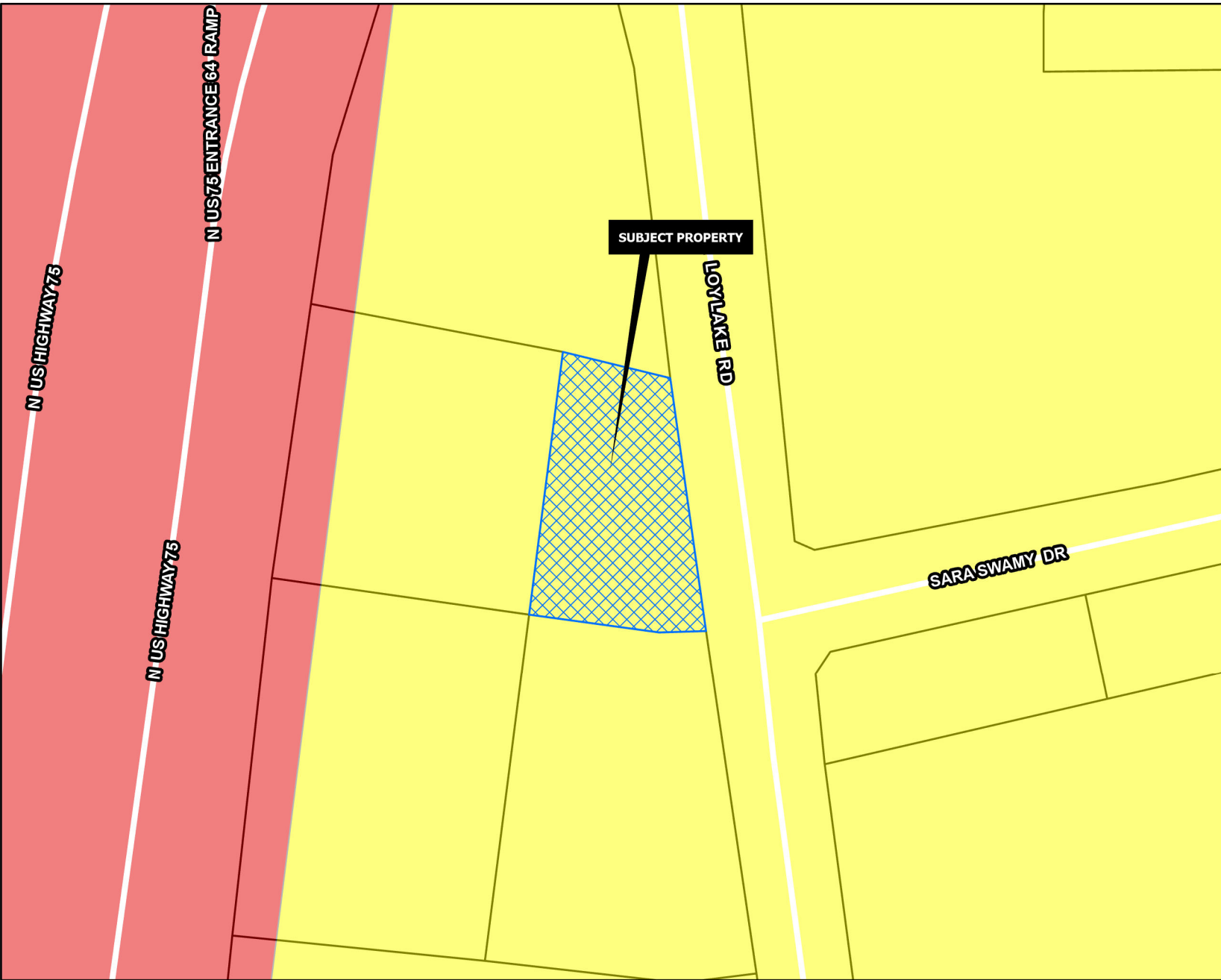
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.



Agriculture/Rural	Core Neighborhood	Technology Hub
Airport	Downtown	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

**CITY OF SHERMAN
FUTURE LAND USE MAP
3806 N LOY LAKE RD**



WINDOWSIDE
PICK UP

3806 N Loy Lake Rd

Sherman
CLASSIC TOWN. BROAD HORIZON.

**NOTICE OF
PROPOSED ZONE CHANGE
AND SPECIFIC USE PERMIT
REQUEST**

PROJECT #: 000260-2025

Planning & Zoning Map:



FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

THE PROPOSED PROJECT IS A NEW GROUND-UP, ONE-STORY 1,350 S.F. EXPRESS OIL CHANGE BUILDING WITH 2 SERVICE BAYS AS WELL AS SITE IMPROVEMENTS. THE BUILDING WILL CONSIST OF A CONCRETE SLAB ON GRADE (INCLUDING RECESSED SLAB AREAS AND OIL CHANGE SERVICE PITS), AND WOOD FRAMED WALLS, EXTERIOR WALLS FINISHED WITH EIFS, AND SINGLE PLY MEMBRANE ROOFING OVER RIGID INSULATION ON PLYWOOD DECK OVER WOOD FRAMED TRUSSES. THE INTERIOR SPACES WILL INCLUDE SERVICE BAYS, AN OFFICE, A WAITING ROOM, A BACK ROOM, AND A RESTROOM. INTERIOR WALLS WILL BE WOOD-FRAMED.

THE SITE IMPROVEMENTS INCLUDE MODERATE FINE GRADING OF PAD, LANDSCAPING WITH IRRIGATION, CONCRETE PAVEMENT PARKING FIELD, SITE LIGHT FIXTURES & POLES WITH BASES, A 121 S.F. TRASH ENCLOSURE, AND A HARDSCAPE WALKWAY ALONG BUILDING LEADING TO PUBLIC WAY. UNDERGROUND UTILITIES WILL ALSO BE INCLUDED TO SERVICE THIS SITE.

OUR REQUEST FOR ZONING ENTITLEMENTS INCLUDES A ZONE CHANGE FROM C-1 GENERAL COMMERCIAL TO C-2 GENERAL COMMERCIAL WITH HWY 75 OVERLAY. CONTIGUOUS C-2 ZONING EXIST TO THE WEST OF OUR PROPERTY.

NORTH- EXISTING C-1
EAST- EXISTING C-1
SOUTH – EXISTING C-1
WEST – EXISTING C-2

SPECIAL USE PERMIT FOR AUTOMOBILE REPAIR
OUR PROPOSED DEVELOPMENT IS A COMPLEMENTARY USE TO THE C-2 THAT IS DIRECTLY TO OUR WEST

VARIANCE REQUEST

REAR YARD SETBACK
THE DIMENSIONS AND GEOMETRY OF THE LOT REQUIRE A REAR YARD VARIANCE. THE BUILDING HAS BEEN PLACED AS FAR SOUTH AS POSSIBLE TO MINIMIZE THE AMOUNT OF VARIANCE BEING REQUESTED.

15' STREET BUFFER PAVEMENT VARIANCE
THE VARIANCE REQUEST IS A DIRECT RESULT OF THE REQUIREMENT TO KEEP A SAFE DISTANCE FROM THE EXISTING RETAINING WALL ALONG THE ADJACENT PROPERTY. THIS DETERMINES THE BUILDING PLACEMENT, WHICH IN TURN DETERMINES THE DRIVE ISLE LOCATION, PARKING STALL LAYOUT, AND THEREFORE MANDATES A 3'-6" PARKING VARIANCE TO THE STREET BUFFER.

15' STREET BUFFER – LANDSCAPE VARIANCE on (Sec. 14.04.006(e)(2))

OUR LANDSCAPE ARCHITECTS INTERPRETATION IS THAT THE 15' BUFFER WOULD FALL BEHIND THE 30' UTILITY EASEMENT. THEREFORE, THE 15' BUFFER WOULD FALL IN THE DRIVE AISLE AREA. WE ARE NOT ALLOWED TO PLACE LANDSCAPING WITHIN THE UTILITY EASEMENT.

NOTED ON THE LANDSCAPING PLAN SET WE ARE NOT ABLE TO PROVIDE THE TREE PLANTING ALONG THE FRONTAGE DUE TO THE 30' UTILITY EASEMENT, ALONG THE UTILITIES ALONG THE FRONTAGE.

WE HAVE PLACED THE TREES ON THE SITE IN ALTERNATE LOCATIONS TO PROVIDE THE QUANTITY OF TREES. THE CALUCTION PROVIDED INCLUDES THE LENGTH OF THE PROPERTY LINE.



City Council Regular Meeting

Agenda Item No. E.5.

Meeting Date: 3/2/2026

Prepared By: Rob Rae, Developmental Services Director

Approved By: Zachary Flores, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6924

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6806 And Granting A Specific Use Permit To Allow A Hotel Or Motel In A C-1 (Retail Business) District Located At 1831 Texoma Parkway, Consisting Of 2.820 Acres, Being In The J.B. Mcanair Survey, Abstract No 763, City Of Sherman, Grayson County, Texas Matcha Residence Group (Owner), And Blue Star Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Issue:

Consideration of a Specific Use Permit for 2.820 acres of land located at 1831 Texoma Parkway to Allow a Hotel or Motel in a C-1 (Retail Business) District.

Background:

The property is located at 1831 Texoma Parkway. The previous SUP had a time limit of one year; the owner would like a Specific Use Permit to allow a Hotel or Motel in a C-1 (Retail Business) District.

The following has been approved for this location:

- 12/17/2024 - Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District . **Ordinance No. 6805**
- 12/17/2024 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District. **Ordinance No. 6806**
- 3/10/1981 - Exception, To allow a mobile home on property other than a mobile home park for use as a dwelling and motel manager's office.
- 3/10/1970 - Specific Use Permit To allow a billboard sign.

Capital Improvement Program:

N/A

Origination:

The request of Matcha Residence Group (Owner) and BlueStar Surveying (Surveyor) concerning the property located at 1831 Texoma Parkway.

Financial Consideration:

None

Staff Recommendation:

At the February 17, 2026, regular meeting, the Planning and Zoning Commission voted 7/0 to recommend to City Council that the Specific Use Permit be approved subject to the following additional conditions.

- Permanent residents are not allowed.
- Guest shall not stay longer than 21 days.
- The SUP would expire in 9 months.

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6924
2. Exhibit A
3. Exhibit B
4. Location Map
5. Zoning Map
6. Future Landuse Map
7. Property Notification Sign

ORDINANCE NO. 6924

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, REPEALING ORDINANCE 6806 AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A HOTEL OR MOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT LOCATED AT 1831 TEXOMA PARKWAY, CONSISTING OF 2.820 ACRES, BEING IN THE J.B. MCANAI SURVEY, ABSTRACT NO 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS MATCHA RESIDENCE GROUP (OWNER), AND BLUE STAR SURVEYING (SURVEYOR) PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 1831 Texoma Parkway, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to allow a Hotel or Motel in a C-1 (Retail Business) District, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property as described on **Exhibit A – Survey**.

SECTION 2. Repeal of Ordinance No. 6806. The City Council hereby repeals Ordinance No. 6806 of the Code of Ordinances in its entirety. The effective date of such repeal shall not occur until the effective date of this Ordinance, at which time Ordinance No. 6806 shall be repealed. Such repeal shall not abate any pending prosecution or lawsuit or prevent any prosecution or lawsuit from being commenced for any violation of any provision of Ordinance No. 6806 occurring before the effective date of this Ordinance.

SECTION 3. That this Specific Use Permit is granted on the following conditions:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal. (*Code of Ordinances Chapter 3.02(c)*)
3. The property must be properly maintained in a state of good repair and neat appearance.
4. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
5. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
6. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Matcha Residence Group is the owner or lessee of the Property.
7. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

10. Platting of the property is required. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
11. New drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*

Additional Conditions:

12. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B**.

Planning and Zoning Commission Conditions:

13. Permanent residents are not allowed. The maximum length of stay for hotel guests shall not exceed 21 consecutive days.
14. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the nine (9) month anniversary of the effective date identified below, unless earlier terminated, rescinded, extended or renewed by separate action of the City Council. The owner of the property subject to the Specific Use Permit must receive City Council approval of an application to extend or renew the Specific Use Permit prior to the expiration thereof.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 2nd day of March 2026.

ADOPTED on this the 2nd day of March 2026.

EFFECTIVE DATE on this the 2nd day of March 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

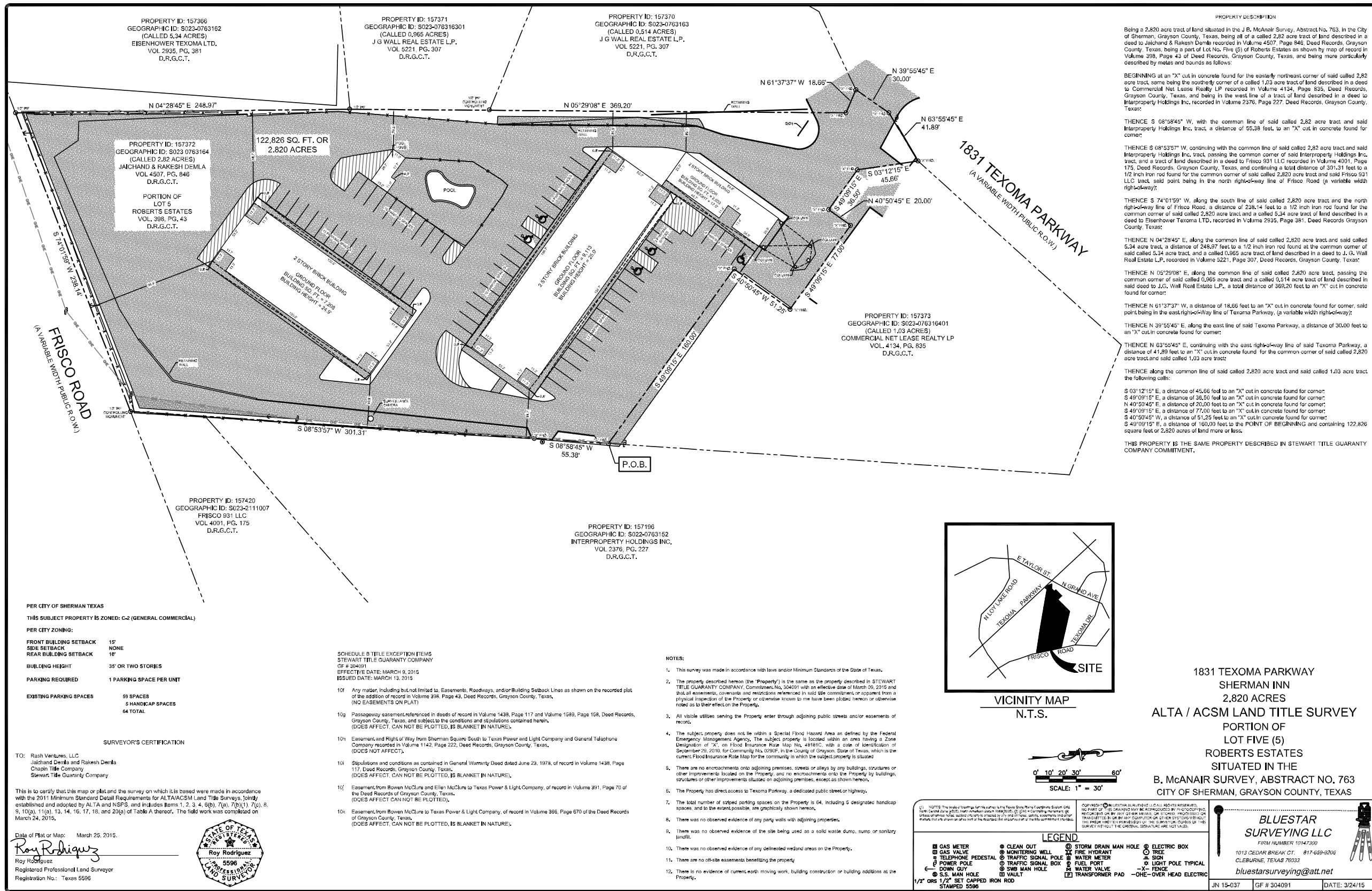
ATTEST:

BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A



PER CITY OF SHERMAN TEXAS
THIS SUBJECT PROPERTY IS ZONED: C-2 (GENERAL COMMERCIAL)

PER CITY ZONING:
FRONT BUILDING SETBACK 15'
SIDE SETBACK NONE
REAR BUILDING SETBACK 10'

BUILDING HEIGHT 35' OR TWO STORES

PARKING REQUIRED 1 PARKING SPACE PER UNIT

EXISTING PARKING SPACES 58 SPACES
HANDICAP SPACES 64 TOTAL

SURVEYOR'S CERTIFICATION

TO: Rash Ventures, LLC
Jaichand Demila and Rakesh Demila
Chaplin Title Company
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 20(a) of Table A thereof. The field work was completed on March 24, 2015.

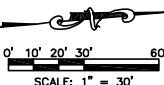
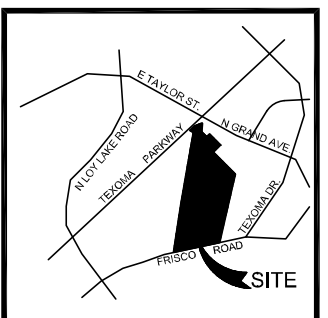
Date of Plat or Map: March 25, 2015.

