CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, AUGUST 17, 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 BUDGET WORKSHOP DAY 2 (BOARD PRESENTATIONS) OF JUNE 12, 2026 AND THE REGULAR CITY COUNCIL MEETING OF AUGUST 03, 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

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

Public Hearing

D.1. PUBLIC HEARING

First Public Hearing Required by the Charter to Adopt a Budget and Provide for the Appropriation of Funds for Operation and Capital Expenditures for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Declaring that this Budget will Raise More Revenue from Property Taxes than Last Year's Budget by $2,711,905 and 7.2%, and of that Amount $1,774,054 is Tax Revenue to be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6955

Approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, Regarding the Company's 2026 Rate Review Mechanism Filing; Declaring Existing Rates to be Unreasonable; Adopting Tariffs that Reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to be Set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing a Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining that this Ordinance was Passed in Accordance with the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause. Declaring an Effective Date; Requiring Delivery of this Ordinance to the Company and the ACSC's Legal Council.

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

D.3. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6956**

Approving the 2026-27 Annual Service and Assessment Plan Update for the Bel Air Village Public Improvement District

D.4. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6957**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lots 6, 7, 8, 9 And 10 Block C, Of M.Y. Brockett's Addition, City Of Sherman, Grayson County, Texas, Located At 512 North Willow Street, Heretofore Zoned R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, 1010 1st Street-BHCP, LLC (Owner) And Underwood Drafting & Surveying (Surveyor) Providing For A Penalty Not To Exceed $2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date;

D.5. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6958**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Secondhand Store Or Rummage Shop, On A Tract Of Land Zoned C-2 (General Commercial) District Located At 1024 South First Street, Consisting Of 0.756 Acres, In The G.B. Pilant Survey, Abstract No. 963 City Of Sherman, Grayson County, Texas, Gustavo Ramirez (Owner); Kelly Schira (Applicant); And Copley Land 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

D.6. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6859**

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/College Park Overlay District Located At 430 East Brockett Street, Consisting Of 0.310 Acres, Being Lot 1, Block 7, In The J.B. McAnair Survey, Abstract No. 763 City Of Sherman, Grayson County, Texas, Jason Earnhart (Owner); Brandon Gumaer (Applicant); And Copley Land 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

D.7. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6960**

Temporarily Reducing the Maximum Rates of Speed on Certain Portions of U.S. Highway 75 and Certain Portions of the Northbound and Southbound Frontage Roads of U.S. Highway 75 in the Corporate Limits of Sherman, Grayson County, Texas, During Construction, Providing for a Penalty Clause with a Maximum Fine of $2,000: Declaring an Emergency; Providing for Severability; Providing for a Repealer

D.8. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6961**

Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 3rd day of November 2026, for the Purpose of Electing two City Council Members (District 2 and District 4) to Fill Expiring Terms; Providing that the Election Shall be Administered by Grayson County, Texas; Designating Early Voting Polling Places and Hours; Designating Election Day Polling Places and Hours; Designating Filing Deadlines; Ordering Notices of Election to be Given as Prescribed by Law in Connection with Such Election; Providing for the Appointment of Election Judges; Authorizing the Mayor and City Clerk to Take All Actions Necessary to Comply With Applicable Election Laws.

Close Public Hearing and Consider Adoption of Ordinances

E.1. **CLOSE PUBLIC HEARING**

Consider Adoption of Ordinances 6955, 6956, 6957, 6958, 6959, 6660 and 6961

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

Resolutions

F.1. **RESOLUTION NO. 7664 (THIS ITEM WAS TABLED AT THE AUGUST 3, 2026 REGULAR CITY COUNCIL MEETING)**

Declaring the MoonLight Market as an Event serving a public purpose and accepting an agreement between the State of Texas, acting by and through the Texas Department of Transportation and the City of Sherman for the Temporary Closure of a Segment of State Right of Way State Highway 56 (Houston St.), from Crocket Street to South Elm Street.

F.2. **** RESOLUTION NO. 7665***

Appointing and Authorizing the Execution of an Agreement with Weaver and Tidwell, L.L.P. to Perform the Fiscal Year 2026 Audit.

F.3. **** RESOLUTION NO. 7666***

Awarding Year Two of a Renewal Option Under the Contract with Ferguson Waterworks, LLC for the Annual Supply of Water and Sewer Maintenance Parts and Supplies

Other Business

G.1. **OTHER BUSINESS**

Discuss Tax Rates and Vote to Propose a Tax Rate for the Newspaper Notice

G.2. **** OTHER BUSINESS***

Review of the Draft Capital Improvement Program (CIP) 2026-2031 and Set a Public Hearing for Tuesday, September 8, 2026

G.3. **** OTHER BUSINESS***

Consider Request of Downtown Sherman NOW to Temporarily Close Certain streets for the "Stroll on the Square" on Saturday, October 1, 2026

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.

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.

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

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

a) City Manager Evaluation
b) Keep Sherman Beautiful (4)
c) Civil Service Commission (1)

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

Tax Payer Impact Statement

L.1. **FY 2026 TAX PAYER IMPACT STATEMENT**

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

Taxpayer Impact Statement	FY2026	FY2027 (proposed)	FY2027 (proposed) At no-New Revenue Tax Rate
Total tax rate	$0.508000/$100	$0.508000/$100	$0.577745/$100
Median homestead taxable value	$251,138	$253,939	$253,939
Tax on median-valued homestead	$1,276	$1,290	$1,467

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 Tuesday, August 11, 2026 at or before 11:59 p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 11th day of August 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	Deputy Mayor	Council Members	
Shawn C. Teamann	Henry Marroquin	Henry Marroquin, Council-At-Large, PL #1	Josh Stevenson, Council – District #2
		Juston Dobbs, Council-At-Large, PL #2	Pamela L. Howeth, Council – District #3
		Clay Barnett, Council – District #1	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 the called meeting of the Budget Workshop Day 2 – Board Update on Friday, June 12, 2026 at 8:00 A.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 ---

This item was not recorded on video

Mayor Teamann called the meeting to order at 11:02 am and determined there was a quorum.

Council Members Present:
Mayor Shawn Teamann
Deputy Mayor Henry Marroquin
Council Member Clay Barnett
Council Member Josh Stevenson
Council Member Pam Howeth
Council Member Juston Dobbs

Council Members Absent:
Council Member Daron Holland

Board Members Present:
Ross Richardson
Stephanie Phillips
Robin Phillips
Sherri Fallon
Rebecca Jones
Lisa Hebert
Brantley Blackburn
Zach Hefton

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY MAYOR SHAWN TEAMANN
Bookmarked at 00:00:01

Welcome and Overview – Nate Strauch
Bookmarked at 00:00:15

Break
Bookmarked at 00:02:59

Budget Workshop

C.1. 2026-2027 Budget Review
Bookmarked at 00:23:55

Citizen Comments

B.1. **CITIZEN COMMENTS**

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Bookmarked at 00:24:15

C.2. Review reports from City of Sherman Advisory Boards
Bookmarked 00:24:23

Airport Advisory Board – Ross Richardson
Bookmarked at 00:25:00

Animal Control Advisory – Stephanie Phillips
Bookmarked at 00:33:20
Council Comments – Animal Control Advisory
Bookmarked at 00:40:21

Historical Preservation Board – Robin Phillips and Sheri Fallon
Bookmarked at 00:44:50
Council Comments – Historical Preservation Board
Bookmarked at 00:51:47

Keep Sherman Beautiful Commission – Rebecca Jones
Bookmarked at 00:59:40
Council Comments – Keep Sherman Beautiful Commission
Bookmarked at 01:04:14