Roy Rodriguez
Roy Rodriguez
Registered Professional Land Surveyor
Registration No.: Texas 5596



- SCHEDULE B TITLE EXCEPTION ITEMS**
STEWART TITLE GUARANTY COMPANY
OF # 304091
EFFECTIVE DATE: MARCH 9, 2015
ISSUED DATE: MARCH 13, 2015
- 10f Any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of records in Volume 398, Page 43, Deed Records, Grayson County, Texas, (NO EASEMENTS ON PLAT)
 - 10g Passageway easement referenced in deeds of record in Volume 1439, Page 117 and Volume 1589, Page 158, Deed Records, Grayson County, Texas, and subject to the conditions and stipulations contained herein, (DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).
 - 10h Easement and Right of Way from Sherman Square South to Texas Power and Light Company and General Telephone Company recorded in Volume 1142, Page 222, Deed Records, Grayson County, Texas, (DOES NOT AFFECT).
 - 10i Stipulations and conditions as contained in General Warranty Deed dated June 23, 1978, of record in Volume 1438, Page 117, Deed Records, Grayson County, Texas, (DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).
 - 10j Easement from Bowen McClure and Ellen McClure to Texas Power & Light Company, of record in Volume 391, Page 70 of the Deed Records of Grayson County, Texas, (DOES AFFECT, CAN NOT BE PLOTTED).
 - 10k Easement from Bowen McClure to Texas Power & Light Company, of record in Volume 396, Page 670 of the Deed Records of Grayson County, Texas, (DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

- NOTES:**
1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
 2. The property described hereon (the "Property") is the same as the property described in STEWART TITLE GUARANTY COMPANY, Commitment No. 304091 with an effective date of March 09, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
 3. All visible utilities serving the Property enter through adjoining public streets and/or easements of record.
 4. The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X", on Flood Insurance Rate Map No. 48181C, with a date of identification of September 29, 2010, for Community No. 0290F, in the County of Grayson, State of Texas, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.
 5. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises, except as shown hereon.
 6. The Property has direct access to Texoma Parkway, a dedicated public street or highway.
 7. The total number of staked parking spaces on the Property is 64, including 5 designated handicap spaces, and to the extent possible, are graphically shown hereon.
 8. There was no observed evidence of any party walls with adjoining properties.
 9. There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
 10. There was no observed evidence of any delinquent unpaid taxes on the Property.
 11. There are no off-site easements benefiting the property.
 12. There is no evidence of current earth moving work, building construction or building additions at the Property.



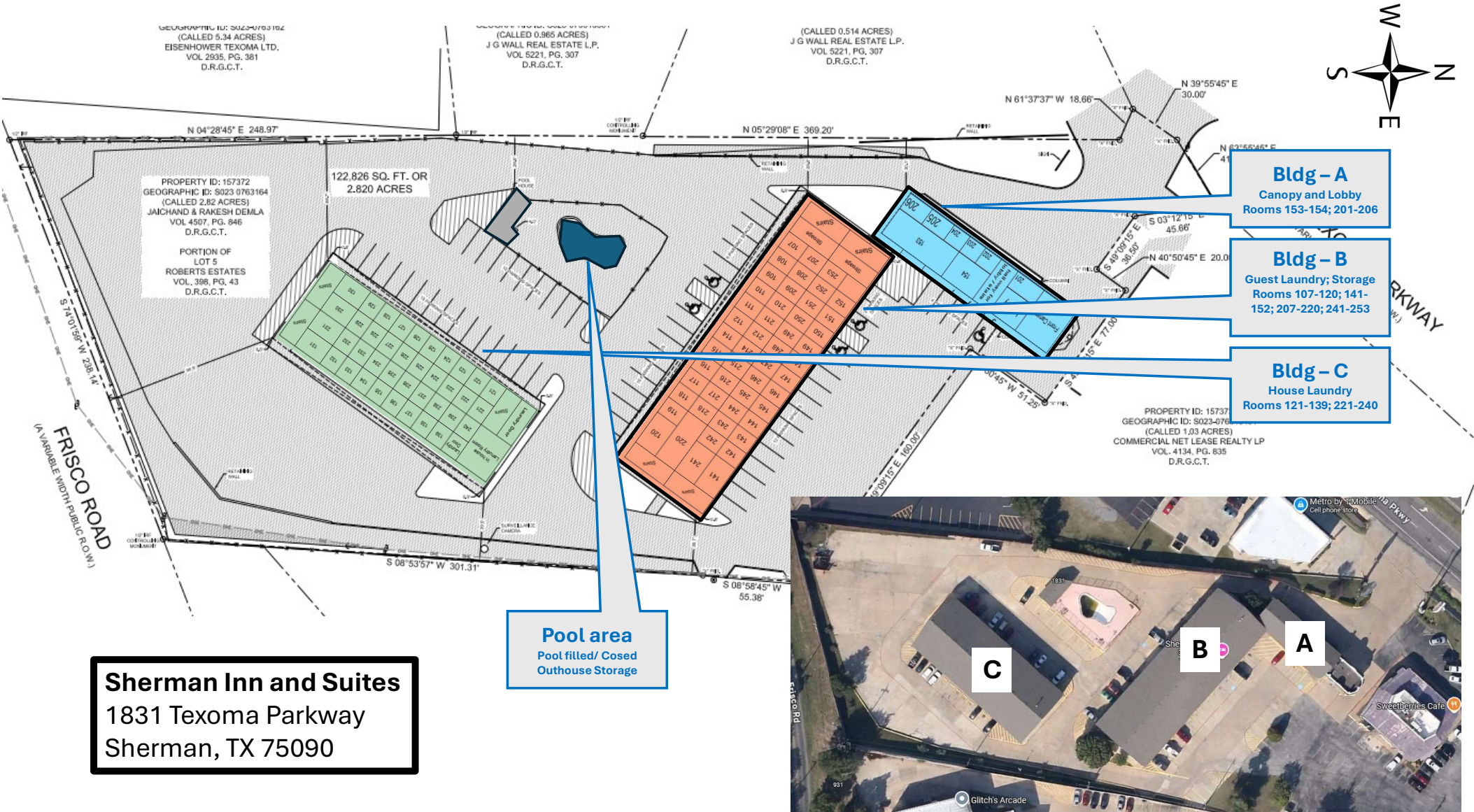
LEGEND

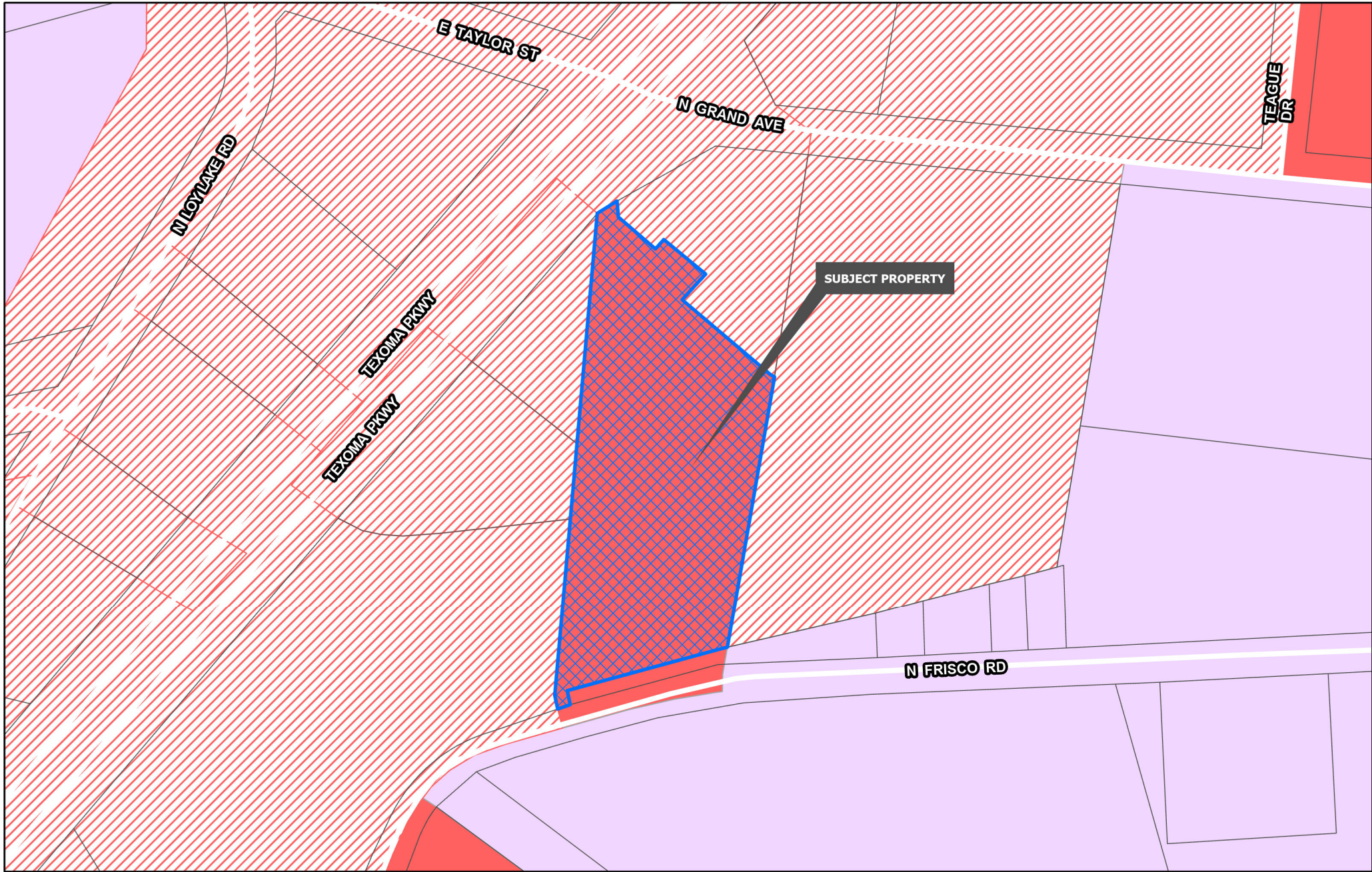
■ GAS METER	● CLEAN OUT	⊙ STORM DRAIN MAN HOLE	⊙ ELECTRIC BOX
■ GAS VALVE	● MONITORING WELL	⊙ FIRE HYDRANT	⊙ TREE
■ TELEPHONE PEDESTAL	● TRAFFIC SIGNAL POLE	⊙ WATER METER	⊙ SIGN
■ POWER POLE	● TRAFFIC SIGNAL BOX	⊙ FUEL PORT	⊙ LIGHT POLE TYPICAL
⊙ DOWN GUY	● SWM MAN HOLE	⊙ WATER VALVE	-X- FENCE
⊙ S.S. MAN HOLE	⊙ VAULT	⊙ TRANSFORMER PAD	-O- OVER HEAD ELECTRIC
1/2" ORS 1/2" SET CAPPED IRON ROD			
STAMPED 5596			

BLUESTAR SURVEYING LLC
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-0206
CELEBRINE, TEXAS 75033
bluestarsurveying@att.net

JN 15-037 GF # 304091 DATE: 3/24/15

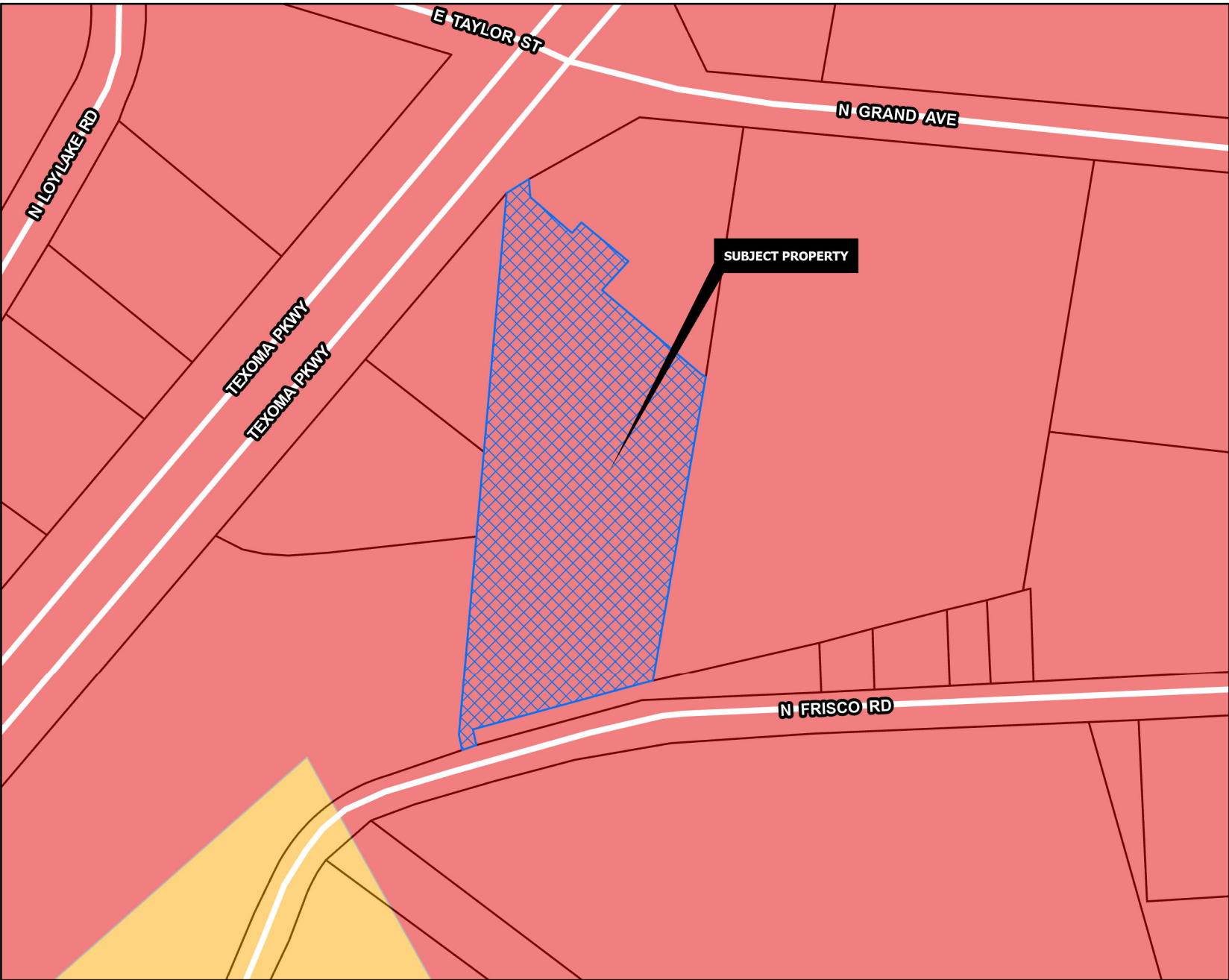
EXHIBIT B





Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family Residential	MF-30 Multi-Family Residential	M-1.5 Medium Manufacturing
R-5 Single Family Residential	MH Manufactured Housing	M-2 Heavy Manufacturing
	C-N Neighborhood Commercial	PD Planned Development





REGIONAL COMMERCIAL

Intent & Character
 The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

1831 Texoma Pkwy

**NOTICE OF
SPECIFIC USE
PERMIT REQUEST**

PROJECT #: 000244-2025

Planning & Zoning Map:



**FOR MORE INFORMATION
CONTACT:**

**DEVELOPMENT SERVICES
903-892-7229**



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E.6.

Meeting Date: 3/2/2026

Prepared By: Rob Rae, Developmental Services Director

Approved By: Zachary Flores, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6925

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Massage Establishment, On A Tract Of Land Zoned C-1 (Retail Business) District Located At 1800 Teague Drive Suite 220, Being In The J.B. Mcanair Survey, Abstract No. 763, And In The Smith Mcglothin Survey, Abstract No. 808 City Of Sherman, Grayson County, Texas One Grand Centre, LLC (Owner), Julie Carelock (Applicant), And Underwood Drafting & Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

Issue:

Consideration of a Specific Use Permit for 2.61 acres of land located at 1800 Teague Drive, Suite 220, to allow a massage establishment.

Background:

The property is located at 1800 Teague Drive. The applicant would like approval for Specific Use Permit for a Massage Establishment.

The following has been approved for this location:

- 1/9/2024 - Public Hearing and Zone Change from M-1 (Light Manufacturing) District to C-1 (Retail Business) District. Ordinance No. 6700.

Capital Improvement Program:

N/A

Origination:

The request of One Grand Centre, LLC (Owner), Julie Carelock (Applicant), and Underwood Drafting & Surveying (Surveyor).

Financial Consideration:

None

Staff Recommendation:

At the February 17, 2026, regular meeting, the Planning and Zoning Commission voted 7/0 to recommend to City Council that the Specific Use Permit be approved. **The proposed use is compatible with the City of Sherman Comprehensive Plan.**

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6925
2. EXHIBIT A
3. Location Map
4. Zoning Map
5. Future Landuse Map
6. Property Notification Sign
7. Project Narrative
8. Elevations
9. Floor Plan

ORDINANCE NO. 6925

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14 AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A MASSAGE ESTABLISHMENT, ON A TRACT OF LAND ZONED C-1 (RETAIL BUSINESS) DISTRICT LOCATED AT 1800 TEAGUE DRIVE SUITE 220, BEING IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND IN THE SMITH MCGLOTHIN SURVEY, ABSTRACT NO. 808 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS ONE GRAND CENTRE, LLC (OWNER), JULIE CARELOCK (APPLICANT), AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 1800 Teague Drive, Suite 220, being in the J.B. McAnair Survey, Abstract No. 763, and in the Smith McGlothlin Survey, Abstract No. 808 City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to allow a Massage Establishment, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property on **Exhibit A – Survey/Legal Description**.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
3. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
4. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
5. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Julie Carelock, Twist & Tranquility Massage LLC is the lessee of the Property.
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 2nd day of March 2026.