Library Board – Lisa Hebert
Bookmarked at 01:11:25
Leah Roberts (comments not audible on video)
Bookmarked at 01:20:14
Leah added to the presentation that the renovations on the bathroom should only be a two week project.
Council Comments – Library Board
Bookmarked at 01:20:44

Parks and Recreation Advisory Board – Brantley Blackburn
Bookmarked at 01:22:28
Council Comments – Parks and Recreation Advisory Board
Bookmarked at 01:27:35

Main Street Board – David Downtain by video
Bookmarked at 01:37:54
Council Comments – Main Street Board
Bookmarked at 01:45:37
Council Comments – Main Street Board: Sarah McRae's Response (not audible on video)
Bookmarked at 01:46:47
Sarah responded to Mayor Teaman's question about media. She stated we have done at least twenty videos with downtown businesses. Also, we have been able to use the trolly in events such as *Imagine the Possibilities.* The Main Steet Board has also been able to raise the accrediting status. She also commented

this board is part of the economic vitality of the area. The board works closely with business owners to bring life to the downtown area.
Leah Roberts and Sarah McCrae Comments – Main Street Advisory Board (not audible on video)
Bookmarked at 01:49:06
Leah commented on the vacancies to this board. She mentioned there are two promising applications. Sarah added these are both hi quality applicants.

Sherman Housing Authority Board – Zach Hefton
Bookmarked at 01:50:14
Council Comments – Sherman Housing Authority Board
Bookmarked at 02:06:07

Closing Remarks – Nate Strauch
Bookmarked at 02:13:33

COUNCIL COMMENTS
Bookmarked at 02:15:14

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:

E.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.

E.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.

E.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.

E.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

E.5. **TEX. GOV'T CODE § 551.076**
Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

E.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.

E.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
Bookmarked at 02:15:35

Mayor Shawn Teamann adjourned the meeting at 1:18pm.

Tax Payer Impact Statement

H.1. **FY 2026 TAX PAYER IMPACT STATEMENT**

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

Taxpayer Impact Statement	**FY2026 (Upcoming Fiscal Year)**	**FY2026 No-New Revenue**
Total tax rate (per $100 of value)	$0.508000/$100	$0.619404/$100
Median homestead taxable value	$231,004	$251,138
Tax on median-valued homestead	$1,174	$1,556

MAYOR

CITY CLERK OR DESIGNEE

People - Quality - Image

ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, August 3, 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 00:09:05

Mayor Teamann called the meeting to order at 5:00pm and determined there was a quorum.

Council Members Present:
Mayor Shawn Teamann
Deputy Mayor Henry Marroquin
Council Member Clay Barnett
Council Member Josh Stevenson
Council Member Pam Howeth
Council Member Daron Holland
Council Member Juston Dobbs

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JUSTON DOBBS.
Bookmarked at 00:09:15

A.3. APPROVE MINUTES OF THE CITY COUNCIL BUDGET WORKSHOP OF JUNE 11, 2026 AND THE REGULAR CITY COUNCIL MEETING OF JULY 20, 2026

Bookmarked at 00:10:00

The City Council reviewed the minutes of the Budget Workshop of June 11, 2026 and the Regular City Council Meeting of July 20, 2026. Motion by Council Member Barnett to approve the Minutes. Second by Council Member Stevenson. 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 00:10:25

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 00:10:45

Council Member Stevenson requested to remove item F. 4 from consent.

Council Member Barnett made a motion to approve items F. 1, F. 2, F. 3, and G. 1. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

Proclamations

D.1. **PROCLAMATION**

"International Boxing Day" — August 27, 2026

Bookmarked at 00:11:45

D.2. **PROCLAMATION**

"Professional Engineer Day" - August 5, 2026

Bookmarked at 00:19:14

Consider Adoption of Ordinances

E.1. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6954 (ITEM TABLED AT THE JULY 20, 2026, REGULAR CITY COUNCIL MEETING)**

Closing And Abandoning An Alley In The City Of Sherman, Grayson County, Texas, Being More Particularly Described In The Exhibits "A" And "B" Attached Hereto And Made A Part Of Hereof For All Purposes, Said Alley Being Referenced In Tract I And Tract II In Volume 1878, Page 98 Of Deed Records Of Grayson County, Texas

Bookmarked at 00:23:31

Council Member Stevenson made a motion to remove Ordinance No. 6954 from the table. Second made by Council Member Barnett.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

Council Member Barnett made a motion to approve Ordinance No. 6954. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

Resolutions

F.1. **** RESOLUTION NO. 7661***

Awarding a Bid to and Authorizing Execution of a Contract with Bori Facility Services, Inc for Janitorial Cleaning Services at City-Owned Facilities.

Bookmarked at 00:10:45

Council Member Barnett made a motion to approve items F. 1, F. 2, F. 3, and G. 1. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

F.2. **** RESOLUTION NO. 7662***

Authorizing The Execution Of An Encroachment Agreement With MTR Frontera, LLC For The Encroachment Of A Monument Sign Within The Platted 15' Utility Easement Along Lamar Street (State Highway 56) As Established In The Frontera Plat Being Filed In Instrument No. 2025-198 Of The Plat Records Of Grayson County, Texas.

Bookmarked at 00:10:45

Council Member Barnett made a motion to approve items F. 1, F. 2, F. 3, and G. 1. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

F.3. **** RESOLUTION NO. 7663***

Authorizing Execution of a Contract with Weisinger Incorporated for the McAfee Well Abandonment Project Based on Procurement Through Buy Board Cooperative Purchasing

Bookmarked at 00:10:45

Council Member Barnett made a motion to approve items F. 1, F. 2, F. 3, and G. 1. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

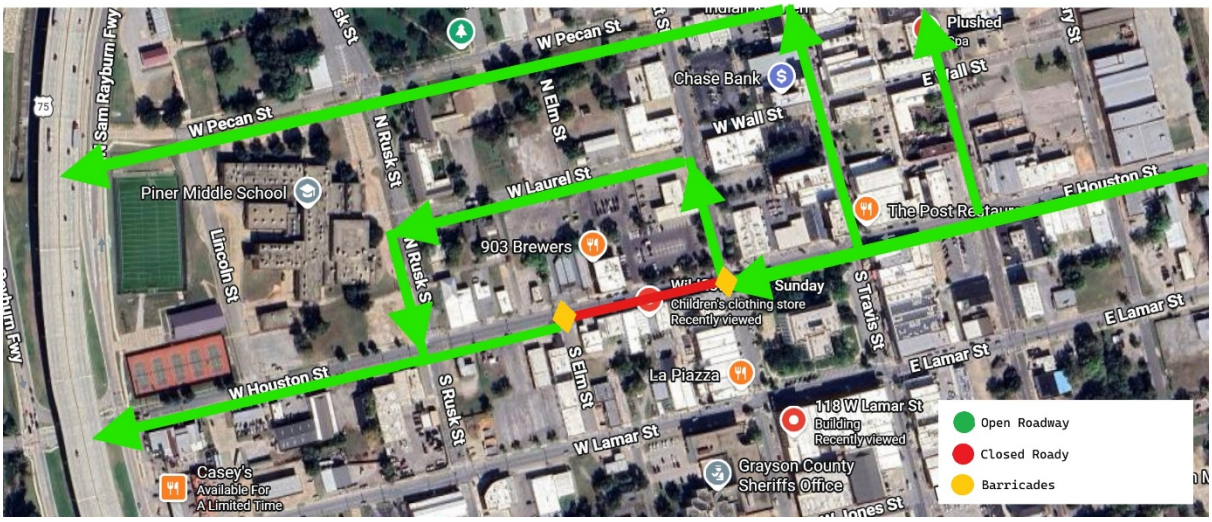
F.4. **** RESOLUTION NO. 7664***

Declaring the MoonLight Market as an Event serving a public purpose and accepting an agreement between the State of Texas, acting by and through the Texas Department of Transportation and the City of Sherman for the Temporary Closure of a Segment of State Right of Way State Highway 56 (Houston St.), from Crocket Street to South Elm Street.