ADOPTED on this the 2nd day of March 2026.

EFFECTIVE DATE on this the 2nd day of March 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

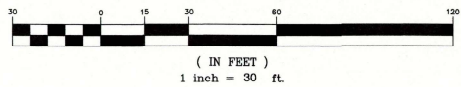
BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A

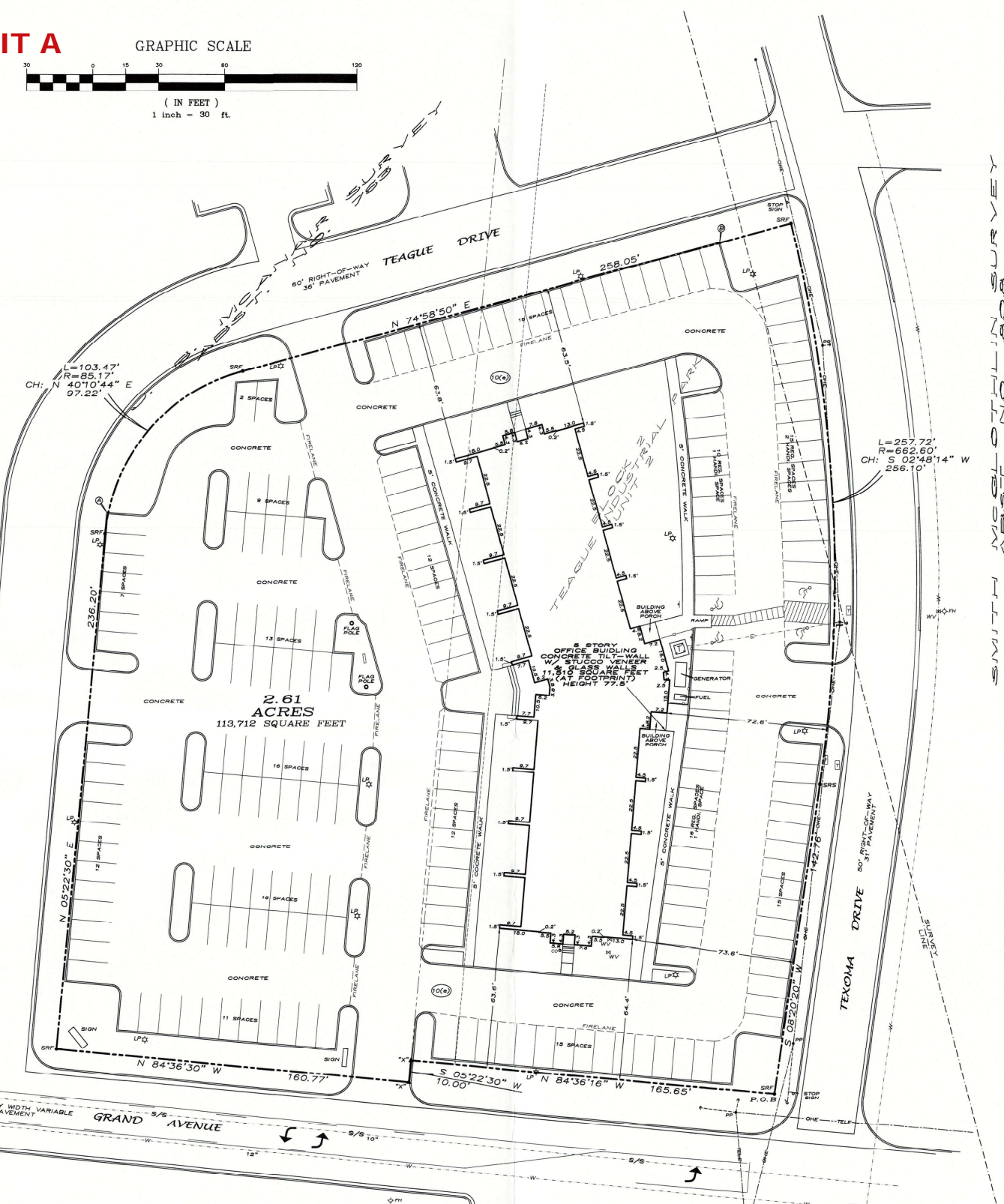
GRAPHIC SCALE



LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and the Smith McClintock Survey, Abstract No. 808, and being the same tract of land described as 2.61 acres conveyed by Federal Deposit Insurance Corporation to PlainsCapital Bank by Deed dated May 22, 2015, recorded in Volume 5629, Page 898, Official Public Records, Grayson County, Texas, said 2.61 acre tract including a portion of Block 2 of Teague Industrial Park Unit No. 2 as shown by plot of record in Volume 3, Page 14, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the most Easterly Southeast corner of the said 2.61 acre tract at the intersection of the North line of Grand Avenue with the West line of Texoma Drive;
 Thence North 84°36'16" West with said North line of Grand Avenue a distance of 165.65 feet to a chiseled "X" in concrete found at a jog in said North line of Grand Avenue;
 Thence South 05°22'30" West a distance of 10.00 feet to a chiseled "X" found at another jog in said North line of Grand Avenue;
 Thence North 84°36'10" West continuing with said North line of Grand Avenue a distance of 160.77 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 2.61 acre tract at the intersection of said North line of Grand Avenue with the East line of Teague Drive;
 Thence North 05°22'30" East with said East line of Teague Drive a distance of 236.20 feet to a 1/2" steel rod found at the beginning of a curve to the right having a radius of 85.17 feet;
 Thence in a Northeasterly direction continuing with said East line of Teague Drive along said curve, (chord bears North 40°10'44" East, 97.22 feet), an arc distance of 103.47 feet to a 1/2" steel rod found marking the end of said curve;
 Thence North 74°58'50" East now with the South line of said Teague Drive a distance of 258.05 feet to a 1/2" steel rod found maintaining the Northeast corner of the said 2.61 acre tract at the intersection of said South line of Teague Drive with the said West line of Texoma Drive;
 Thence in a Southerly direction with said West line of Texoma Drive along a curve to the right having a radius of 662.60 feet, (chord bears South 02°48'14" East, 256.10 feet), an arc distance of 257.72 feet to a 1/2" steel rod set at the end of said curve;
 Thence South 08°20'20" West continuing with said West line of Texoma Drive a distance of 142.78 feet to the Point-of-Beginning and containing 113,712 square feet or 2.61 acres of land more or less.....



ZONING NOTES

THE SUBJECT PROPERTY IS ZONED M-1 LIGHT MANUFACTURING.

BUILDING SETBACK REQUIREMENT...
 FRONT ~ 15'
 SIDE ~ 10'
 REAR ~ 10'

HEIGHT RESTRICTION ~ 100'

PARKING REQUIREMENT...
 ONE SPACE PER 1000 SQUARE FEET OF GENERAL FLOOR SPACE.
 ONE SPACE PER 400 SQUARE FEET OF OFFICE FLOOR SPACE.

CURRENTLY 199 REGULAR SPACES, 4 HANDICAP SPACES
 MAXIMUM ALLOWABLE BUILDING AREA...
 75% GROSS AREA OF LAND.

CITY OF SHERMAN BUILDING & ZONING
 220 W. MULBERRY STREET
 SHERMAN, TEXAS 75021
 PHONE: 903-892-7230
 FAX: 903-892-7274

FLOOD ZONE NOTES

THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X", DETERMINED NOT TO BE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 48181C0290F, REVISED DATE SEPTEMBER 29, 2010.

SCHEDULE "B" TITLE EXCEPTION NOTES

Title Commitment issued by First American Title Insurance Company date July 16, 2018, GF. No. 1002-249841-RTT Item 10(e)
 20 Foot Wide Easement along original West line of Block 2 of Teague Industrial Park Unit No. 2 recorded in Volume 3, Page 14, Plat Records, Grayson County, Texas, was originally located as shown. Said easement appears to be abandoned, but no documentation found to support such abandonment. Current status is unascertained.

GENERAL NOTES

- Bearings are based on GPS observation, Texas State Plane Coordinate system, NAD83, North Central Zone.
- Water & Sewer locations obtained from observed evidence and information from utility maps obtained from the City of Sherman, Texas; some locations are approximate.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction or repairs.
- There is no observed evidence of site being used as a solid waste dump, sump, or sanitary landfill.
- Grand Avenue, Texoma Drive, & Teague Drive are public streets maintained by the City of Sherman, asphalt pavement with concrete curb & gutter.

ENCROACHMENT NOTES

(A) CURB PROTRUDES OVER PROPERTY LINE 0.8'
 (B) CURB PROTRUDES OVER PROPERTY LINE 0.6'

CERTIFICATION

Ref. GF #: 1002-249841-RTT
 EVERGREEN EQUITY CORPORATION, a Texas corporation;
 REPUBLIC TITLE OF TEXAS, INC.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 VIKING CONSULTING SERVICE I, Ltd.
 and
 PLAINSCAPAL BANK

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, (except in states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11 (location of utilities per visible, above-ground, on-site observation), and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date of Plat: 08-18-2018 DATE OF FIELD WORK: 08-17-2018
 James R. Maret
 Registered Professional
 Land Surveyor 5433



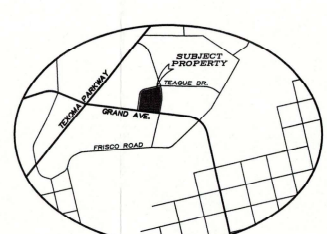
ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
 DRAFTING & SURVEYING

3404 INTERURBAN ROAD
 DENISON, TEXAS 75021
 PHONE (903)465-2151
 FAX (903)465-2152

Project Location SHERMAN, TEXAS	Prepared For: EMERSONS COMMERCIAL REAL ESTATE
Project Address 1800 TEAGUE DRIVE	Job Number 18080661
Project Name ONE GRAND CENTRE	

- ### LEGEND
- SRF 1/2" STEEL ROD FOUND
 - SRS 1/2" STEEL ROD SET
 - SNS SPIKE NAIL SET
 - ▲ "X" CUT IN CONCRETE
 - BCM BRASS-CAPPED MONUMENT FOUND
 - TP TELEPHONE PEDESTAL
 - OFN OPTIC FIBER MARKER
 - BCM BURIED CABLE MARKER
 - WM WATER METER
 - MWV WATER VALVE
 - FH FIRE HYDRANT
 - PP POWER POLE
 - MH SANITARY SEWER MANHOLE
 - CO SEWER CLEANOUT
 - DI STORM DRAIN INLET
 - GM GAS METER
 - LP LIGHT POLE
 - TV TELEPHONE VAULT
 - SIGN
 - H HANDICAP PARKING
 - G GAS LINE
 - OHE OVERHEAD ELECTRIC
 - UEG UNDERGROUND ELECTRIC
 - GA GUY ANCHOR
 - TELE AERIAL TELEPHONE
 - S/S SANITARY SEWER
 - W WATER LINE
 - CLF CHAIN LINK FENCE
 - SF STOCKADE FENCE
 - P.O.B. POINT-OF-BEGINNING
 - C/G CURB & GUTTER
 - D.R.G.C.T. DEED RECORDS
 - O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
 - P.R.G.C.T. PLAT RECORDS
 - P.O.A. POINT OF ACCESS



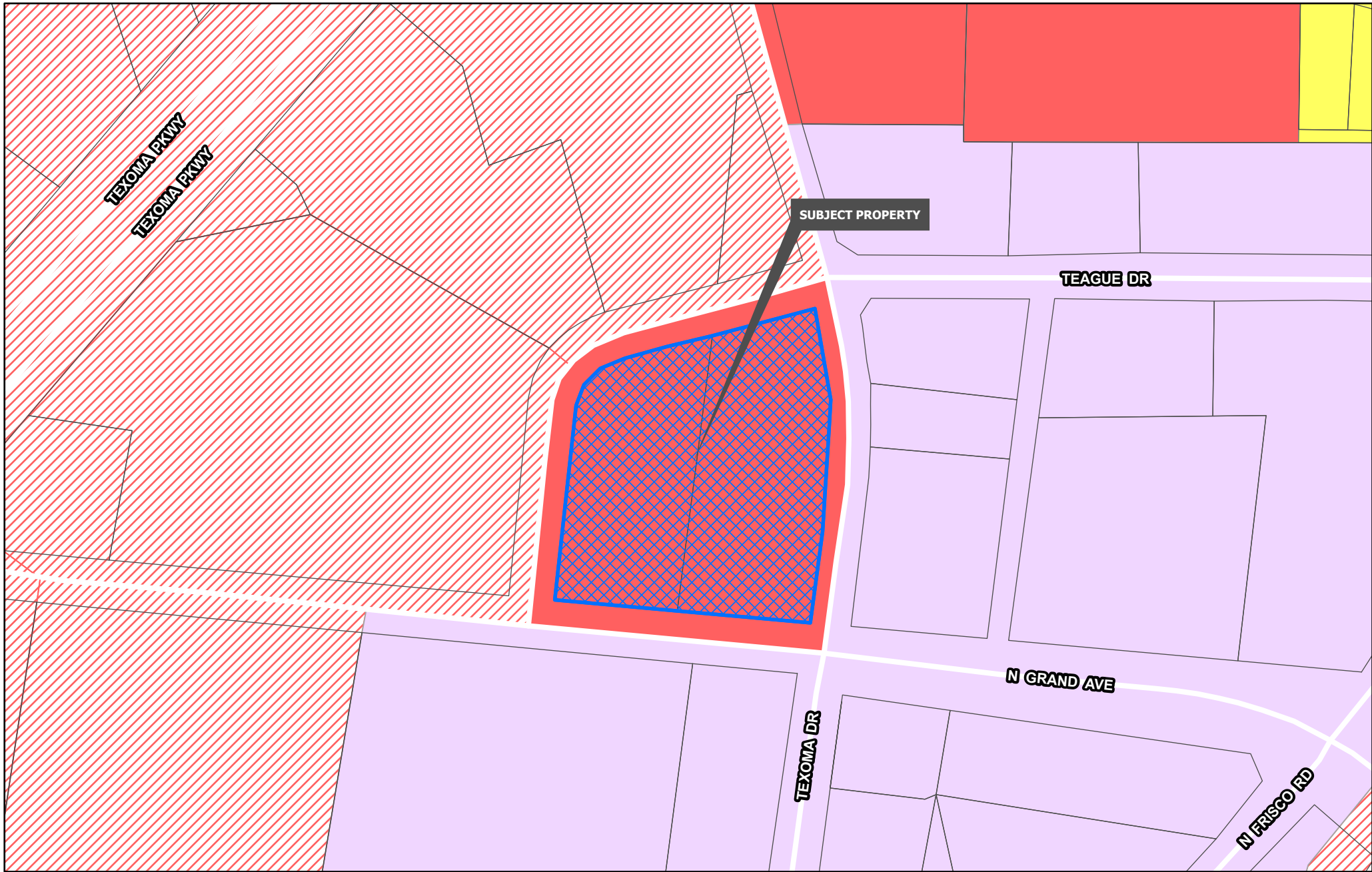
VICINITY MAP
(NO SCALE)

Sheet 1 of 1

Date	Revisions	Date
8-18-18		
Dwn. By JRM		
Aprvd. By DWJ		
Dwg. No. 18080661		
Scale 1" = 30'		

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. It is to be used only for the project and site identified on the title block. It is not to be used for any other project or site. Underwood Drafting & Surveying, Inc. is not responsible for any errors or omissions in this survey. Copyright © 2018 Underwood Drafting & Surveying, Inc. FIRM # 0008300





SUBJECT PROPERTY

TEAGUE DR

N GRAND AVE

TEXOMA DR

N FRISCO RD



Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family Residential	MF-30 Multi-Family Residential	M-1.5 Medium Manufacturing
R-5 Single Family Residential	MH Manufactured Housing	M-2 Heavy Manufacturing
	C-N Neighborhood Commercial	PD Planned Development

**CITY OF SHERMAN
ZONING MAP
1800 TEAGUE DR**



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

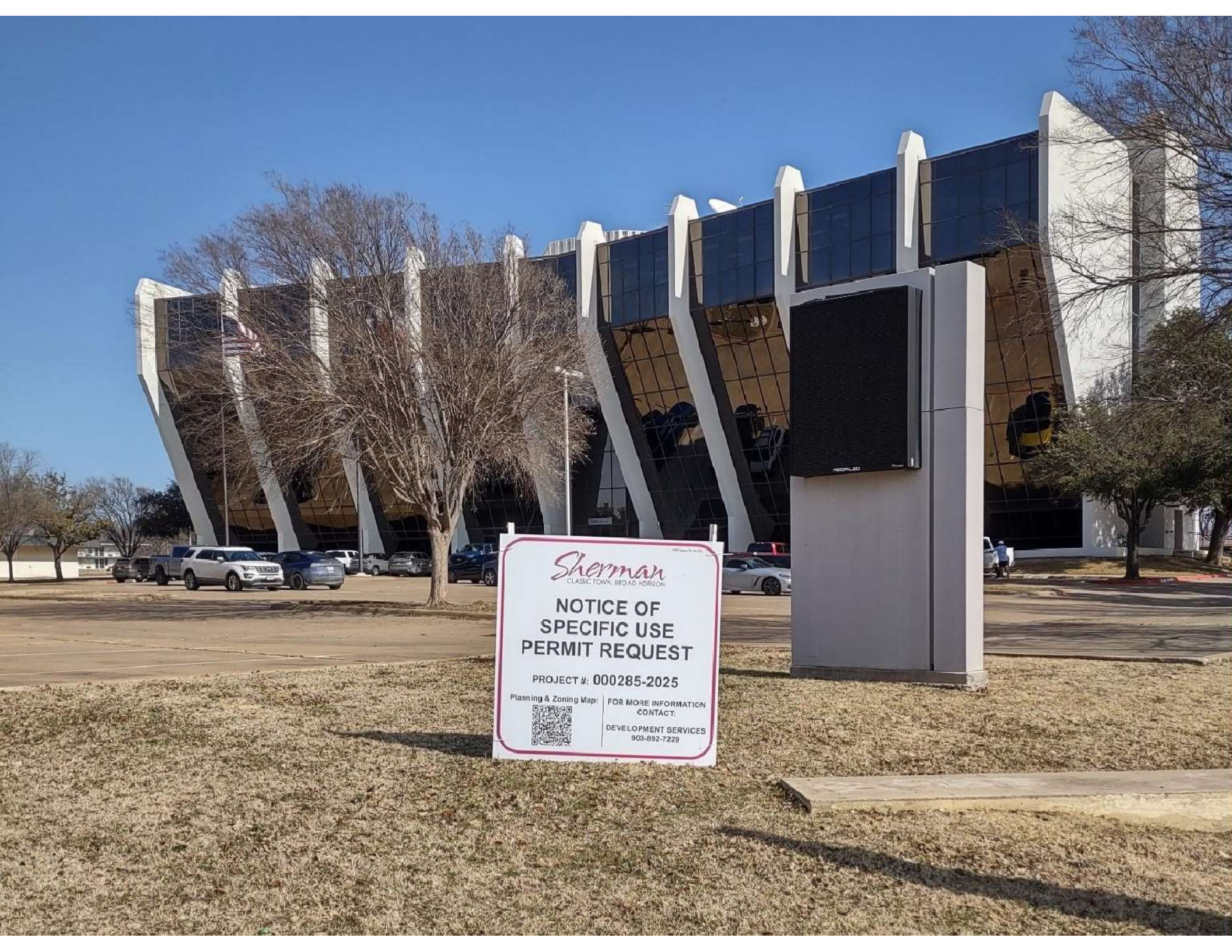
SUBJECT PROPERTY

TEAGUE DR

TEXOMA DR

N GRAND AVE





Sherman
CLASSIC TOWN, BROAD HORIZON

**NOTICE OF
SPECIFIC USE
PERMIT REQUEST**

PROJECT #: 000285-2025

Planning & Zoning Map:



FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

Project Narrative

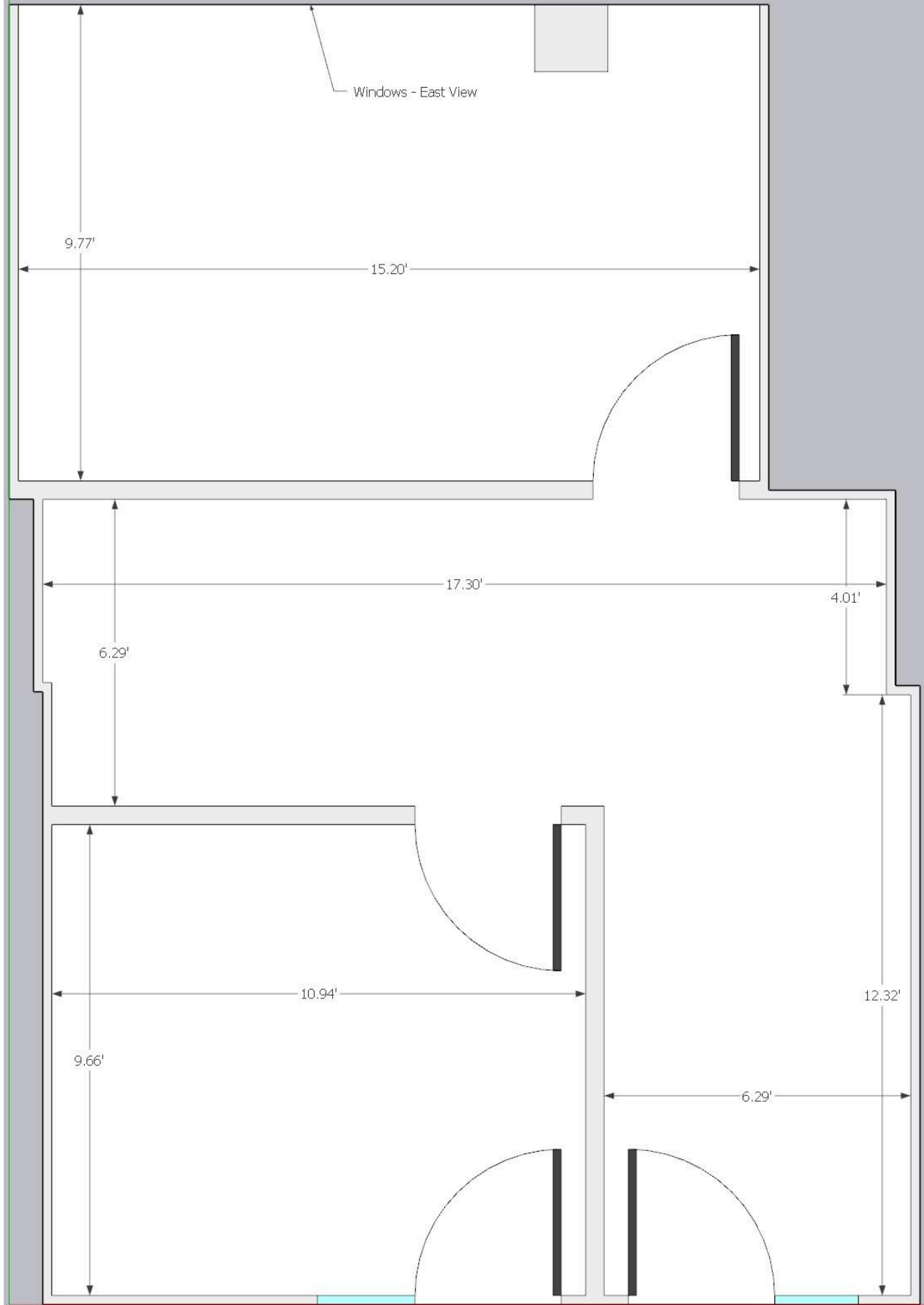
A Special Use Permit is requested to allow the establishment and operation of a massage therapy business in accordance with the applicable ordinances of the City of Sherman.

The proposed business, **Twist & Tranquility Massage LLC**, is a professional massage therapy establishment owned and operated by **Julie Carelock**, a licensed massage therapist in the State of Texas. Ms. Carelock has been licensed through the Texas Department of Licensing and Regulation (TDLR) since **2023** and has several years of professional experience in the massage therapy field. She was nominated for **Best of Texoma Massage Therapist** in **2024** and was honored to **win the award in 2025**. In addition, Ms. Carelock received her **Massage Therapy Instructor license** from TDLR in **August 2025**.

The massage establishment will be located at **1800 Teague Drive, Suite 220, Sherman, Texas 75090**, within the existing One Grand Centre office building, a longstanding multi-tenant commercial property. The business will operate by appointment only and will comply with all applicable state and local regulations governing massage therapy establishments.

No exterior modifications, site changes, or alterations to the existing building are proposed. The requested Special Use Permit is intended solely to allow the lawful operation of a massage therapy establishment at this location.







SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E.7.

Meeting Date: 3/2/2026

Prepared By: Caleb Green, Development Services Inspector

Approved By: Zachary Flores, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6926

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 1 (General Provisions), Article 1.13 (Unclaimed And Surplus Property); Modifying Certain Existing Regulations And Establishing New Regulations On Surplus, Abandoned, Seized Or Recovered Property; Providing A Penalty Clause With A Maximum Fine Of \$500, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof

Issue:

Amending the Code of Ordinances to modify regulations on holding and disposition of unclaimed and surplus property

Background:

On November 17, 2025, City Council passed Ordinance No. 6899 requiring all clothing donation boxes to be permitted within the city limits of Sherman. This Ordinance started a discussion on charging a fee for items removed and held by the City. This proposed ordinance specifies what those fees are and how those fees will be enforced.

Capital Improvement Program:

N/A

Origination:

Development Services

Financial Consideration:

None

Staff Recommendation:

It is recommended that this ordinance be approved.

Alternatives:

The City Council could modify the proposed ordinance or deny this amendment.

Attachments:

1. Ordinance No. 6926

ORDINANCE NO. 6926

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 1 (GENERAL PROVISIONS), ARTICLE 1.13 (UNCLAIMED AND SURPLUS PROPERTY); MODIFYING CERTAIN EXISTING REGULATIONS AND ESTABLISHING NEW REGULATIONS ON SURPLUS, ABANDONED, SEIZED OR RECOVERED PROPERTY; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$500, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas (“City Council”) finds that it is necessary to amend Chapter 1 (General Provisions), Article 1.13 (Unclaimed and Surplus Property) of the Code of Ordinances, City of Sherman, Texas (“Code of Ordinance”) to modify certain existing regulations and establish new regulations on surplus, abandoned, seized or recovered property imposed by the City of Sherman, Texas (“City” or “Sherman”); and

WHEREAS, Sherman has complied with all legal notices and public hearing requirements as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and welfare of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Chapter 4 (Business Regulations) of the Code of Ordinances. Chapter 4 (Business Regulations) of the Code of Ordinances is hereby amended as follows¹:

“ CHAPTER 1 (GENERAL PROVISIONS)

...

ARTICLE 1.13 UNCLAIMED AND SURPLUS PROPERTY

¹ Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

Sec. 1.13.001 Definitions.

Surplus property. City equipment, furniture, vehicles or ~~similar~~ other items of personal property that have been declared surplus, obsolete, worn out or useless by the head of a City department and that are no longer needed for public use. ~~replaced or are no longer in working condition.~~

Unclaimed property. Abandoned, recovered or seized personal property that is in the possession of the City in the course of its municipal operation ~~and the property that has remained unclaimed by the owner of the property and has been in the possession of the City continuously~~ for a period of ~~sixty (60)~~ thirty (30) days or more.

Sec. 1.13.002 Notice of unclaimed property; holding period; fee.

- (a) The City Manager, or his or her designee, shall give notice to the owner of any abandoned, recovered or seized personal property that ~~remains unclaimed is in the City's possession for more than forty-eight (48) hours~~ ~~thirty (30) days~~. If the owner is known, notice shall be given by certified mail to the last known address of the owner of the property and include a description of the property, the ~~name and~~ address where the property may be redeemed, and a statement indicating that if the owner does not claim the property within ~~thirty (30) days~~ ~~three (3) months~~ from the date of the notice, the property will be ~~sold~~ disposed of as provided in Sec. 1.13.003 of this Code. If the owner is unknown or the owner's address is unknown, then notice shall be ~~published as provided in Sec. 1.13.004~~ posted at City Hall of the description of the property, name of owner, if known, address where the property may be redeemed, and a statement indicating that if the owner does not claim the property within thirty (30) days from the date of the notice, the property will be disposed of as provided in Sec. 1.13.003 of this Code. If the property remains unclaimed for a period of thirty (30) days or more after the date of the notice described in this subsection, it may be disposed of as provided in Sec. 1.13.003 of this Code.
- (b) The City is entitled to assess and collect a fee of twenty-five dollars (\$25) for each day the property is in the possession of the City to cover the City's expenses in connection with the storage and care of the property. If assessed, such fee must be paid to the City before the property may be redeemed by the owner of the property.

Sec. 1.13.003 Disposition of unclaimed or surplus property.

- (a) Unclaimed property or surplus property with a fair market value of five hundred dollars (\$500) or more may be disposed of using the following methods:
- (1) Public or online auction;
 - (2) Sealed, competitive bid sale to the public;
 - (3) Donation to a political subdivision or other governmental unit; or
 - (4) ~~In the case of damaged property or property which has no significant value,~~

~~the property may be recycled or disposed of as refuse; or~~
(4)(5) When the City Manager, or his or her designee, determines that it would be in the best interest of the City, surplus property may be offered as a trade-in for new property purchased by the City.

- (b) *If the unclaimed property or surplus property has a fair market value of less than five hundred dollars (\$500) and the owner fails to redeem the property within thirty (30) days after the date of the notice required under Sec. 1.13.002 of this Code, the City Manager or his or her or designee may sell, donate or destroy the property.*
- (c) *If the unclaimed property is money, the City Manager or his or her designee shall deposit the money in the City treasury without conducting a sale or auction if the owner fails to redeem the money within thirty (30) days after the date of the notice required under Sec. 1.13.002 of this Code.*
- (d) *Items of personal property, the sale or other disposition of which is restricted by applicable law, may only be sold or disposed of by the City if the sale or disposition is in accordance with all applicable provisions of the law containing the restriction.*

Sec. 1.13.004 Notice of sale.

When unclaimed *property* or surplus property is to be sold by means other than trade-in or online auction, including sealed, competitive bid or public auction, notice of the sale shall be made by advertisement in the official newspaper of the City, describing the property and specifying the date, time, place, manner, and conditions of disposal. The advertisement shall be entered in the public notice or equivalent section of the newspaper and shall run not less than three (3) days. The disposal shall not be held sooner than fourteen (14) days following the date of the publication of the first notice. All sales by bid or public auction shall be with reserve and, where bids received are unreasonably below the fair market value, all bids shall be rejected, and the property shall be thereafter disposed of in a manner which will ensure an adequate price.

Sec. 1.13.005 Content of notice.

The notice *required by Sec. 1.13.004 of this Code* shall contain:

- (1) A general description of the items of property to be sold;
- (2) A statement that the property is to be sold “as-is”;
- (3) The general manner under which the property came into the possession of the City;
- (4) Whether the property will be auctioned or sold directly;
- (5) The deadline for the return of sealed bids; and
- (6) The time and place of the auction or sale.

Sec. 1.13.006 Sale.

The auction or sale shall be conducted by the *City* Manager or his or her designee. *No*

employee or officer of the City shall, either directly or indirectly, submit a bid for or purchase or acquire ownership of any property sold pursuant to this Article.

Sec. 1.13.007 Postponement.

The auction or sale may be postponed from time to time by inserting a notice of such postponement as soon as practicable in the newspaper in which the original notice was published.

Sec. 1.13.008 ~~Certificate~~ Bill of sale.

When the sale of the property is made, the *City* Manager or his or her designee shall deliver to the purchaser a bill of sale containing a description of the property sold and the price paid for each item.

Sec. 1.13.009 Proceeds of sale.

Proceeds of the sale shall be deposited by the *City* Manager or his or her designee in the appropriate fund of the City. Within six (6) months from the date of the sale, the former owner of any item of such property may make application to the City for payment of the proceeds of the sale and, after satisfactory proof of ownership furnished to the City within six (6) months from the date of sale, the City Council shall order the sale price to be paid to the former owner, after deducting therefrom the actual ~~or reasonable cost~~ and expenses necessarily expended by the City in the conduct of the sale and the storage and care of the property *or the amount of the fee described in Sec. 1.13.002 of this Code.*

Sec. 1.13.010 Exceptions.

The provisions of this Article do not apply to the following:

- (1) Personal property seized or confiscated by the Police Department in the legal performance of its official duties or property that is subject to the disposition requirements of the Texas Code of Criminal Procedure;
- (2) Dogs, cats, or other domestic animals impounded pursuant to the ~~statute~~ *applicable law* or this Code; ~~or~~
- (3) Real property owned by the City; *or*
- (4) *Unclaimed property that is a motor vehicle."*

SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) or the highest amount allowed under applicable law. A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. Allegation and evidence of a culpable mental state is not required for proof of any offense defined in this Ordinance. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies

available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public, and public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 7: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this 2nd day of March 2026.

CITY OF SHERMAN

SHAWN TEAMANN, MAYOR

ATTEST:

TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.**

RYAN D. PITTMAN, CITY ATTORNEY



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. F.1.

Meeting Date: 3/2/2026

Prepared By:

Approved By:

Caption:

Close Public Hearing

Consider Adoption of Ordinances 6921, 6922, 6923, 6924, 6925 & 6926

Issue:

E. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6921

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.369 Acres Being A Replat Of Lot 1R, Block 4 Chaffin's First Addition, And Lots 8-12, Block 4 Chaffin's First Addition, City Of Sherman, Grayson County, Texas, Located At 609 East Pecan Street, Heretofore Zoned M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Commissary Express (Owner), And Copley Land Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6922

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.51 Acres Being Lot 8R, Replat Lots 1 And 8, Sherman Commons Addition, City Of Sherman, Grayson County, Texas, Located At 3806 North Loy Lake Road, Heretofore Zoned C-1 (Retail Business) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-2 (General Commercial) District/75 & 82 Overlay District Zoning Classification, Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) And CDS Commercial Due Diligence Services (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E. 4. INTRODUCTION AND PUBLIC HEARING ORDINANCE NO. 6923

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile Repair, Body Work, Or Painting, On A Tract Of Land Zoned C-2 (General Commercial) District/75 & 82 Overlay District Located At 3806 North Loy Lake Road, Lot 8R, Block C, Replat Lots 1 And 8, Block 8, Sherman Commons Addition, City Of Sherman, Grayson County, Texas; Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant), And CDS Commercial Due Diligence Services (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

E. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6924

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6806 And Granting A Specific Use Permit To Allow A Hotel Or Motel In A C-1 (Retail Business) District Located At 1831 Texoma Parkway, Consisting Of 2.820 Acres, Being In The J.B. Mcanair Survey, Abstract No 763, City Of Sherman, Grayson County, Texas Matcha Residence Group (Owner), And Blue Star Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A

Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E. 6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6925

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Massage Establishment, On A Tract Of Land Zoned C-1 (Retail Business) District Located At 1800 Teague Drive Suite 220, Being In The J.B. Mcanair Survey, Abstract No. 763, And In The Smith Mcglothin Survey, Abstract No. 808 City Of Sherman, Grayson County, Texas One Grand Centre, LLC (Owner), Julie Carelock (Applicant), And Underwood Drafting & Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

E. 7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6926

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 1 (General Provisions), Article 1.13 (Unclaimed And Surplus Property); Modifying Certain Existing Regulations And Establishing New Regulations On Surplus, Abandoned, Seized Or Recovered Property; Providing A Penalty Clause With A Maximum Fine Of \$500, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof

Background:

Capital Improvement Program:

Origination:

Financial Consideration:

Staff Recommendation:

Alternatives:

Attachments:

None



City Council Regular Meeting

Agenda Item No. G.1.