Bookmarked at 00:25:30

Speakers: May Crenshaw, 218 W. Houston
Theresa Slaton – 226 W. Houston
Lisa Rutlage – 226 W. Houston

Executive Director Leah Roberts' comments were not captured on the audio of the recording. Ex. Dir. Roberts explained one route on which the traffic could be detoured: turning north on Crockett st. The presenters also used a cell phone to show the map below to Council:



Chief Jason Jeffcoats response to the support letter from the Chief of Police was also not captured by audio. He stated he was not aware they were requesting both lanes being such down. The support letter was give under the assumption of only one lane being closed.

Council Member Stevenson made a motion to table Resolution No. 7664. Second made by Council Member Dobbs.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

Other Business

G.1. **** OTHER BUSINESS***

Approve the Investment Reports for the Quarter Ended June 30, 2026

Bookmarked at 00:10:45

Council Member Barnett made a motion to approve items F. 1, F. 2, F. 3, and G. 1. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

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

Bookmarked at 39:49

a) Library Board (1)

b) Texoma Community Center Board of Trustees (1)

Council Member Stevenson motioned to reappoint Laurie Mealy to the Library Board and to reappoint Rev. Dr. Lander Bethel to the Texoma Community Center Board of Trustees. Second made by Council Member Barnett..

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

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.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.

I.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.

I.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.

I.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 (1)

b) Texoma Community Center Board of Trustees (1)

I.6. TEX. GOV'T CODE § 551.076

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

I.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.

I.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 00:41:35
Mayor Teamann reconvened to General Session at 05:57pm.

Tax Payer Impact Statement

L.1. **FY 2026 TAX PAYER IMPACT STATEMENT**

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

Taxpayer Impact Statement	**FY2026 (Upcoming Fiscal Year**	**FY2026 No-New Revenue**
Total tax rate (per $100 of value	$0.508000/$100	$0.619404/$100
Median homestead taxable value	$231,004	$251,138
Tax on median-valued homestead	$1,174	$1,556

COUNCIL CALENDAR

M.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: 8/17/2026

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:

F. 2. **** RESOLUTION NO. 7665***
Appointing and Authorizing the Execution of an Agreement with Weaver and Tidwell, L.L.P. to Perform the Fiscal Year 2026 Audit.

F. 3. **** RESOLUTION NO. 7666***
Awarding Year Two of a Renewal Option Under the Contract with Ferguson Waterworks, LLC for the Annual Supply of Water and Sewer Maintenance Parts and Supplies

F. 4. **** OTHER BUSINESS***
Review of the Draft Capital Improvement Program (CIP) 2026-2031 and Set a Public Hearing for Tuesday,September 8, 2026

F. 8. **** OTHER BUSINESS***
Consider Request of Downtown Sherman NOW to Temporarily Close Certain streets for the "Stroll on the Square" on Saturday, October 1, 2026

Background:

Capital Improvement Program:

Origination:

Financial Consideration:

Staff Recommendation:

Alternatives:

Attachments:
None

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. D.1.

Meeting Date: 8/17/2026

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By:

Caption:
PUBLIC HEARING
First Public Hearing Required by the Charter to Adopt a Budget and Provide for the Appropriation of Funds for Operation and Capital Expenditures for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Declaring that this Budget will Raise More Revenue from Property Taxes than Last Year's Budget by $2,711,905 and 7.2%, and of that Amount $1,774,054 is Tax Revenue to be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

Issue:
To hold the public hearing on the proposed budget for the 2026-2027 fiscal year as required by City Charter

Background:
The attached proposed budget for Fiscal Year (FY) 2027 is based on the direction provided by the City Council at the June 11th, 2026, budget workshop.

Total appropriations for FY2027 are approximately $190 million, an increase of roughly $3 million over the original FY2026 budget. The increase is primarily driven by higher contractual debt service payments in the Utility Fund.

Full-time staffing increases from 590 to 593, with three Utility Fund additions. Fund balances for both the General and Utility Funds remain within the targeted range of 60 to 90 days, while the Solid Waste Fund is projected at 42 days.

The capital program largely consists of projects initiated in FY2026 or prior years. The property tax rate remains unchanged at $.508/$100 of valuation while utility rates increase by 9-10% for the residential and commercial accounts and solid waste rates will increase 5%.

Tax Notes of about $2.9 million will be used to finance fleet, equipment, and street improvements with repayment made from property tax revenues. More detailed information is available in the attachments.

The second public hearing and action on the adoption of the budget will be at the September 8, 2026 City Council meeting.

Capital Improvement Program:

Origination:
Chief Financial Officer

Financial Consideration:
The proposed budget includes appropriations of $190 million for the 2026-2027 fiscal year.

Staff Recommendation:
Staff recommends that the Council hold the required public hearing

Alternatives:
Any changes to the proposed budget would have to come through a budget amendment after final adoption of the budget and related tax rate as required postings have already been made.

Attachments:
1. Ordinance Budget_FY2027
2. Draft Budget FY2027

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A BUDGET AND PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; DECLARING THAT THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $2,711,905 AND 7.2%, AND OF THAT AMOUNT $1,774,054 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR; PROVIDING A 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, pursuant to the laws of the State of Texas and Sherman's Home Rule Charter, the City Manager has submitted to the City Council the proposed budget of the revenues and expenditures for conducting the affairs of Sherman and providing a complete financial plan for the fiscal year beginning October 1, 2026, and ending September 30, 2027, and has filed the same with the municipal clerk (the "budget"). A copy of the budget is attached hereto as Exhibit A and incorporated herein for all purposes; and

WHEREAS, public hearings were held by the City Council on said budget on August 17, 2026, and September 8, 2026, at which time said budget was fully considered, and interested taxpayers were given the opportunity to be heard by the City Council; and

WHEREAS, the City Council has studied the budget and listened to the comments of the taxpayers at the public hearings and has investigated and determined that adoption of the budget is in the best interest of the City; and

WHEREAS, the City Council finds that all legal notices, hearings, procedures and publishing requirements for the adoption of the budget have been performed or completed in the manner and form set forth by law.

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

SECTION 1. That, pursuant to Article V of the City Charter, there is hereby appropriated for Operating Expenditures the sums of money as established in the approved Operating Budget Document, attached as Exhibit A hereto, for fiscal year beginning October 1, 2026, and ending September 30, 2027.

SECTION 2. That, pursuant to Article V of the City Charter, there is hereby appropriated for Capital Expenditures the sums of money as established in the approved Capital Budget

Document, attached as Exhibit A hereto, for fiscal year beginning October 1, 2026, and ending September 30, 2027.

SECTION 3. That specific authority is hereby given to the City Manager to transfer appropriations budgeted from one account classification or activity to another within any individual department or activity, and to transfer appropriations from designated appropriations to any individual department or activity.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 5. That 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 6. 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 7. That this Ordinance shall become effective from and after its adoption and publication as required by the City Charter and by law.

INTRODUCED on this the _____ day of _____, 2026.

ADOPTED on this the _____ day of _____, 2026.

EFFECTIVE DATE 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:
ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Date of Publication: *August 9, 2026*, *Sherman Herald Democrat*

Exhibit A

City of Sherman

ANNUAL OPERATING BUDGET
YEAR ENDING SEPTEMBER 30, 2027

This budget will raise more revenue from property taxes than last year's budget by an amount of $2,711,905, which is a 7.2 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $1,774,054.