Meeting Date: 3/2/2026

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Zachary Flores, City Manager

Caption:

RESOLUTION NO. 7626

Reauthorizing Guidelines and Criteria for the City of Sherman's Industrial and Commercial Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City

Issue:

Reauthorizing the City's Industrial and Commercial Tax Abatement Program

Background:

Tax Code, Chapter 312, Section 312.002 requires the City to reauthorize its Industrial Tax Abatement Program guidelines and criteria every two years. The last renewal was approved at the February 5, 2024, City Council meeting. This program, which began on July 18, 1988, with the City Council's adoption of Resolution No. 2455, is intended to promote commercial and industrial development and the creation of jobs.

No changes were made to the program or the application.

Capital Improvement Program:

Origination:

City Manager Zachary Flores

Financial Consideration:

There is no immediate impact to reauthorizing the guidelines and criteria for the City's Industrial and Commercial Tax Abatement Program. The impact of a particular abatement is evaluated when the abatement agreement is presented to the City Council.

Staff Recommendation:

The staff recommends the City Council approve the resolution.

Alternatives:

Council could decline to reauthorize the tax abatement program.

Attachments:

1. Resolution No. 7626
2. Amended Industrial_and_Commercial_Tax_Reinvestment_2026-02-16

RESOLUTION NO. 7626

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REAUTHORIZING GUIDELINES AND CRITERIA FOR THE CITY OF SHERMAN'S INDUSTRIAL AND COMMERCIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN CERTAIN AREAS OF THE CITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, by Resolution No. 7254 passed and approved on February 5, 2024, the City of Sherman declared its eligibility and intention to participate in the Tax Abatement Program to promote development/redevelopment in certain areas of the City and adopted Tax Abatement Guidelines and Criteria for use in all Tax Abatement Programs; and

WHEREAS, the City of Sherman is required to renew the guidelines and criteria adopted for this program every two years;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Council of the City of Sherman, Texas, hereby renews the following Tax Abatement Guidelines and Criteria for use in all Industrial and Commercial Tax Abatement Programs, as required by law:

**CITY OF SHERMAN'S
RENEWED INDUSTRIAL AND COMMERCIAL
TAX ABATEMENT GUIDELINES AND CRITERIA**

1. A tax abatement agreement must be reasonably likely to contribute to the retention or expansion of primary employment or to attract a primary employer to make a major capital investment that will benefit the City of Sherman's economic development. Primary employers are those companies whose sales, service and shipments are ultimately used in statewide, national or international markets.
2. A tax abatement agreement will not be entered into where a company is only changing its location within Grayson County, without increasing the number of employees, significantly expanding the facilities, or unless failure to grant such abatement would mean the loss of the business operation in Grayson County.
3. Tax abatement agreements will be considered for both new facilities and structures and for the expansion or modernization of existing facilities and structures.
4. The City Council of the City of Sherman will approve or deny a tax abatement request based upon the subjective evaluation of the following guidelines and criteria. The Council may consider any advisory recommendations received from the Tax Reinvestment Advisory

Committee as it may choose:

- **Employment Impact**

How many jobs will be brought to Sherman?

What types of jobs will be created?

List the number of jobs by class that will be created and the wage range of each class of job.

What will the total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

- **Fiscal Impact**

How much real and personal property will be added to the tax rolls, in square footage and in estimated value?

What is the economic life of the personal property?

What is the expected depreciation of the taxable value of the real and personal property?

How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?

How will this project affect existing businesses and/or office facilities?

What infrastructure construction would be required?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

What is the estimated water use?

- **Community Impact**

What effect would the project have on the local housing market?

Is the project compatible with existing long-range or comprehensive plans?

What is the environmental impact of the project?

SECTION 2. That these Renewed Industrial and Commercial Tax Abatement Guidelines and Criteria shall be effective immediately upon the passage of this resolution.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 2nd day of March 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITMAN, CITY ATTORNEY

**INDUSTRIAL AND COMMERCIAL
TAX REINVESTMENT
PROCEDURES MANUAL
AND
APPLICATION**



SHERMAN, TEXAS

Adopted February 16, 2026

Contents

GENERAL PURPOSE AND OBJECTIVES.....	2
DEFINITION OF TERMS.....	3
APPLICANT ELIGIBILITY.....	4
COMMITTEE.....	5
CRITERIA.....	6
PROCEDURES.....	6
LEGAL DOCUMENTATION PREPARATION	9
EXECUTION OF AGREEMENT.....	10
TAX ABATEMENT APPLICATION	10

GENERAL PURPOSE AND OBJECTIVES

The City of Sherman is committed to the promotion of high-quality development, long-term revenue growth, job creation, and an ongoing improvement in the quality of life for its citizens. As these objectives are generally served by the enhancement and expansion of the local economy, the City of Sherman will, on a case-by-case basis, consider providing a tax abatement to stimulate economic development in Sherman. It is the policy of the City of Sherman that consideration will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City of Sherman is under any obligation to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis.

The following process shall pertain to review of tax abatement requests for the City of Sherman only. The City of Sherman shall not be responsible for providing information to or seeking responses from other taxing entities on the behalf of any applicant.

DEFINITION OF TERMS

Act – The Property Redevelopment and Tax Abatement Act, Texas Tax Code 312.001, et seq., as amended from time to time.

Agreement – A contractual agreement between a property owner and/or lessee and taxing entity for the purpose of tax abatement.

Applicant – An owner of real property located in a reinvestment zone who requests tax abatement in accordance with these guidelines.

Economic Life – The number of years a property improvement is expected to be in service in a facility.

Depreciation – reduction in the appraised and or taxable value (before abatement), of an asset with the passage of time.

Expansion – The addition or enlargement of buildings, structures, fixed machinery or equipment for the purposes of increasing production capacity.

Facility – Property improvements completed or in the process of construction which together comprise an integral whole.

Modernization – The replacement and upgrading of existing facilities which increases the productive input or output, updates the technology, or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.

New Facility – A property previously undeveloped that is placed into service by means other than or in conjunction with expansion or modernization.

Reinvestment Zone – An area designated in accordance with the Act by the City of Sherman, or if outside the city limits of Grayson County. Only property in a Reinvestment Zone is eligible for tax abatement.

Total Facility – All buildings and structures including fixed machinery and equipment at the site(s) where the “abatement facility” is located.

APPLICANT ELIGIBILITY

A Facility may be eligible for abatement if it is in a Reinvestment Zone.

As provided in the Act, abatement may only be granted for the value of eligible property subsequent to and listed in an abatement agreement between the taxing entity and the property owner and lessee (if required), subject to such limitations as the taxing entity may require.

Abatement may be granted for new facilities and improvements to existing facilities and structures and for the expansion or modernization of existing facilities and structures.

Eligible Property – Abatement may be extended to the value of real and tangible personal property for both new facilities and structures, and for the expansion or modernization of existing facilities and structures that are reasonably likely as a result of being granted abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development within the City of Sherman.

Ineligible Property – The following types of property shall be fully taxable and ineligible for abatement: land, existing improvements, real property and tangible personal property used primarily to provide retail sales or services to the public, real property used for residential purposes, real property with a productive life of less than 10 years, tangible personal property that the Grayson Central Appraisal District classifies as inventory or supplies, real or tangible personal property located in the reinvestment zone prior to the effective date of the tax abatement agreement, or any other property for which abatement is not allowed by law.

Owned/Leased Facilities – If a leased facility is granted an abatement, the agreement shall be executed with the lessor and the lessee. Further constraints will be considered under any lease hold facility.

Value and Term of Abatement – Upon determination that a Tax Abatement should be offered to the applicant, the value, and terms of the abatement to be considered will be up to ten (10) years and up to 100% abatement including the construction period as provided by Texas State Law.

Required Investment – Generally, a project must include at least \$5,000,000 in investment to be considered for a tax abatement.

COMMITTEE

The Tax Reinvestment Committee may be convened on a case-by-case basis to advise the City Council on an application for a tax abatement, or to include a certain geographic area in a Reinvestment Zone.

CRITERIA

Any request for tax abatement shall be evaluated based upon a subjective review of the following criteria which each applicant may be requested to address in narrative format in the application:

Employment Impact

- How many jobs will be brought to Sherman?
- What types of jobs will be created?
- List the number of jobs by class that will be created and the wage range of each class of job.
- What will the total annual payroll be? Include current and increase factors.
- Expectation for jobs filled by transfers from other company locations vs. locally filled jobs.

Fiscal Impact

- How much real and personal property will be added to the tax rolls, in square footage and in estimated value?
- What is the economic life of the personal property?
- What is the expected depreciation of the taxable value of the real and personal property?
- How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?
- How will this project affect existing businesses and/or office facilities?
- What infrastructure construction would be required?
- What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)
- What is the estimated water use?

Community Impact

- What effect would the project have on the local housing market?
- How compatible is the project with the City's Comprehensive Plan?
- What environmental impact, if any, will be created by the project?

PROCEDURES

Any person, partnership, organization, corporation, or other entity desiring that the City of Sherman consider providing tax abatement to encourage location of operations within the city

limits of Sherman may be required to comply with the following procedural guidelines. Nothing within these guidelines shall imply or suggest that Sherman be under any obligation to provide a tax abatement in any amount of value to any applicant.

1. Preliminary Application Steps. The Applicant may be required to submit a written request to the attention of the City Manager, City of Sherman, Texas, 220 W. Mulberry Street, Sherman, TX 75090. The request should include all necessary information to evaluate the request, and should contain the following information, if required:
 - A. Applicant shall submit an "Application for Tax Abatement."
 - B. Applicant shall address all criteria questions outlined in Section II in narrative form.
 - C. Applicant shall prepare a survey map showing the precise location of the property, all roadways within five hundred (500) feet of the site, all existing land uses and zoning within five hundred (500) feet of the site, and the kind, number and location of all proposed improvements.
 - D. City may request applicant to provide substantiation of the economic feasibility of the overall project to assist in determining the long-term benefit to the City.
 - E. A complete legal description shall be provided.
 - F. Applicant shall complete all forms and information detailed in Items A through B above and submit them to the City of Sherman or the Sherman Economic Development Corporation (SEDCO).

Once a request has been submitted to the City Manager, it shall be regarded as public information and will be available for inspection by the public as allowed by the Texas Public Information Act. Any proprietary information included as a part of the request should be so indicated, marked in advance and supplied in such a manner to be readily separated from the remainder of the materials.

2. All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be required as needed.

Applicant may be asked to meet with representatives of the City and SEDCO to discuss the details of the application and prepare it for a presentation of proposal to the Tax Reinvestment Committee. These meetings are held in confidence.

3. The representatives of each taxing entity are responsible for requesting this item be placed on their respective agendas for discussion.

If the Applicant's facility is not in a Reinvestment Zone, the City of Sherman's representatives will propose an ordinance to the City Council, designating the Tax Reinvestment Zone and approving the terms of percentage and duration of tax abatement. If the Applicant is located outside the Sherman city limits, and is within Grayson County, the Tax Reinvestment Zone would be designated by Grayson County.

The governing bodies of the Sherman Independent School District, Grayson College, and Grayson County may consider participation in the tax abatement agreement between the City of Sherman and the Applicant.

LEGAL DOCUMENTATION PREPARATION

The governing body eligible for initiating the designation of the Reinvestment Zone (City or County) will be responsible for drafting the proposed agreement pursuant to the approved Tax Abatement, as well as all collateral documentation.

The legal document is to include the following:

1. Estimated value of expansion or new construction to be abated.
2. Percent of value to be abated each year.
3. Commencement date and the termination date of abatement.
4. Proposed use of the facility, nature of construction, time schedule, map, property description and improvements list as provided in the application.
5. Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture and administration.

EXECUTION OF AGREEMENT

TAX ABATEMENT APPLICATION

SECTION I

1. Property Owner: _____
Mailing Address: _____
Telephone Numbers: _____
2. Property Owner's Representative: _____
Mailing Address: _____
Telephone Numbers: _____
3. Physical Property Address: _____
4. Property Legal Description (include as an attachment with metes and bounds)
5. Property is located within: City of Sherman? _____
Sherman I.S.D.? _____
Grayson County? _____
6. Description of Project: _____

7. Date of projected occupation of project/initiation of operations: _____
8. Narrative response to criteria questions in Section II of application? _____
(Yes or No, and include attachment)

SECTION II

Employment Impact

How many jobs will be brought to Sherman?

What types of jobs will be created?

List the number of jobs that will be created and the wage range of each class of job.

What will the total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

Fiscal Impact

How much real and personal property will be added to the tax rolls, in square footage and in estimated value?

What is the economic life of the personal property?

What is the expected depreciation of the taxable value of the real and personal property?

How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?

How will this project affect existing businesses and/or office facilities?

What infrastructure construction would be required?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

What is the estimated water use?

Community Impact

What effect would the project have on the local housing market?

How compatible is the project with the City's Comprehensive Plan?

What environmental impact, if any, will be created by the project?



City Council Regular Meeting

Agenda Item No. G.2.

Meeting Date: 3/2/2026

Prepared By: Billy Hartsfield, Fire Chief

Approved By: Zachary Flores, City Manager

Caption:

RESOLUTION NO. 7627

Approving Execution of an Agreement for Fire and Ambulance Services with Grayson County for the Period of October 1, 2025, through September 20, 2026

Issue:

The City of Sherman and Sherman Fire-Rescue provide Fire and EMS coverage for the area immediately adjacent to Sherman city limits. Grayson County reimburses the City of Sherman for providing said service.

Background:

Continuation of Services

Capital Improvement Program:

N/A

Origination:

Sherman Fire-Rescue

Financial Consideration:

Grayson County will reimburse the City of Sherman \$30,188.00 per month for Fire and EMS services.

Staff Recommendation:

Staff recommends approval.

Alternatives:

None.

Attachments:

1. Resolution No. 7627
2. Fire EMS Contract w Grayson County FY2026

RESOLUTION NO. 7627

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT FOR FIRE AND AMBULANCE SERVICES WITH GRAYSON COUNTY FOR THE PERIOD OF OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to any and all documentation being properly completed and approved as to form and content by the City Attorney, to enter into an Agreement for Fire and Ambulance Services with Grayson County for the period of October 1, 2025 through September 30, 2026, pursuant to the terms and provisions of the contract document attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 2nd day of March 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

STATE OF TEXAS §

FISCAL YEAR 2026

COUNTY OF GRAYSON §

**INTERLOCAL COOPERATION AGREEMENT FOR
FIRE & AMBULANCE SERVICES**

This Agreement for Fire and Ambulance Services (the "Agreement") is made by and between Grayson County, Texas (the "County"), and the City of Sherman, Texas (the "City").

Whereas, the County is a duly organized political subdivision of the State of Texas engaged in the administration of county government and related services for the benefit of the citizens of Grayson County; and

Whereas, the City is a duly organized political subdivision of the State of Texas engaged in the administration of city government and related services including provision of fire protection and ambulance services;

Whereas, the County desires to obtain emergency ambulance and related emergency medical services, as well as fire protection services, for the benefit of the residents of the County living in the extraterritorial jurisdiction of the City depicted in "Exhibit A", attached hereto and incorporated herein by reference, which the City is capable of providing, subject to the terms of this Agreement;

Whereas, the provision of emergency ambulance and fire protection services is a governmental function that serves the public health and welfare of residents of the County living in the extraterritorial jurisdiction of the City;

Whereas, the City requires funding from the County to defray the expense of providing such services outside its city limits, that is, in the specific extraterritorial jurisdiction areas described herein;

Whereas, each party has sufficient funds available from current revenues to perform the functions contemplated by this Agreement, and County represents and warrants to City that the Grayson County Commissioners Court has authorized funds in amounts sufficient to pay or perform its obligations under this Agreement;

Whereas, the County and the City mutually desire to be subject to, and contract pursuant to, provisions of the Texas Government Code, Chapter 791; Texas Local Government Code, Chapter 352; and Texas Health and Safety Code, Section 774.003; and

NOW, THEREFORE, the County and the City, in consideration of the mutual promises, covenants and agreements stated herein, agree as follows:

TERM

The term of this Agreement shall be for the period beginning at 12:01 A.M. on October 1, 2025, and ending at 11:59 p.m. on September 30, 2026.

It is understood and agreed that this Agreement may be extended for additional one-year terms by written agreement of the parties.

CONSIDERATION

For the services provided by the City to the County, as set out below, the County shall provide to the City the sum of \$30,188.00 per month during the term of this Agreement, which is due and payable by the 10th of each month. The first payment shall be due on or before October 10, 2025.