City Council Record Vote

Mayor, Shawn Teamann
Deputy Mayor Henry Marroquin
Council Members:
Daron Holland
Clay Barnett
Pamela Howeth
Juston Dobbs
Josh Stevenson

	FY2026	FY2027
Property tax rate	0.508000	0.508000
No-new-revenue tax rate	0.619404	0.577745
No-new-revenue maintenance and operations tax rate	0.373786	0.296007
Voter-approval tax rate	0.656778	0.577745
Debt rate	0.249560	0.229116

Outstanding Debt

The total amount of outstanding municipal debt obligations secured by property taxes is $201,810,823.

PROPOSED BUDGET FOR THE CITY OF SHERMAN
FOR FISCAL YEAR 2027
August 17, 2026

EXECUTIVE SUMMARY

The attached proposed budget for Fiscal Year (FY) 2027 is based on the direction provided by the City Council at the June 11th, 2026, budget workshop.

Total appropriations for FY2027 are approximately $190 million, an increase of roughly $3 million over the original FY2026 budget. The increase is primarily driven by higher contractual debt service payments in the Utility Fund.

Full-time staffing increases from 590 to 593, with three Utility Fund additions. Fund balances for both the General and Utility Funds remain within the targeted range of 60 to 90 days, while the Solid Waste Fund is projected at 42 days.

The capital program largely consists of projects initiated in FY2026 or prior years. The property tax rate remains unchanged at $.508/$100 of valuation while utility rates increase by 9-10% for the residential and commercial accounts and solid waste rates will increase 5%.

Tax Notes of about $2.9 million will be used to finance fleet, equipment, and street improvements with repayment made from property tax revenues. More detailed information is available in the attachments.

GENERAL FUND OVERVIEW

The General Fund is balanced on an ongoing basis.

Revenues

- Property values increased by about 8% due to new value added to the tax roll and growth in industrial valuation.
- The property tax rate is unchanged at $.508/$100.
- Sales tax revenue is expected to remain flat due to the wind down of two major industrial construction projects.

Expenditures

Fleet purchases budgeted for FY2027 include:

- Six police Tahoes
- One excavator
- One steel wheel roller
- One pumper truck

- One ambulance

Fund balance
The General Fund balance is projected to be $13.1 million or 69 days of operating expenses.

UTILITY FUND OVERVIEW

The **Utility Fund** is balanced on an ongoing basis.

Rates and Revenue
Utility rates are budgeted to increase by 9-10% for residential and commercial users.

Staffing and Operations
Three new positions are included:
- One water quality staff member
- Two positions at the Water Treatment Plant

One new truck is included in the budget.

Fund balance
The ending FY2027 fund balance is projected at $15.2 million, or 76 days of operating expenses.

SOLID WASTE FUND OVERVIEW

The **Solid Waste Fund** is not balanced.

Rates and Revenue
Commercial and Residential Solid Waste rates will increase 5% for FY2027 generating about $471,000.

Structural Issues
- Residential collection rates are about half of surrounding cities and are insufficient to sustain residential operations.
- Historically, commercial collection has subsidized residential service, but commercial activity has now declined.

External Cost Pressure
Landfill fees will increase by approximately 7% on January 1, 2027.

Operational Response
- No new trucks will be purchased in FY2027

- Major operational changes will be implemented in order to maintain fund viability.

Fund balance
Projected ending balance is $1.3 million, or 42 days of operating expenditures.

CAPITAL IMPROVEMENT FUNDS

General Improvement Fund – Bond Funds
Total proposed budget: $13.2 million
Projects include:

- Moore/Interurban Street extension
- Reconstruction of the next segment of Cherry Street
- Infrastructure at Sherman Crossroads
- Heritage Ranch Trail - Phase 2
- Progress Drive improvements
- Futsal Courts at Hawn Park
- Fleet Services Facility construction

General Improvement Fund – City Funds
Total proposed budget: $1.5 million, funded by Tax Notes.
Approximately $1.0 million is dedicated to street materials for in-house maintenance work.

Utility Improvement Fund – GTUA Funds
Projects totaling $72.6 million include:

- Final payment to North Texas Municipal Water District for Sherman's share of a second water line from Lake Texoma
- Digester design and construction at the Wastewater Treatment Plant (WWTP)
- Utility relocations along US 75 for TxDOT's rehabilitation project
- Rehabilitation of clarifier #3 at the WWTP
- Various other utility projects

MAJOR IMPACTS

Tax Revenues

- Property tax revenues are expected to increase by about $2.5 million, driven by new property growth and rising industrial valuations.
- Sales tax revenues are expected to remain flat compared to FY2026

SCHEDULES AND SUPPORTING INFORMATION

Additional materials included:

- Consolidated Summary
- Fund-level revenue and expenditure statements
- Transfer schedule
- Historical property tax summary
- Debt schedules
- Required disclosures under Local Government Code Section 140
- Tax Rate Calculation Worksheets

City of Sherman
ALL FUNDS
2026-2027 Annual Budget

	General Funds	Enterprise Funds	Capital Improvement Funds	Special Revenue Funds	Internal Service Funds	Debt Service Funds	Trust Fund	Interfund Transfers	Totals
Beginning Fund Balance	$ 12,961,111	$ 15,454,380	$ 71,197,135	$ 1,797,329	$ 1,066,683	$ 849,712	$ 2,265,260	$ -	$ 105,591,609
Revenues:									
Taxes	51,513,142	-	918,690	800,000	2,980,482	13,721,956	-	-	69,934,270
Water Sales	-	40,912,299	-	-	-	-	-	-	40,912,299
Sewer Sales	-	24,791,764	-	-	-	-	-	-	24,791,764
Solid Waste Service	-	9,979,000	-	-	-	-	-	-	9,979,000
Sales & Service	7,081,606	1,320,000	4,480,000	4,759,437	20,248,758	-	-	(18,807,758)	19,082,043
Intergovernmental	862,648	3,415,753	543,105	100,000	-	-	-	-	4,921,506
Interest Income	1,150,000	343,000	1,585,600	77,600	75,000	-	-	-	3,231,200
Miscellaneous Revenue	310,585	1,271,200	-	35,000	350,000	-	-	-	1,966,785
Debt Proceeds	-	-	997,000	-	1,977,164	-	-	-	2,974,164
Transfers In	8,884,957	3,163,000	1,200,000	-	-	1,085,000	-	(14,332,957)	-
Total Revenues	69,802,938	85,196,016	9,724,395	5,772,037	25,631,404	14,806,956	-	(33,140,715)	177,793,031
Total Funds Available	82,764,049	100,650,396	80,921,530	7,569,366	26,698,087	15,656,668	2,265,260	(33,140,715)	283,384,640
Expenditures:									
Personnel	48,358,270	14,219,530	-	709,380	3,452,490	-	-	-	66,739,670
Supplies	2,750,865	4,020,937	-	535,197	1,494,155	-	-	-	8,801,154
Repair & Maintenance	3,252,419	5,425,172	-	76,057	3,907,240	-	-	(1,707,480)	10,953,407
Utilities	1,731,940	4,055,900	-	46,450	131,990	-	-	-	5,966,280
Information Technology	1,940,380	695,330	-	33,480	161,020	-	-	(2,830,210)	-
Debt Service	-	36,948,528	-	-	2,980,053	15,611,368	-	-	55,539,949
Services & Charges	7,754,130	6,077,284	111,200	3,521,014	10,877,226	12,975	-	(7,233,620)	21,120,209
Vehicle Usage	3,418,690	3,241,808	-	82,610	82,900	-	-	(6,826,007)	-
Fleet Services & Charges	-	210,441	-	-	-	-	-	(210,441)	-
Capital Expenses	516,324	235,600	17,760,000	240,000	2,277,605	-	-	-	21,029,529
Transfers Out	-	9,022,333	4,864,000	402,750	43,874	-	-	(14,332,957)	-
Total Expenditures	69,723,019	84,152,862	22,735,200	5,646,938	25,408,552	15,624,343	-	(33,140,715)	190,150,198
Excess Revenues Over Expenditures	79,919	1,043,154	(13,010,805)	125,099	222,852	(817,387)	-	-	(12,357,168)
Ending Fund Balance	$ 13,041,030	$ 16,497,534	$ 58,186,330	$ 1,922,428	$ 1,289,535	$ 32,325	$ 2,265,260	$ -	$ 93,234,441