PERFORMANCE OF SERVICES & CITY RESPONSIBILITIES

The services to be rendered under this Agreement by the City are the ambulance and fire protection services normally rendered by the City to the citizens of the City in circumstances of emergency, but which services will now be extended to all citizens of the County residing in the extraterritorial jurisdiction of the City depicted in "Exhibit A" attached hereto and incorporated herein by reference. In the event the City's extraterritorial jurisdiction is modified, enlarged or reduced by operation of law or otherwise after the effective date of this Agreement, then "Exhibit A" shall automatically be updated without further action of either party to include only the City's extraterritorial jurisdiction that then exists.

It is recognized that the officers and employees of the City have the duty and responsibility of rendering ambulance and fire protection services in the areas defined above as well as areas within the City's corporate boundaries. In the performance of these duties and responsibilities, it shall be within the sole responsibility and discretion of said officers and employees of the City to determine priorities in the dispatching and use of equipment and personnel. Notwithstanding any statement to the contrary in this Agreement, the services to be provided under this Agreement shall not be arbitrarily withheld, but it is understood by the parties that unforeseen circumstances may arise which prevent the City from providing the services at a particular time. The City shall restore such services with all reasonable speed to the same level which existed prior to such unforeseen circumstances arising, if such should arise. It is recognized that the City has the primary and principal duty and responsibility of rendering services to citizens of the City. The County understands that the availability of the City's equipment and personnel will be subject to the demands within the City's corporate boundaries, which will in all cases take priority, as well as other existing interlocal and mutual aid agreements.

The City shall devote sufficient time and attention to ensure the performance of all duties and obligations of the City under this Agreement and shall provide immediate and direct supervision of the City's employees, agents, contractors, sub-contractors and/or laborers engaged in the performance of this Agreement for the mutual benefit of the City and the County.

All persons employed or used by the City in the performance of work under this Agreement shall hold all required and appropriate professional certifications, permits and/or licenses as required by all state and federal laws and regulations and shall conduct themselves in a professional manner.

The City shall staff and equip each ambulance and vehicle utilized to provide such emergency medical services pursuant to this Agreement with all items for operations as required for a MICU level of service, in compliance with all applicable state and federal standards;

Each party shall respond to reasonable data requests relevant to services provided under this Agreement and make its respective financial records available for audit and/or review by the other party, upon request by the other party.

The City will participate in after action reviews as requested by the Grayson County Office of Emergency Management of emergency incidents involving a response of the City under this Agreement.

The City will provide, and maintain current, contact information for the City to include active email addresses and telephone contact information for use by the Grayson County EOC and Sheriff's Office Communication Center.

The City will adopt the National Incident Management System ("NIMS") and take all necessary steps to implement NIMS including required NIMS training for all personnel contemplated to provide response services pursuant to this contract.

The City shall provide to the County monthly operating reports including all data set out in "Exhibit B" attached to this Agreement and in the format shown. The reports shall be provided to the County by email to colin.willingham@co.grayson.tx.us or other email as designated by the County in writing. The first report under this Agreement for FY25 shall be due on or before the 15th day of November 2025.

Any billing and collection procedures used will be developed by the City. The County does not require nor shall it be responsible for any billing or collection for services provided under this Agreement.

The service rate for all 911 and non-emergency transports shall be set by the City without consideration and approval from the County. Rates for services and collection rates will be provided to the County by the City upon request.

Nothing in this Agreement shall prohibit or limit City from separately billing and collecting charges and expenses from persons to whom ambulance or EMS services are provided under this Agreement ("Patients"). City shall have sole discretion over the amount of any such charges or expenses imposed on Patients. County shall have no authority over or responsibility for any Patient billing or collection activities for services provided by City under this Agreement. The Patient charges and expenses billed and/or collected by City shall be in addition to, and shall not affect, County's obligation to pay City for the amounts due under this Agreement. In addition, recovery of any additional sums or consideration from County residents by the City for response to grass or wildfire is strictly prohibited by this Agreement, except for responses resulting from the intentional act or omission of a County resident or other person, for which the City is entitled to seek recovery of additional sums or consideration. Inasmuch as the City acts as the County's agent for response, the City agrees to provide the fire protection services for grass or wildfire for the consideration in Paragraph 1 above. Except as otherwise provided above, this provision is included to prohibit the recovery of additional compensation directly from County residents by City only and shall not preclude the County and City from seeking state or federal assistance in the event of disaster or extraordinary response due to wildfire threat.

The City agrees to cooperate with other 9-1-1 emergency service providers in Grayson County, including without limitation, providing emergency contact information of chiefs and locations and numbers of ambulances available for immediate response. Mutual aid to other such county 9-1-1 providers will be at the sole discretion of the employees and officers tasked with such responsibilities by the City; however, during a time of declared disaster, local or in a neighboring jurisdiction, City shall follow the County Emergency Management Plans and commit such resources as are necessary and appropriate given the nature of the disaster and upon request of the Grayson County Judge or Emergency Management Coordinator.

AMENDMENT & MODIFICATION

Any alterations or deletions to the terms of this Agreement shall be by written amendment executed by both parties to this agreement. Any alterations, additions, or deletions to the terms of this agreement that are required by changes in Federal, State, or local law, or regulations, will be automatically incorporated into this Agreement without written amendment, and shall become effective on the date designated by such law or regulation.

FORM 1295 ACKNOWLEDGEMENT

The City acknowledges that it is a governmental entity and not a business entity as those terms are defined in Section 2252.908 of the Texas Government Code, and therefore, no disclosure of interested

parties pursuant to Section 2252.908 of the Texas Government Code is required.

MISCELLANEOUS PROVISIONS

The following miscellaneous provisions apply to this Agreement:

All services furnished by the City shall be rendered in full compliance with all applicable federal, state and local laws, rules and regulations;

Neither party may assign this agreement or any rights, interest, or obligations under this agreement without the prior written approval of the other party.

The City shall be the holder of any state or federal licenses, permits, etc., required for the operation of the fire and rescue department, and shall make all necessary payments to maintain said licenses and permits.

SAFEGUARDING OF INFORMATION SYSTEMS

The City shall apply basic safeguarding requirements and procedures to protect the City's information systems whenever the information systems store, process or transmit any information, not intended for public release, which is provided by or generated for the County or the public in connection with provision of the services under this agreement. This requirement does not include information provided by the County to the public or simple transactional information, such as that necessary to process payments. These requirements and procedures shall include, at a minimum, security control requirements reflective of actions a prudent business person would employ.

NOTICES AND ADDRESSES OF PARTIES

Any notice required under this Agreement shall be delivered by certified mail, return receipt requested, addressed to the proper party, at the following addresses:

To the County: Grayson County
Attn: Honorable County Judge
100 W. Houston, Suite 15
Sherman, TX 75090

To City: City of Sherman
Attn: City Manager
220 W Mulberry
Sherman, TX 75090

INDEPENDENT CONTRACTOR RELATIONSHIP

It is expressly understood and agreed that the City is an independent contractor in its relationship with the County. The County is interested only in the results obtained under this Agreement; the manner and means of conducting the work are under the sole control of the City. None of the benefits provided by the County to their employees are available to City employees, agents, or representatives. Notwithstanding the foregoing, and pursuant to Section 791.006(a) of the Texas Government Code, as amended, each party shall be solely responsible for any civil liability arising from furnishing or obtaining the services contemplated herein as fully and to the same extent as that party would have been responsible in the absence of this Agreement. The parties understand and agree that if City does not furnish personnel, equipment of services to County after being notified of the need for such services, City shall not be liable to

County in damages or otherwise for failure to furnish the same.

County agrees that the acts or omissions of any person dispatched by City pursuant to this Agreement, traveling to or from said calls, or in any manner furnishing services to County, outside of city limits of City, shall be considered to the acts and agents of County in all respects, notwithstanding that such person may be a regular employee or independent contract of City. Nothing in the Agreement at any time or in any manner shall be construed to 1) effect an agreement of partnership or joint venture, or 2) render the County the employer of master of the City, its employees, agents or representatives.

TERMINATION OF AGREEMENT

Either party may terminate this Agreement by giving sixty (60) days written notice to the other party at the address as provided herein.

GOVERNMENTAL IMMUNITY

The fact that the County and the City accept certain responsibilities relating to the rendition of fire protection and ambulance services under this Agreement as part of their responsibility for providing protection for the public health makes it imperative that the performance of these vital services be recognized as governmental functions and that the doctrine of governmental immunity shall be, and is hereby, invoked to the fullest extent permitted by law. This Agreement does not waive, nor shall it be deemed to waive, any immunity or defense, including, but not limited to, governmental immunity, that would otherwise be available to the parties against claims arising from the exercise of governmental powers and functions.

SEVERABILITY

In the event any provisions of this Agreement are for any reason held invalid, illegal, or unenforceable, they shall not affect any other provision, and this Agreement shall be construed as if such invalid, illegal, or unenforceable they shall not affect any other provision, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

APPLICABLE LAW

This Agreement shall be interpreted in accordance with the laws of the State of Texas and Grayson County is the proper venue for any action regarding this Agreement.

ENTIRE AGREEMENT

This Agreement represents the entire Agreement of the Parties and supersedes any verbal or written representations of, to or by the Parties to each other.

Signed this _____ day of _____, 2026

Signed this _____ day of _____, 2026

City of Sherman, Texas

Grayson County, Texas

By: _____
City Manager

By: _____
Grayson County Judge

Exhibit A

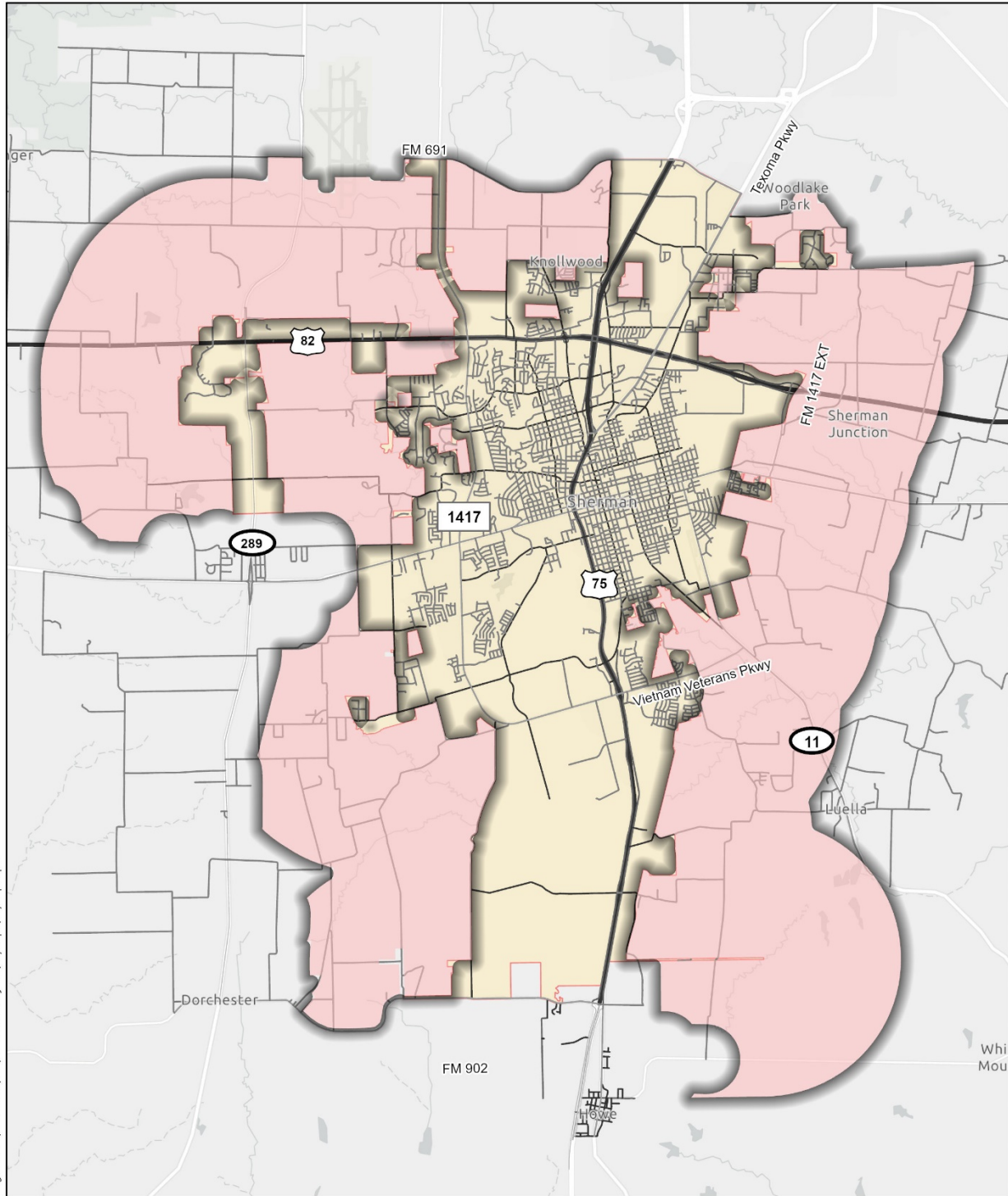


diagram: H:\ENGINEER\GIS\ArcGIS Pro Projects\CityMaps\CityMaps.aprx



Source: City of Sherman
Date: January 2025

CITY OF SHERMAN
Extraterritorial Jurisdiction Map
(E.T.J.)



Monthly Grayson County OEM Report Ambulance Data Requirements

District: _____ Report mmm/yyyy: _____
 Date of Report: _____ Number of FTSA:¹ _____

Run Type	Number of Calls
9-1-1 CALLS:²	
<i>9-1-1 Transports:³</i>	
Transports by FTSA	_____
Transports by non-FTSA:	_____
<i>9-1-1 Non-Transports:⁴</i>	
Treatment/ No Transport:	_____
No Treatment/ No Transport:	_____
Public Assist/ Welfare Check:	_____
Emergency Stand-by: ⁵	_____
Cancelled:	_____
DOS	_____
Other: (explain)	_____
_____	_____
<i>9-1-1 Transfer to Air Medical:⁶</i>	
a _____	_____
b _____	_____
c _____	_____
TOTAL 9-1-1 CALLS	<input style="width: 50px; border: 1px solid black;" type="text" value="0"/>
NON 9-1-1 CALLS:⁷	
Transfers by FTSA:	_____
Transfers by non-FTSA:	_____
Non-emergency Stand-by:	_____
TOTAL NON-9-1-1 CALLS	<input style="width: 50px; border: 1px solid black;" type="text" value="0"/>
GRAND TOTAL CALLS THIS MONTH	<input style="width: 50px; border: 1px solid black;" type="text" value="0"/>

MUTUAL AID REPORT⁸	
9-1-1 Responded in Mutual Aid capacity:	
a _____	_____
b _____	_____

RESPONSE TIME REPORT⁹	
9-1-1 Ambulance Response Time	
This month last year:	<input style="width: 50px; border: 1px solid black;" type="text"/>
This month this year:	<input style="width: 50px; border: 1px solid black;" type="text"/>

Monthly Grayson County OEM Report Definitions

- ¹ Full Time Staffed Ambulance, ambulances staffed with full-time personnel.
- ² Number of 9-1-1 generated calls this month; includes walk ups.
- ³ Number of 9-1-1 generated calls in which the patient was transported to appropriate
- ⁴ Number of 9-1-1 generated calls in which the patient was not transported (patient refusal,
- ⁵ Number of 9-1-1 generated calls in which EMS was requested to stand-by or stage from
- ⁶ Number of 9-1-1 generated calls in which the patient was transferred to Air Medical for
- ⁷ Number of 9-1-1 calls generated by means other than 9-1-1; scheduled/ non-scheduled
- ⁸ Calls in which this agency responded to another district for mutual aid; list the district(s) and
- ⁹ Average response time for 9-1-1 calls for the same report month in the previous year and



City Council Regular Meeting

Agenda Item No. G.3.

Meeting Date: 3/2/2026

Prepared By: Kerri Turner, Planning Technician

Approved By: Zachary Flores, City Manager

Caption:

*** RESOLUTION NO. 7628**

Authorizing Execution of an Agreement with Clairiss Jenkins for the Abatement of AD Valorem Property Taxes for the Construction of a New Single-Family Residence at 208 North Harrison Avenue within the City of Sherman Reinvestment Zone, Number 10 (#10)

Issue:

This item is to consider property tax abatement for the construction of a new single-family residence at 208 North Harrison Avenue situated within City of Sherman Reinvestment Zone, Number Ten (#10).

Background:

On June 5, 2023, City Council renewed the residential tax abatement program to encourage the redevelopment within the City of Sherman's Reinvestment Zone, Number Ten (#10). This application is for the construction of a new single-family residence at this location. This lot is in the current designated zone for residential tax abatement.

Capital Improvement Program:

N/A

Origination:

Clairiss Jenkins
Habitat for Humanity

Financial Consideration:

A \$75.00 application fee has been received for this residential lot. If granted, the initial abatement for this property will be approximately \$711.20 annually.

Staff Recommendation:

This item meets the requirements of the residential tax abatement program.

Alternatives:

The City Council could decide against granting this abatement.