City of Sherman
GENERAL FUND
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 19,556,119	$ 19,258,832	$ 16,684,382	$ 12,961,111
Revenues				
Property Tax	25,370,051	19,064,700	19,215,507	22,512,542
Sales Tax	28,663,532	27,970,000	25,334,000	25,334,000
Franchise Tax	3,379,958	3,301,000	3,535,000	3,500,000
Other Taxes	176,003	173,100	177,725	166,600
Fines & Penalties	976,540	1,027,650	1,004,050	1,002,050
Recreation	383,148	441,000	366,000	366,000
Licenses & Permits	2,287,388	1,975,700	1,586,900	1,557,700
Rentals	3,311	5,200	4,600	4,600
Cemetery	289,590	251,700	270,700	260,700
Sales & Service	1,458,228	1,298,500	1,830,879	1,727,256
Ambulance Service	1,945,791	2,228,100	2,163,300	2,163,300
Interest Income	1,384,470	1,300,000	1,100,000	1,000,000
Grant Revenue	73,556	12,000	85,522	10,085
Intergovernmental	838,469	837,704	837,704	837,648
Debt Proceeds	268,773	-	-	-
Miscellaneous Revenue	879,319	326,100	488,539	325,500
Total Revenues	68,378,129	60,212,454	58,000,426	60,767,981
Transfers In	6,479,484	8,002,863	7,992,012	8,884,957
Total Revenues and Transfers In	74,857,612	68,215,317	65,992,438	69,652,938
Total Funds Available	94,413,732	87,474,149	82,676,820	82,614,049
Expenditures				
Personnel	45,161,260	46,834,180	47,252,160	48,358,270
Supplies	2,673,652	3,148,215	2,710,988	2,750,865
Repair & Maintenance	1,915,204	2,494,334	2,818,879	3,033,009
Utilities	1,458,411	1,617,260	1,520,880	1,731,940
Information Technology	1,572,803	1,919,595	1,835,910	1,940,380
Services & Charges	9,103,333	9,197,849	8,382,325	7,754,130
Vehicle Usage	3,345,002	3,199,140	3,662,807	3,418,690
Capital Expenses	1,601,435	850,788	775,132	516,324
Fleet Services & Charges	1,813,732	482,199	482,199	-
Debt Service	84,516	-	-	-
Transfers Out	9,000,000	150,000	274,429	-
Total Expenditures	77,729,350	69,893,559	69,715,709	69,503,609
Excess Revenues over Expenditures	(2,871,737)	(1,678,242)	(3,723,271)	149,329
Ending Fund Balance	$ 16,684,382	$ 17,580,590	$ 12,961,111	$ 13,110,440

City of Sherman
RISK CONTINGENCY
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ -	$ -	$ 8,381,745	$ 8,531,745
Revenues				
Transfers In	8,300,000	-	-	-
Interest Income	81,745	-	150,000	150,000
Total Revenues	8,381,745	-	150,000	150,000
Expenditures				
Transfers Out	-	-	-	-
Excess Revenues over Expenditures	8,381,745	-	150,000	150,000
Ending Fund Balance	$ 8,381,745	$ -	$ 8,531,745	$ 8,681,745

City of Sherman
ENTERPRISE FUNDS
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 10,503,939	$ 19,776,614	$16,695,777	$15,454,380
Revenues:				
Water Sales	26,233,291	35,833,358	33,167,490	40,912,299
Sewer Sales	16,599,841	23,098,548	18,107,855	24,791,764
Solid Waste Service	9,751,510	10,417,000	9,411,000	9,979,000
Sales & Service	1,275,421	1,276,000	1,350,000	1,320,000
Intergovernmental	417,870	1,416,085	2,416,085	3,415,753
Interest Income	316,251	250,000	457,000	343,000
Miscellaneous Revenue	1,947,240	1,225,000	1,740,494	1,271,200
Debt Proceeds	-	-	-	-
Transfers In	474,000	3,641,000	3,641,000	3,163,000
Total Revenues	57,015,424	77,156,991	70,290,924	85,196,016
Total Funds Available	67,519,362	96,933,605	86,986,701	100,650,396
Expenditures:				
Personnel	13,015,351	14,472,400	13,671,540	14,219,530
Supplies	3,345,163	7,236,274	4,203,723	4,020,937
Repair & Maintenance	5,216,064	5,088,605	4,760,817	5,425,172
Utilities	3,015,477	3,428,360	3,400,870	4,055,900
Information Technology	579,698	682,820	653,080	695,330
Services & Charges	5,504,705	6,810,965	5,911,929	6,077,284
Vehicle Usage	2,583,904	2,687,970	3,415,364	3,241,808
Debt Service	10,204,238	28,149,364	26,598,903	36,948,528
Fleet Services & Charges	182,547	615,644	590,644	210,441
Capital Expenses	407,655	304,381	201,283	235,600
Transfers Out	6,768,784	8,135,019	8,124,168	9,022,333
Total Expenditures	50,823,586	77,611,802	71,532,321	84,152,862
Excess Revenues over Expenditures	6,191,838	(454,811)	(1,241,397)	1,043,154
Ending Fund Balance	$ 16,695,777	$ 19,321,803	$ 15,454,380	$ 16,497,534

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2026-2027 Annual Budget

	220 General CIP City Funds	222 General CIP Bond Funds	224 Street Revolving	235 Regional Detention	250 Roadway Impact Fee #1	251 Roadway Impact Fee #2	252 Roadway Impact Fee #3	253 Roadway Impact Fee #4
Beginning Fund Balance	$ 1,499,733	$ 54,834,020	$ 604,053	$ 58,261	$ 212,855	$ 947,125	$ 324,642	$ (62,310)
Revenues:								
Interest Income	-	1,200,000	24,000	1,000	7,300	25,000	3,000	15,000
Taxes	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-
Sales & Service	-	-	-	25,000	100,000	600,000	30,000	400,000
Miscellaneous Revenue	-	-	-	-	-	-	-	-
Debt Proceeds	997,000	-	-	-	-	-	-	-
Transfers In	-	1,200,000	-	-	-	-	-	-
Total Revenues	997,000	2,400,000	24,000	26,000	107,300	625,000	33,000	415,000
Total Funds Available	2,496,733	57,234,020	628,053	84,261	320,155	1,572,125	357,642	352,690
Expenditures								
Capital Expenses	1,510,000	13,250,000	250,000	75,000	-	-	-	-
Services & Charges	25,000	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	1,200,000	-	-
Total Expenditures	1,535,000	13,250,000	250,000	75,000	-	1,200,000	-	-
Excess Revenues over Expenditures	(538,000)	(10,850,000)	(226,000)	(49,000)	107,300	(575,000)	33,000	415,000
Ending Fund Balance	$ 961,733	$ 43,984,020	$ 378,053	$ 9,261	$ 320,155	$ 372,125	$ 357,642	$ 352,690

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2026-2027 Annual Budget

	330 TIRZ #2 Construction	241 TIRZ #5 Construction	242 TIRZ #6 Construction	243 TIRZ #7 Construction	244 TIRZ #8 Construction	245 TIRZ #9 Construction	750 Water Impact Fee	751 Sewer Impact Fee	770 Utility CIP City Funds
	$ 306,267	$ (393,772)	$ 323,453	$ (167,012)	$ 101,648	$ 47,412	$ 6,599,430	$ 3,293,619	$ 2,667,711
	3,000	-	5,000	2,000	-	300	150,000	70,000	80,000
	474,106	104,674	39,668	229,179	71,063	-	-	-	-
	-	93,805	38,228	242,789	68,482	49,801	-	-	-
	-	-	-	-	-	-	2,500,000	825,000	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	477,106	198,479	82,896	473,968	139,545	50,101	2,650,000	895,000	80,000
	783,373	(195,293)	406,349	306,956	241,193	97,513	9,249,430	4,188,619	2,747,711
	250,000	-	-	-	-	-	-	-	2,375,000
	86,200	-	-	-	-	-	-	-	-
	200,000	288,000	226,000	177,000	-	-	1,948,000	825,000	-
	536,200	288,000	226,000	177,000	-	-	1,948,000	825,000	2,375,000
	(59,094)	(89,521)	(143,104)	296,968	139,545	50,101	702,000	70,000	(2,295,000)
	$ 247,173	$ (483,293)	$ 180,349	$ 129,956	$ 241,193	$ 97,513	$ 7,301,430	$ 3,363,619	$ 372,711

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2026-2027 Annual Budget

777 Utility CIP GTUA	Total
$ -	$ 71,197,135
-	1,585,600
-	918,690
50,000	543,105
-	4,480,000
-	-
-	997,000
-	1,200,000
50,000	9,724,395
50,000	80,921,530
50,000	17,760,000
-	111,200
-	4,864,000
50,000	22,735,200
-	(13,010,805)
$ -	$ 58,186,330

City of Sherman
SPECIAL REVENUE FUNDS
2026-2027 Annual Budget

	420 Stormwater	430 Bel Air Public Imp District	440 E 911	450 Security & Technology	460 Hotel/ Motel	470 Drug Enforcement	480 Airport
Beginning Fund Balance	$ (317,542)	$ 1,316,342	$ 144,570	$ 186,606	$ 128,084	$ 186,918	$ (55,488)
Revenues							
Taxes	-	-	-	-	800,000	-	-
Sales & Service	930,000	2,695,437	350,000	76,500	107,500	50,000	550,000
Intergovernmental	-	-	-	-	-	-	100,000
Interest Income	500	40,000	25,000	2,500	1,500	1,500	3,500
Miscellaneous Revenue	-	-	-	-	1,000	-	-
Debt Proceeds	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-
Total Revenues	930,500	2,735,437	375,000	79,000	910,000	51,500	653,500
Total Funds Available	612,958	4,051,779	519,570	265,606	1,038,084	238,418	598,012
Expenditures							
Personnel	192,830	-	299,620	-	216,930	-	-
Supplies	3,775	-	-	20,800	18,530	50,400	416,592
Repair & Maintenance	32,690	-	28,000	372	4,320	12,000	21,995
Utilities	730	-	-	-	33,080	-	12,640
Information Technology	6,290	-	-	-	27,190	-	-
Services & Charges	19,454	2,650,000	188,895	13,000	560,200	6,500	27,965
Capital Expenses	-	-	-	-	-	-	100,000
Vehicle Usage	25,110	-	-	-	53,140	-	4,360
Fleet Services & Charges	-	-	-	-	-	-	-
Transfers Out	270,000	-	-	8,750	124,000	-	-
Total Expenditures	550,879	2,650,000	516,515	42,922	1,037,390	68,900	583,552
Excess Revenues over Expenditures	379,621	85,437	(141,515)	36,078	(127,390)	(17,400)	69,948
Ending Fund Balance	$ 62,079	$ 1,401,779	$ 3,055	$ 222,684	$ 694	$ 169,518	$ 14,460

City of Sherman
SPECIAL REVENUE FUNDS
2026-2027 Annual Budget

455 Parks Pride	456 Police Pride	457 Donations	Total
$ 170,760	$ 23,983	$ 13,095	$ 1,797,329
-	-	-	800,000
-	-	-	4,759,437
-	-	-	100,000
2,500	500	100	77,600
10,000	10,000	14,000	35,000
-	-	-	-
-	-	-	-
12,500	10,500	14,100	5,772,037
183,260	34,483	27,195	7,569,366
-	-	-	709,380
-	100	25,000	535,197
-	-	-	99,377
-	-	-	46,450
-	-	-	33,480
50,000	5,000	-	3,521,014
120,000	20,000	-	240,000
-	-	-	82,610
-	-	-	-
-	-	-	402,750
170,000	25,100	25,000	5,670,258
(157,500)	(14,600)	(10,900)	101,779
$ 13,260	$ 9,383	$ 2,195	$ 1,899,108

City of Sherman
INTERNAL SERVICE FUNDS
2026-2027 Annual Budget

	600 Insurance	630 IT	650 Equipment	660 Fleet Replacement	Total
Beginning Fund Balance	$ 127,780	$ 193,673	$ 342,918	$ 402,311	$ 1,066,683
Revenue					
Sales & Service	8,674,620	2,830,210	6,826,007	210,441	18,541,278
Taxes	-	-	-	2,980,482	2,980,482
Interest Income	35,000	-	-	40,000	75,000
Debt Proceeds	-	-	-	1,977,164	1,977,164
Miscellaneous Revenue	350,000	-	-	-	350,000
Total Revenue	9,059,620	2,830,210	6,826,007	5,208,087	23,923,924
Total Funds Available	9,187,400	3,023,883	7,168,925	5,610,398	24,990,607
Expenditures					
Personnel	-	1,301,180	1,522,270	-	2,823,450
Supplies	-	59,995	1,393,060	-	1,453,055
Repair & Maintenance	-	618,832	2,936,190	-	3,555,022
Utilities	-	72,120	40,660	-	112,780
Information Technology	-	-	98,280	-	98,280
Services & Charges	9,089,200	712,409	686,705	75,000	10,563,314
Debt Service	-	-	-	2,980,053	2,980,053
Capital Expenses	-	110,000	-	2,157,605	2,267,605
Vehicle Usage	-	4,240	-	-	4,240
Transfers Out	-	43,874	-	-	43,874
Total Expenditures	9,089,200	2,922,650	6,677,165	5,212,658	23,901,673
Excess Revenues over Expenditures	(29,580)	(92,440)	148,842	(4,571)	22,251
Ending Fund Balance	$ 98,200	$ 101,233	$ 491,760	$ 397,740	$ 1,088,934

City of Sherman
DEBT SERVICE FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 1,270,262	$ 773,912	$ 849,712
Revenues			
Property Tax	12,662,470	14,540,300	13,721,956
Transfers In	1,213,687	1,071,358	1,085,000
Interest Income	92,097	14,000	-
Miscellaneous Revenue	-	-	-
Total Revenues	13,968,254	15,625,658	14,806,956
Total Funds Available	15,238,516	16,399,570	15,656,668
Expenditures			
Debt Service	14,456,654	15,537,633	15,611,368
Services & Charges	7,950	12,225	12,975
Total Expenditures	14,464,604	15,549,858	15,624,343
Excess Revenues over Expenditures	(496,350)	75,800	(817,387)
Ending Fund Balance	$ 773,912	$ 849,712	$ 32,325