Attachments:

1. Resolution No. 7628
2. Residential Tax Abatement Agreement

3. Exhibit A - Plat
4. Deed
5. Letter of Intent
6. Application
7. Building Permit
8. Site Plan
9. Location Map
10. Site Photo
11. Reinvestment Zone Map

RESOLUTION NO. 7628

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH CLAIRISS JENKINS FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 208 NORTH HARRISON AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10); FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to receipt of a fully-executed agreement from Clairiss Jenkins and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with Clairiss Jenkins for the abatement of ad valorem property taxes for a period of ten (10) years, for the construction of one (1) new single-family residence at 208 North Harrison Avenue, lying within City of Sherman Reinvestment Zone, Number Ten (#10), in accordance with the City's policies and procedures established for this purpose.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, on this the 2nd day of March 2026.

CITY OF SHERMAN, TEXAS

**BY: _____
SHAWN TEAMANN, MAYOR**

ATTEST:

**BY: _____
TERI FINE, CITY CLERK**

**APPROVED AS TO FORM AND
CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

**BY: _____
RYAN D. PITTMAN, CITY ATTORNEY**

I.

1.01 To the extent authorized by the Texas Constitution and by the Tax Code, CITY hereby agrees to exempt from City of Sherman taxation a portion of the increase in value of taxable real property of OWNER in the CITY over the same real property and its value as calculated by the Grayson Appraisal District for ad valorem property tax purposes in accordance with the following schedule. Such tax exemption shall be in effect for tax years beginning January 1, 2026, and continuing for tax years 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035 with same constituting ten (10) tax years. However, nothing contained herein shall be construed to grant an abatement of taxes to be assessed based on the change of use of the property from an agricultural use to another use, sometimes referred to as rollback taxes, penalties or interest. In the event rollback taxes are applicable for the real property utilized by OWNER, then such increase in value of taxable property resulting from such rollback shall be used as the tax value for such property for the tax year 2025, sometimes referred to herein as the Base Tax Year.

SCHEDULE OF TAXES ASSESSED

<u>TAX YEAR</u>	<u>ABATEMENT</u>
2026	100%
2027	100%
2028	100%
2029	100%
2030	100%
2031	100%
2032	80%
2033	60%
2034	40%
2035	20%

II.

2.01 OWNER warrants and represents that the real property upon which OWNER has constructed or will construct improvements is qualified property within the meaning of that Act, and that such has been and will remain eligible for tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Sections 312.001, et seq., Texas Tax Code.

2.02 To continue to qualify for tax abatement under the terms of this Agreement, OWNER hereby warrants and represents that the improvements made by OWNER on the real property described herein are for residential use.

2.03 The tax abatement granted under the terms of the Agreement shall only be implemented if the appraised value of all real property and improvements located thereon owned by OWNER and lying within designated zone exceeds the base year value. The OWNER agrees that Grayson Appraisal District shall, at reasonable times upon reasonable notice, have access to the property made the subject of this Agreement, and that the above set forth inspectors shall be

able to inspect the property to ensure that the improvements are being made in accordance with the terms and conditions hereof and utilized in accordance with this Agreement.

III.

3.01 The term of this Agreement shall be for tax years 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035 as indicated above in paragraph 1.01.

IV.

4.01 The kind, number and location of all proposed property improvements are set forth as follows:

Construction of one (1) new Single-Family Residence at 208 North Harrison Avenue, Sherman, Texas, and as more particularly described by metes and bounds as to hereafter include the property described in **Exhibit A**:

5.01 OWNER agrees that, should he fail to make improvements substantially as described or fail to perform any other term or covenant hereof, CITY shall have the right, after giving notice and opportunity to cure as hereinafter set out, to recapture all tax revenue on said property in the zone lost as a result of this Agreement for the entire term of the Agreement. Such recapture shall mean that all of such property shall be taxed at the full improved value as assessed by the Grayson Appraisal District for all years this Agreement has been in effect. The payment of such recaptured taxes minus any taxes paid by OWNER during the years this Agreement has been in force shall be due January 1 of the next following year and shall be delinquent if not paid on or prior to January 31st. Penalties and interest shall be calculated thereafter as if all taxes had become due in the same year. The CITY agrees prior to enforcement of the terms of this paragraph to give 120 days' written notice to the address shown below of OWNER'S default in completing the improvements called for in this Agreement, and OWNER shall have the right to cure such default within the 120-day period.

VI.

6.01 This Agreement shall inure to the benefit of CITY and OWNER, and shall be binding upon them, their heirs, successors and assigns. It is specifically provided and agreed that the right to tax abatement shall inure to the benefit of subsequent owners so long as the term and conditions of this Agreement are in effect.

VII.

7.01 CITY agrees that this Agreement may be assigned, and the improvements leased or sub-leased, without any further necessity for consent, by the OWNER to any person, firm or corporation.

VIII.

8.01 At any time before the expiration of the term hereof, this Agreement may be modified by the mutual action of the parties hereto to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. Such modification must be in writing and signed by all the parties hereto and made by the same procedure by which the original Agreement was approved and executed. In no event may the original Agreement be modified so as to extend the term beyond the original term of this Agreement.

IX.

9.01 This Agreement shall be construed subject to the laws of the State of Texas, and particularly to the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

9.02 All appraisal values for real property shall be made by the Grayson Appraisal District or such other entity as may succeed or replace such District.

9.03 OWNER is hereby notified that the Grayson Appraisal District may impose additional requirements which must be met in order for OWNER to realize the benefit of tax abatement and this Agreement. Contact should be made by OWNER with the District in person at 512 North Travis Street, Sherman, Texas, or by telephone at (903) 893-9673.

X.

10.01 This Agreement is subject to all provisions of all outstanding bond issues of CITY. To the extent that this Tax Abatement Agreement conflicts with any of the provisions of such bond issues, such bond issues and attendant documents thereto shall control.

XI.

11.01 This Tax Abatement Agreement is specifically subject to present laws of the State of Texas and any future laws enacted subsequent to the execution of this Agreement which may provide retroactively for a modification of Agreements of this type as a matter of law. Upon the effective date of any such law, then this Agreement shall automatically be so modified.

XII.

12.01 Notices required by this Agreement shall be mailed to the following addresses as some may be in the future changed by either party upon written notice to the other:

City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106
(903) 892-7200

Clairiss Jenkins
711 S Armstrong
Denison, TX 75021
(903)718-7395

Copy to: Grayson Appraisal District
512 North Travis Street
Sherman, Texas 75090
(903) 893-9673

This Agreement is performable in Grayson County, Texas. Witness our hands on this the

19 day of Feb, 2026.

CITY:
CITY OF SHERMAN, TEXAS

OWNER:
CLAIRISS JENKINS

BY: _____
ZACHARY FLORES

BY: 
CLAIRISS JENKINS

ATTEST:

BY: _____
TERI FINE
CITY CLERK

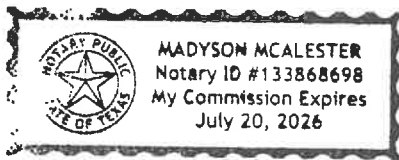
**APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN
CITY ATTORNEY

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared CLAIRISS JENKINS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein express.

GIVEN UNDER MY HAND and seal of office this 19th day of Feb, 2026 A.D.



Madyson McAlester
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

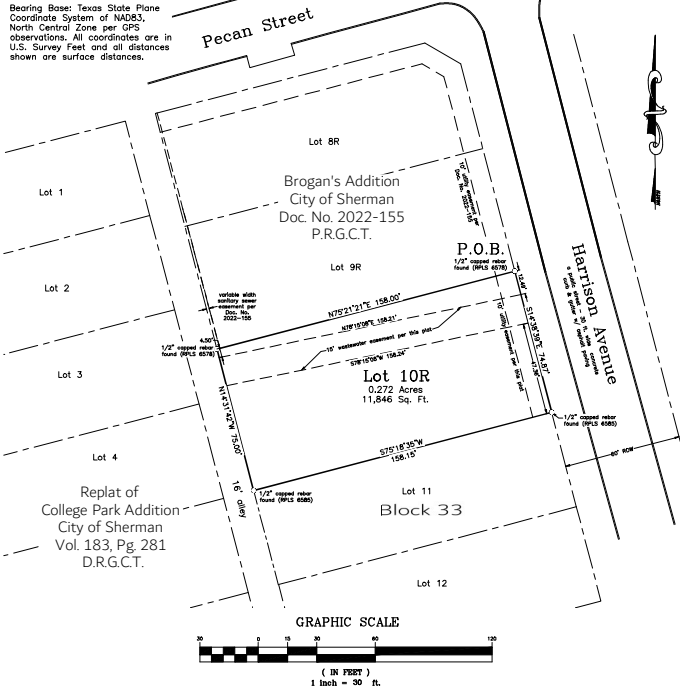
Vicinity Map (not to scale)



Bearing Base: Texas State Plane Coordinate System of NAD83, North Central Zone per GPS observations. All coordinates are in U.S. Survey Feet and all distances shown are surface distances.

General Notes:

- 1. Water supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plot herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818IC0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the G.B. Pilant Survey, Abstract No. 963 and being all of Lot 10 and the "called" South One-Half of Lot 9, Block 33, of the Replat of College Park Addition to the City of Sherman, Texas, as per plat of record in Volume 183, Page 281, Deed Records, Grayson County, Texas, being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6578) in the West line of Harrison Avenue, a public street, at the Southeast corner of Lot 9R of Brogan's Addition to the City of Sherman, as per plat of record in Doc. No. 2022-155, Plat Records, Grayson County, Texas, and being the Northeast corner of the herein described tract;

THENCE South 14 deg. 38 min. 39 sec. East, with the West line of said Harrison Avenue, and the East lines of both said Lots 9 and 10, a distance of 74.87 ft. to a 1/2 inch capped rebar found (RPLS 6586) at the Southeast corner of both said Lot 10 and the herein described tract and the Northeast corner of Lot 11, Block 33 of said Replat of College Park;

THENCE South 75 deg. 18 min. 35 sec. West, with the North line of said Lot 11 and the South line of said Lot 10, a distance of 158.15 ft. to a 1/2 inch capped rebar found (RPLS 6585) in the East line of a 16 ft. wide alley, at the Northeast corner of said Lot 11 and being the Southwest corner of both said Lot 10 and the herein described tract;

THENCE North 14 deg. 31 min. 42 sec. West, with the East line of said alley and the West lines of said Lots 10 and 9, a distance of 75.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southwest corner of Lot 9R of said Brogan's Addition and being the Northeast corner of the herein described tract;

THENCE North 75 deg. 21 min. 21 sec. East, with the South line of Lot 9R of said Brogan's Addition, a distance of 158.00 ft. to the PLACE OF BEGINNING and containing 0.272 ACRES of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Kate A. Wagner, R. P. L. S. No. 6578 Date:



SURVEYOR:

Helvey-Wagner Surveying, Inc. 222 W. Mohr St., Denison, Texas 75020 Phone (800) 443-4191 Email: kate@helveywagnersurveying.net TBSLS Form Registration No. 10288100

Owner: Habitat for Humanity of Grayson County P.O. Box 2723 Sherman, Texas 75091

STATE OF TEXAS COUNTY OF GRAYSON

I, Habitat for Humanity of Grayson County, sole owners of Habitat 46 Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Managing Member of Habitat for Humanity of Grayson County Printed Name: Laurie Mealy, Executive Director

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Habitat for Humanity of Grayson County, hereinafter called OWNER, is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat. OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of any and all aircraft "aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whomever owned or operated, in the airspace over OWNER's property. Such release shall include, but not be limited to, any damages to OWNER's property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This Release shall be binding upon OWNER and OWNER's successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land. Executed this ___ day of _____, AD, 2024.

Managing Member of Habitat for Humanity of Grayson County Printed Name: Laurie Mealy, Executive Director

OWNER'S CERTIFICATE OF DEDICATION

That Habitat for Humanity of Grayson County, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Habitat 46 Addition, an addition to the City of Sherman, Grayson County, Texas, being 0.272 acres situated in and being a portion of the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which in any way encroach or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at _____ County, Texas, this ___ day of _____, 2024.

Managing Member of Habitat for Humanity of Grayson County Printed Name: Laurie Mealy, Executive Director

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Laurie Mealy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office this ___ day of _____, 2024.

Notary Public, Grayson County, Texas

CITY ACCEPTANCE



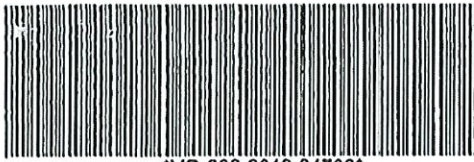
Approved this ___ day of _____, 2024, by the City Planning and Zoning Commission of the City to Sherman, Texas.

Chairman Secretary

Final Replat Habitat 46 Addition Being a Replat of Lot 10 and the "called" South One-Half of Lot 9, Block 33 of the Replat of College Park Addition to the City of Sherman Grayson County, Texas 0.272 Acres in the G.B. Pilant Survey Abstract No. 963

DATE OF PREPARATION: NOVEMBER 18, 2024 JOB NO. CGS401124

2019 - 24706



VG-286-2019-24706

Grayson County
Wilma Bush
County Clerk
Sherman, TX 75090

Instrument Number: 2019 - 24706

Real Property Recordings

Recorded On: October 10, 2019 09:57 AM

Number of Pages: 7

Parties: SHERMAN CITY OF

" Examined and Charged as Follows: "

Total Recording: \$36.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24706
Receipt Number: 20191010000039
Recorded Date/Time: October 10, 2019 09:57 AM
User: Shannon B
Station: CLERK06

Record and Return To:

CITY OF SHERMAN
PO BOX 1106

SHERMAN TX 75091



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRAYSON §

THAT THE CITY OF SHERMAN, TEXAS, a Texas municipality ("Grantor"), of Grayson County, Texas, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor, in hand paid by HABITAT FOR HUMANITY OF GRAYSON COUNTY (HABITAT) ("Grantee"), whose address is 901 North Grand Avenue, Sherman, Texas, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Grantee that certain tract or parcel of land located at 204 North Harrison Avenue, being Lot Ten (10) and the South One-Half (1/2) of Lot Nine (9) in Block 33 of College Park Addition, an Addition to the City of Sherman, Texas, as shown by Plat of Record in Volume 183, Page 281, Deed Records, Grayson County, Texas and being more particularly described on Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and hereditaments thereto in anywise belonging unto the said Grantee and its assigns.

And Grantor hereby binds itself, its successors and assigns to forever warrant and defend the rights and title to said premises unto the said Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.


IN WITNESS WHEREOF, this instrument has been executed on this the 7th day of October, 2019.

GRANTEE:
CITY OF SHERMAN, TEXAS

BY: 
ROBBY HEFTOM, CITY MANAGER

ATTEST:

BY: 
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:
BY: 
BRANDON S. SHELBY, CITY ATTORNEY

Authorized by Resolution No. 6538 dated October 7th, 2019.

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

THIS INSTRUMENT was acknowledged before me on this the 7th day of October, 2019, by **ROBBY HEFTON, CITY MANAGER OF THE CITY OF SHERMAN**, a Texas municipality, who, being by me duly sworn, acknowledged to me that having been first duly authorized by said municipality so to do, he executed the above and foregoing instrument in the capacity stated, on behalf of said municipality, and as its act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 7th day of October, 2019.



Linda Ashby
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



We build strength, stability, self-reliance *and* shelter.

November 11, 2025

To the City of Sherman:

Please accept this letter as proof of Habitat for Humanity of Grayson County's intent to sell a house, currently under construction, to Clairiss Jenkins. The house is located at 208 N. Harrison Avenue, Sherman, 75090. The sale would go into effect after the house has been completed and all Ms. Jenkins' obligations to Habitat for Humanity have been met.

With this intent, tax abatement for this property is requested from the City of Sherman in Ms. Jenkins' name.

Sincerely,


Sandra L. Miller
Mortgage Loan Originator


Laurie Mealy
Executive Director

**CITY OF SHERMAN
APPLICATION FOR RESIDENTIAL TAX ABATEMENT**

Property Owner:

Name: Clairiss Jenkins

Mailing Address: 711 S. Armstrong, Denison, TX. 75021

Telephone Number: 903-718-7395

Email Address: clairissjenkins@gmail.com

Contact (if different than owner):

Name: Habitat for Humanity - Laurie Mealy

Mailing Address: PO Box 2725, Sherman, TX. 75091

Telephone Number: 903-893-0009

Email Address: graysonhabitat@gmail.com

Property:

Physical Address: 208 N. Harrison, Sherman, TX.

Summary Legal Description: Lot: 10R Block: Habitat 46 Addition: _____

Habitat 46 Addn Replat LT 10 S 1/2 Lt 9 Blk 33 College Park, Block 33, Lot 10R
Full Legal Description: Include as an attachment a full legal description with metes and bounds.

Improvements:

Estimated Value of Construction of New Home (Cannot exceed \$150,000.00): \$140,000

Estimated Date of Start of Construction: July 15, 2025

Estimated Date of Completion of Project: December 31, 2025

Description of Project: Three bedroom, two bathroom home

Applicant(s): Clairiss Jenkins

Date: 9.4.25

Date: _____

Checklist:

- Application
- Deed
- Building Permit (Staff can obtain, but it must be issued for construction)
- Site Plan (Staff can obtain from the Building Permit application)
- Photo of the Site
- Signed and notarized Residential Tax Abatement Agreement (Staff will prepare and send to you via email, but you must have it signed and notarized to be attached to the City Council Agenda)

Please return all items to planning@cityofsherman.com

- \$75.00 fee to be billed through MyGov
 - Checks or cash can be hand delivered to Development Services, 220 W. Mulberry St, Sherman, TX 75090 or checks can be mailed to: ATTN: Planning Dept/Development Services, PO Box 1106, Sherman, TX 75091

Process:

Once all items are received, Staff is required to post publicly 30 days prior to the City Council meeting in which the item will be posted. Once the Abatement is signed by all parties, it shall be returned to the applicant.