City of Sherman
PERPETUAL CARE FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 2,125,431	$ 2,265,260	$ 2,265,260
Revenues			
Sales & Service	14,200	-	-
Interest Income	125,629	-	-
Total Revenues	139,829	-	-
Total Funds Available	2,265,260	2,265,260	2,265,260
Expenditures			
Miscellaneous	-	-	-
Ending Fund Balance	$ 2,265,260	$ 2,265,260	$ 2,265,260

City of Sherman
UTILITY FUND
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Reserve	$ 8,738,762	$ 16,948,178	$ 14,574,242	$ 13,989,859
Revenues				
Water Sales	26,233,291	35,833,358	33,167,490	40,912,299
Sewer Sales	16,599,841	23,098,548	18,107,855	24,791,764
Laboratory	175,212	176,000	195,000	195,000
Service Charges & Penalties	732,273	700,000	725,000	725,000
Charges for Services	242,407	250,000	300,000	270,000
Interest Income	238,418	180,000	385,000	275,000
Intergovernmental	417,870	1,416,085	2,416,085	3,415,753
Miscellaneous Revenue	671,774	55,000	161,794	65,000
Debt Proceeds	-	-	-	-
Total Revenues	45,311,085	61,708,991	55,458,224	70,649,816
Transfers In	474,000	3,641,000	3,641,000	3,163,000
Total Revenues and Transfers In	45,785,085	65,349,991	59,099,224	73,812,816
Total Funds Available	54,523,847	82,298,169	73,673,466	87,802,675
Expenditures				
Personnel	10,235,194	11,539,230	10,654,220	11,601,000
Supplies	2,905,468	6,757,643	3,712,674	3,605,631
Repair & Maintenance	5,096,276	4,991,098	4,671,996	5,288,419
Utilities	2,973,109	3,371,960	3,357,160	4,014,920
Information Technology	456,720	529,540	506,480	537,450
Debt Service	10,204,238	28,149,364	26,598,903	36,948,528
Services & Charges	1,989,892	3,129,964	2,634,562	2,599,731
Vehicle Usage	918,462	808,300	1,232,327	1,188,205
Fleet Services & Charges	142,547	590,644	590,644	210,441
Capital Expenses	293,130	304,381	201,283	235,600
Total Expenditures	35,215,036	60,172,125	54,160,249	66,229,924
Transfers Out	4,734,569	5,523,358	5,523,358	6,399,967
Total Expenditures and Transfers Out	39,949,605	65,695,483	59,683,607	72,629,891
Excess Revenues over Expenditures	5,835,480	(345,492)	(584,383)	1,182,925
Ending Reserve	$ 14,574,242	$ 16,602,686	$ 13,989,859	$ 15,172,784

City of Sherman
SOLID WASTE FUND
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 1,765,177	$ 2,828,436	$ 2,121,535	$ 1,464,521
Revenues				
Solid Waste Service	9,751,510	10,417,000	9,411,000	9,979,000
Service Charges & Penalties	125,492	150,000	130,000	130,000
Interest Income	77,834	70,000	72,000	68,000
Miscellaneous Revenue	1,275,503	1,170,000	1,578,700	1,206,200
Total Revenues	11,230,339	11,807,000	11,191,700	11,383,200
Total Funds Available	12,995,516	14,635,436	13,313,235	12,847,721
Expenditures				
Personnel	2,780,157	2,933,170	3,017,320	2,618,530
Supplies	439,695	478,631	491,049	415,306
Repair & Maintenance	119,788	97,507	88,821	136,753
Utilities	42,368	56,400	43,710	40,980
Information Technology	122,978	153,280	146,600	157,880
Services & Charges	3,514,813	3,681,001	3,277,367	3,477,553
Vehicle Usage	1,665,442	1,879,670	2,183,037	2,053,603
Capital Expenses	114,525	-	-	-
Fleet Services & Charges	40,000	25,000	-	-
Transfers Out	2,034,215	2,611,661	2,600,810	2,622,366
Total Expenditures	10,873,981	11,916,320	11,848,713	11,522,971
Excess Revenues over Expenditures	356,358	(109,320)	(657,013)	(139,771)
Ending Fund Balance	$ 2,121,535	$ 2,719,116	$ 1,464,521	$ 1,324,750

City of Sherman
GENERAL IMPROVEMENT FUND - City Funds
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 1,451,631	$ 1,155,619	$ 2,460,187	$ 1,499,733
Revenues				
Transfers In	-	-	45,000	-
Intergovernmental	-	-	-	-
Grant Revenue	-	-	-	-
Interest Income	120,934	-	100,000	-
Miscellaneous Revenue	-	-	-	-
Debt Proceeds	3,709,476	2,203,698	1,927,721	997,000
Total Revenues	3,830,410	2,203,698	2,072,721	997,000
Total Funds Available	5,282,041	3,359,317	4,532,908	2,496,733
Expenditures				
Capital Expenses	2,744,382	2,382,268	3,000,000	1,510,000
Services & Charges	45,048	-	33,175	25,000
Transfers Out	32,424	-	-	-
Total Expenditures	2,821,854	2,382,268	3,033,175	1,535,000
Excess Revenues over Expenditures	1,008,556	(178,570)	(960,454)	(538,000)
Ending Fund Balance	$ 2,460,187	$ 977,049	$ 1,499,733	$ 961,733

GENERAL IMPROVEMENT FUND - Bond Funds
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 87,169,706	$ 71,794,461	$ 72,734,129	$ 54,834,020
Revenues				
Transfers In	1,000,000	3,000,000	4,600,000	1,200,000
Intergovernmental	900,000	-	-	-
Grant Revenue	-	-	-	-
Interest Income	3,255,977	3,000,000	2,500,000	1,200,000
Miscellaneous Revenue	-	-	-	-
Debt Proceeds	45,403,785	14,910,311	-	-
Total Revenues	50,559,763	20,910,311	7,100,000	2,400,000
Total Funds Available	137,729,469	92,704,772	79,834,129	57,234,020
Expenditures				
Capital Expenses	35,824,092	25,492,673	25,000,000	13,250,000
Services & Charges	300,093	150,000	109	-
Transfers Out	-	-	-	-
Total Expenditures	36,124,185	25,642,673	25,000,109	13,250,000
Excess Revenues over Expenditures	14,435,577	(4,732,362)	(17,900,109)	(10,850,000)
Ending Fund Balance	$ 72,734,129	$ 67,062,099	$ 54,834,020	$ 43,984,020

City of Sherman
GENERAL IMPROVEMENT FUND - City Funds/Tax Notes

	Actual 2024-2025	Total Budget as of 9/30/26	Project-to-Date 5/27/2026	Budget 2026-2027
Transportation				
Projects				
(2) Street Material 2025	1,949,771	2,558,807	2,558,195	-
(2) Street Material 2026	-	1,407,847	244,043	200,000
(2) Street Material 2027	-	-	-	972,000
(1) Signal at FM 1417 and Quail Run	27,419	27,420	27,419	-
(1) Grand Ave Solar Streetlights	108,392	110,000	108,392	-
Total	2,085,583	4,104,074	2,938,050	1,172,000
Funding Sources				
(1) General Fund transfers		137,420		-
(2) Tax Notes		1,407,847		1,172,000
		1,545,267		1,172,000
Facility Maintenance				
Projects				
(2) Muni Bldg Main Entry Front	18,941	18,941	18,941	-
(2) Muni Bldg EMS System	44,000	44,000	44,000	-
(2) Muni Bldg Drop Ceiling	2,125	2,125	2,125	-
(2) Muni Bldg Ballroom (floor, stage)	62,081	62,081	62,081	-
(2) Muni Bldg Auditorium (plaster, balcony,	3,800	3,800	3,800	-
(2) Municipal Bldg ADA Approaches	22,900	22,900	22,900	-
(2) Municipal Bldg 3-ton Splits (3)	32,700	32,700	32,700	-
(2) Kerr East Exterior Repair	8,000	8,000	8,000	-
(2) Animal Shelter Lobby	61,995	100,000	95,929	-
(2) Animal Shelter HVAC	20,800	20,800	20,800	-
(2) Columbarium	-	47,350	47,350	-
(2) Mausoleum repair	36,489	200,000	36,489	-
(2) Senior Center Renovation	25,800	25,800	25,800	-
(2) Activity Center Metal Roof	-	82,800	65,456	-
(2) Auditorium Windows	-	88,000	-	88,000
Total	339,631	759,297	486,371	88,000
Funding Sources				
(1) General Fund transfers		-		-
(2) Tax Notes		759,297		88,000
		759,297		88,000
Public Safety				
Projects				
(1) Watchguard	134,000	647,177	647,177	-
Total	134,000	647,177	647,177	-
Funding Sources				
(1) General Fund transfers	-	647,177		-