More information can be found by visiting [Residential Tax Abatements | Sherman, TX - Official Website](https://www.ci.sherman.tx.us/119/Residential-Tax-Abatements) (<https://www.ci.sherman.tx.us/119/Residential-Tax-Abatements>)



CITY OF SHERMAN
New Residential Building Permit
 000635-2025-BLDG Issued on: 07/8/2025

ADDRESS
 208 N HARRISON AVE
 SHERMAN, TX 75090

PERMIT HOLDER
 Greg J Benton
 PO Box 910293
 Sherman, TX 75091
 (903) 819-0243

INFORMATION FIELDS

Zoning District	R-6	Total Square Feet	1120.00
Residential Type	Single Family	Number of Stories	1
Bedrooms	3	Bathrooms	3
Lot Area (Square Feet)	11850	Impervious Areas (Square Feet)	1428
Garage Parking	0	Off Street Parking	2
Water supply	Public	Water Meter 3/4"	1
Sewer Disposal	Public Sewer	Waste Water Meter 3/4"	0
Heating	Gas		

FEE	AMOUNT	PAID	DUE
New Residential	\$560.00	\$560.00	\$0.00
RESIDENTIAL - Single Family RDWY Impact Fee-Zone 3	\$1759.00	\$1759.00	\$0.00
Stormwater Fee - Less Than An Acre	\$25.00	\$25.00	\$0.00
Wastewater Meter - 3/4" Impact Fee (Collected)	\$1289.40	\$1289.40	\$0.00
Water Meter - 3/4" Impact Fee (Collected Impact)	\$4084.20	\$4084.20	\$0.00
TOTAL	\$7717.60	\$7717.60	\$0.00

NOTICE
 This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started. This permit is for the Permit Holder only. Re-permitting will be required if Contractor changes.
 I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.
 It shall be the duty of the Permit Holder to notify the Building Department when work is ready for inspection. It shall be the duty of the Permit Holder to provide access to and means for inspections of such work required by the adopted codes.

	<u>7/8/25</u>	<i>Chris Armstrong</i>	<u>7/8/25</u>
Signature of Contractor or Authorized Agent	Date	Approved by Flood Plain Administrator	Date
<i>Larry Bollier</i>			
Approved by Building Official or Designee	<u>7/8/25</u> Date		

The following codes have been adopted by the City of Sherman as of February 5, 2024

International Residential Codes 2021	International Mechanical Code 2021	International Existing Building Code 2021
International Building Code 2021	International Plumbing Code 2021	International Swimming Pool and Spa Code 2021
National Electric Code 2023	International Energy Conservation Code 2021	International Property Maintenance Code 2021
International Fuel Gas Code 2021	International Fire Code 2021	

ALL WORK AND MATERIALS SHALL COMPLY WITH THE 2021 IRC, IECC AND THE 2023 NEC

ADDITIONAL CONTRACTORS

Plumbing Master Contractor	Electrical Master Contractor	Concrete Contractor	Mechanical Contractor
Mark Foltermann	Julian Borrego	Roberto Meraz	Javier Nieto
fordplumbing@att.net	kingjulianelectric@gmail.com	rmerazco676@gmail.com	office@advancedcooling.net
General Contractor			

Greg J Benton
gregjackpapa1@gmail.com

Replat of College Park Addition
 City of Sherman, Texas
 Vol. 183, Pg. 281, D.R.G.C.T.

Job No. AGS270425

lot 3

variable width
 sanitary sewer
 easement per
 Doc. No. 2022-155

1/2" capped
 rebar found
 (RPLS 6578)

15' wastewater easement per this plot

Lot 10R

P.R.G.C.T.

found (RPLS 6578)

N75°21'21"E 158.00'

N14°31'42"W 75.00'

1/2" capped rebar
 found (RPLS 6585)

wood fence

S75°18'35"W

Lot 11
 Block 33

Proposed
 Residence
 as staked

10' utility easement
 Doc. No. 2025-7

Bearing Base: Texas State Plane
 Coordinate System of NAD83, North
 Central Zone per GPS observations.

S14°38'39"E 74.87'

water
 meter

1/2" capped
 rebar found
 (RPLS 6585)

Harrison Avenue
 a public street - 30 ft. wide
 concrete
 curb & gutter w/ asphalt paving

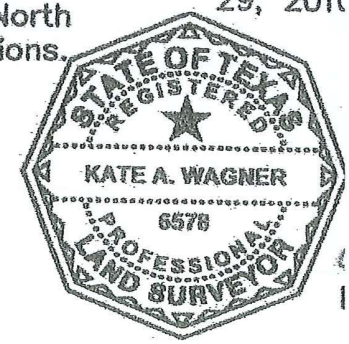


transactio
 survey wil
 undersign
 federal co
 statutes

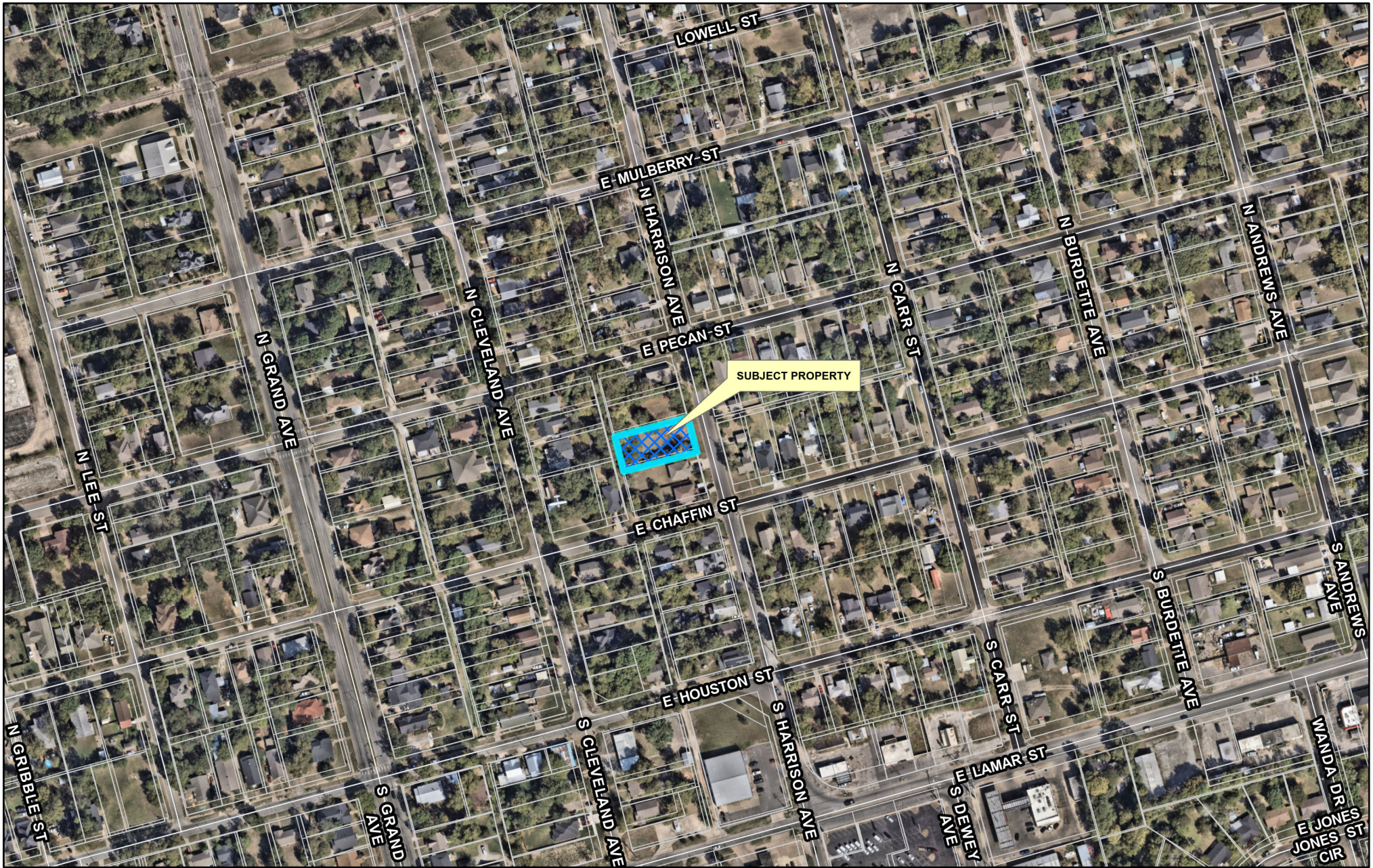
I, Kate
 Land Su
 survey v
 the prop
 survey c
 Society
 of Pract
 3, TSPS
 and con
 property
 knowled

Legal De
 Habitat
 Sherman
 Doc. No.
 County,

The sub
 not lie
 100-yea
 on the
 for Gray
 48181C0
 29, 2010



Helvey-Wagner Surveying, Inc.
 222 W. Main St., Denison, Texas 75020
 Phone (903) 463-6191
 Email: kate@helveywagnersurvey.net
 TBPELS Firm Registration No. 10088100







City Council Regular Meeting

Agenda Item No. G.4.

Meeting Date: 3/2/2026

Prepared By: Theresa Hutchinson, Park & Recreation Manager

Approved By: Zachary Flores, City Manager

Caption:

*** RESOLUTION NO. 7629**

Authorizing The Purchase And Installation Of Filters And Main Drain At The Splash Family Aquatics Center From Mountjoy Aquatics, LLC Through The Purchasing Cooperative Buy Board.

Issue:

Authorizing the Purchase and Installation of Pool Filters and Main Drain at The Splash.

Background:

The original plan for the pool project was to replace the filter media within the existing sand filtration system, which is recommended every 8–10 years. Records indicate that this media had not been replaced for at least 12 years, if not longer. Funding for this replacement was properly budgeted in Fiscal Year 2026, and Allison’s Pool was awarded the project on October 1. During the removal of the old media, it was discovered that the interior liner of the cast iron filters had deteriorated and separated from the metal casing. Upon contacting the manufacturer, staff learned that replacement liners are not available. This left two options: repaint the interior and hope it would function without leaking or replace the filters entirely. Given the lack of warranty and long-term reliability of the first option, staff determined that full replacement was the most responsible course of action. Because cast iron filters are no longer industry standard and direct replacement was not feasible, the City contracted with Brannon Corporation, an aquatic engineering firm, to evaluate the facility and determine the appropriate filtration system based on water volume, flow rate, and turnover requirements. Brannon conducted its inspection in December. During this evaluation, it was also identified that the main drain returns no longer meet current national code requirements and that a UV filtration system is now required under Texas aquatic code. Brannon’s final report was completed in late January. Based on these findings, staff obtained updated equipment and installation quotes from Mountjoy Aquatics. These quotes reflect not only the necessary filter replacement, but also the required code upgrades. The resulting scope and cost represent a comprehensive solution to ensure the facility meets current safety, regulatory, and operational standards before reopening.

Capital Improvement Program:

Origination:

Parks & Recreation Department

Financial Consideration:

The cost of repair is \$319,033.64. A budget amendment request at a future meeting is required to fund the cost.

Staff Recommendation:

The staff recommends approving the purchase and installation of the pool filters and main drains at The Splash.

Alternatives:

As may be directed by the City Council.

Attachments:

1. Resolution No. 7629
2. Montjoy Equipment Quote
3. Montjoy Installation Quote
4. The Splash Location Map

RESOLUTION NO. 7629

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE AND INSTALLATION OF FILTERS AND MAIN DRAIN AT THE SPLASH FAMILY AQUATICS CENTER FROM MOUNTJOY AQUATIC, LLC THROUGH THE PURCHASING COOPERATIVE BUY BOARD; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Mountjoy Aquatic, LLC, is hereby awarded to purchase and installation of filters and main drain at the Splash Family Aquatics Center in the amount of Three Hundred Nineteen Thousand Thirty-Three dollars and Sixty-Four Cents (319,033.64); and that the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 2nd day of March 2026

CITY OF SHERMAN, TEXAS

BY: _____

SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____

TERI FINE, CITY CLERK

**APPROVED AS TO FORM AND
CONTENT:**

**THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____

RYAN D. PITTMAN, CITY ATTORNEY



Mountjoy Aquatics, LLC
 1900 Firman Dr. Suite 300
 Richardson, TX 75081

Invoicing Address

City of Sherman, TX Parks Dept,
 Sherman Parks Dept - AP
 PO Box 1106
 Sherman TX 75091
 United States

Shipping Address

City of Sherman, TX Parks
 Dept, Dylan Johnson

City of Sherman, TX Parks Dept, Dylan Johnson

Quotation # S00747

Quotation Date

02/04/2026

Expiration

03/06/2026

Salesperson

Danny Semones

Description	Quantity	Unit Price	Amount
Filter			
[16-POL-0174] 93", 46.72 Ft ² Vertical Standard Bed Filter w/ 8" Flange Connections & Gauge Panel	2.00 Units	23,779.06	\$ 47,558.11
[17-AST-0216] Manifold 8" SCH 80 for Filter 06681 55"-4", 5 Valve	1.00 Units	0.00	\$ 0.00
[18-POL-0598] Manifold Support Kit for 8" pipe - 5 Valve Manifold Systems	2.00 Units	0.00	\$ 0.00
Subtotal			\$ 47,558.11
Main Drain Sumps			
[58-GWX-2530] FIBERGLASS SUMP W/ GRATE & FRAME 18 X 36 X 29	4.00 Units	2,523.51	\$ 10,094.06
Subtotal			\$ 10,094.06
UV			
[22-SAG-0580] SAG 1200 Crypto UV for Secondary Sanitation - 316L stainless chamber, 8 or 10", 1,141gpm (Z or U Shape)	1.00 Units	35,681.47	\$ 35,681.47

sales@mpaqs.com - www.mountjoyaquatics.com - 972-248-4858



Mountjoy Aquatics, LLC
1900 Firman Dr. Suite 300
Richardson, TX 75081

Subtotal \$ 35,681.47

shipping

[SHIP-CHRG] Shipping Charges Billable Estimated shipping charges, actual to apply	1.00 Units	3,000.00	\$ 3,000.00
--	------------	----------	-------------

Subtotal \$ 3,000.00

Untaxed Amount	\$ 96,333.64
----------------	--------------

Sales Taxes	\$ 0.00
-------------	---------

Total	\$ 96,333.64
--------------	---------------------

Terms & Conditions: <https://mountjoyaquatics.odoo.com/terms>



Mountjoy Aquatics, LLC
 1900 Firman Dr. Suite 300
 Richardson, TX 75081

Invoicing Address

City of Sherman, TX Parks Dept,
 Sherman Parks Dept - AP
 PO Box 1106
 Sherman TX 75091
 United States

Shipping Address

City of Sherman, TX Parks
 Dept, Dylan Johnson

City of Sherman, TX Parks Dept, Dylan Johnson

Quotation # S00750

Your Reference

BuyBoard Contract 701-23,
 Mountjoy Aquatics

Quotation Date

02/04/2026

Expiration

03/06/2026

Salesperson

Bart Mountjoy

Description	Quantity	Unit Price	Amount
[EQ-REP] Equipment Repair SHERMAN SPLASH Per Brannon Plans UV Install (UV By Owner) -Labor to install UV and Control Cabinet -Misc Plumbing Materials -All Bracing, Hangers, Etc -Electrical Materials and Labor -Startup and Training by Owners Vendor -Pressure Test of Existing Plumbing Associated with this Work	1.00 Units	64,000.00	\$ 64,000.00
[EQ-REP] Equipment Repair Filter Install (Filters By Owner) -Removal of Existing Filter Media and Filters w/ Crane -Place New Filters w/ Crane -Supply and Place New Filter Media -Supply and Install all Filter Plumbing -All Bracing, Hangers, Etc. -All Startup and Training -Pressure Test of Existing Plumbing Associated with this Work	1.00 Units	92,000.00	\$ 92,000.00

sales@mpaqs.com - www.mountjoyaquatics.com - 972-248-4858



Mountjoy Aquatics, LLC
 1900 Firman Dr. Suite 300
 Richardson, TX 75081

[EQ-REP] Equipment Repair Sump Placement at Slide Basin and Diving Wall (Sumps by Owner) -Demo Concrete Walls and Deck per Plan -Place Sumps and Associated Plumbing Required -Place Rebar Reinforcement -Place Shotcrete with Slick Finish for Paint -Paint New Shotcrete -Waterproof Slide Suction Basin -Pressure Test of Existing Plumbing Associated with this Work	1.00 Units	106,000.00	\$ 106,000.00
Discount 15.00000% BuyBoard Discount, 701-23	1.00 Units	-39,300.00	\$ -39,300.00

EXCLUSIONS -Any Repairs of Pool Equipment, Electrical or Plumbing not Stated on Plans -Repair of any Leaks in Existing Plumbing that is to be Reused			Subtotal \$ 0.00
---	--	--	-------------------------

NOTE It is our understanding that the pool has substantial water loss. It should be understood that none of the work above will have any impact on the water loss. It assumed existing electrical systems is to code.			Subtotal \$ 0.00
--	--	--	-------------------------

Untaxed Amount	\$ 222,700.00
Sales Taxes	\$ 0.00
Total	\$ 222,700.00

Terms & Conditions: <https://mountjoyaquatics.odoo.com/terms>

sales@mpaqs.com - www.mountjoyaquatics.com - 972-248-4858