City of Sherman

GENERAL IMPROVEMENT FUND - City Funds/Tax Notes

	Actual 2024-2025	Total Budget as of 9/30/26	Project-to-Date 5/27/2026	Budget 2026-2027
Other				
Projects				
(1) Airport Pavement Maintenance-City	24,405	404,500	404,405	-
(1) Kidd Key Fountain	73,449	74,000	73,449	-
(1) Energov Implementation	87,315	430,000	353,215	-
(1) TCOG Refresh	-	-	-	250,000
Total	185,169	908,500	831,069	250,000
Funding Sources				
(1) General Fund transfers		908,500		-
		908,500		-
Total Expenditures	$ 2,744,382	$ 6,419,048	$ 4,902,667	$ 1,510,000

City of Sherman
GENERAL IMPROVEMENT FUND - Bond Funds

	Actual 2024-2025	Total Budget as of 9/30/26	Project-to-Date 5/27/2026	2027 CO
Transportation				
Projects				
FM 1417 Engineering & ROW - SH 82 to SH 56	22	5,450,000	5,448,020	-
Friendship ROW 56 to Lamberth	-	1,300,000	988,098	-
Bridges-Center/McGee/Travis	8,822	809,289	809,108	-
Flanary Rd and Progress Rd Engineering	28,311	219,300	216,452	-
Moore Street	304,146	17,200,000	7,933,236	-
FM 1417 design/ROW - SH 56 to W. Travis	2,792,082	4,600,000	4,435,830	-
Shepherd Dr	4,337,576	18,200,000	17,577,744	-
Bel Air Blvd Ph II/Beach Club/London Ln	4,708,387	9,400,000	9,349,569	-
Major Street Rebuilds-Washington & Sunset	2,278,550	2,500,000	2,422,805	-
Sherman St Improvements	3,697	200,000	184,530	-
Lamberth & Friendship-Shady Oaks thur Hickory Hill	1,093,156	4,000,000	3,612,537	-
Progress Drive	-	5,780,000	2,054	-
Flanary Road	114	5,400,000	114	-
Center St Bridge at Post Oak Creek	468,965	1,378,366	1,245,592	-
OB Groner - west of FM 1417 Design	500,000	500,000	508,250	-
Pebblebrooke Phase IV Drainage	889	546,000	538,679	-
FM 1417 signals at Bel Air Blvd and Luella Design	70,500	190,000	80,000	-
Heritage Ranch Ramps -Eng	72,042	410,000	360,577	-
Heritage Ranch Phase I	5,433,667	7,942,263	6,577,327	-
Heritage Ranch Utilities for SISD	413,102	1,100,000	434,844	-
Wells St Rebuild/Extension	62,914	200,000	132,483	-
Crossroads Infrastructure (includes TxDOT participat	550,988	14,400,000	10,031,887	-
Cherry St Rebuild	1,117,974	3,500,000	1,439,625	-
Travis Heights/Bel Air Blvd	209	2,400,000	102,786	-
Engineering design for in-house street projects	-	700,000	20,919	-
Retaining Wall on FM 1417	100	90,000	80,582	-
Heritage Ranch Trail Phase 2	-	3,500,000	-	-
Total	24,246,212	111,915,218	74,533,650	-
Parks and Recreation				
Projects				
Asphalt Pump Track at Binkley Park	136,593	500,000	498,793	-
Master Plan Trail Construction	62	750,000	303,919	-
Northcreek Subdivision Park	21,800	500,000	451,902	-
Trail Lighting and Restroom and PGE	1,239,371	2,200,000	1,353,469	-
OSP Lighting - Phase I	27,122	1,500,000	64,265	-
Fairview Park playground	1,296,923	2,900,000	2,338,975	-
Hawn Park playground	47,184	2,200,000	172,915	-
MLK Park/Mt Carmel Property Purchase	1,722	-	64,201	-
Pebblebrook Phase IV Park	1,462	2,500	6,350	-
Hickory Hill Park	403	403	403	-
Fairview Park Tennis Court	-	212,500	202,686	-
MLK Park Property	-	7,500	7,413	-
Total	2,772,640	10,772,903	5,465,290	-

City of Sherman
GENERAL IMPROVEMENT FUND - Bond Funds

	Actual 2024-2025	Total Budget as of 9/30/26	Project-to-Date 5/27/2026	2027 CO
Downtown				
Projects				
Texas Laundry property for parking lot	1,500	-	1,500	-
Downtown Lighting and Electrical	7,875	600,000	7,875	-
Total	9,375	600,000	9,375	-
Facilities				
Projects				
City Hall Renovation	4,560,322	6,400,000	6,319,376	-
West Hill Cemetery Creek Erosion	532,581	1,000,000	1,010,487	-
Public Works Facility - Design	11,140	100,000	46,784	-
Fleet Maintenance Facility	-	9,900,000	379,609	-
Total	5,104,043	17,400,000	7,756,255	-
Public Safety				
Projects				
Combine Fire Sta. 1 & 2	2,737,075	7,800,000	7,757,237	-
Fire Station #4 Training Tower	287,222	1,000,000	915,554	-
Public Safety Trunking System	66,460	3,500,000	3,466,201	-
Fire Station #5 Land	7,325	500,000	7,325	-
Fire Station #3 Remodel	156,237	4,300,000	816,809	-
Total	3,254,320	17,100,000	12,963,127	-
Drainage				
Projects				
Blanton St Drainage (Birge to McGee)	46,630	100,000	46,630	-
McGee St Bridge Erosion	209,162	1,430,000	680,650	-
Setting Suns Drinage Phase III	1,750	245,000	231,312	-
Lamberth Rd Post Oak Creek Crossing	179,960	2,100,000	1,771,616	-
Total	437,502	3,875,000	2,730,208	-
Total Expenditures	$ 35,824,092	$ 161,663,121	$ 103,457,905	$ -

City of Sherman
UTILITY IMPROVEMENT FUND - GTUA Funds
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ (45,552)	$ -	$ -	$ -
Revenues				
Transfers In	2,656	-	-	-
Intergovernmental	185,216	50,000	120,000	50,000
Grant Revenue	-	-	-	-
Interest Income	-	-	-	-
Miscellaneous Revenue	-	-	-	-
Debt Proceeds	-	-	-	-
Total Revenues	187,872	50,000	120,000	50,000
Total Funds Available	142,320	50,000	120,000	50,000
Expenditures				
Capital Expenses	142,320	50,000	120,000	50,000
Transfers Out	-	-	-	-
Total Expenditures	142,320	50,000	120,000	50,000
Excess Revenues over Expenditures	45,552	-	-	-
Ending Fund Balance	$ -	$ -	$ -	$ -

City of Sherman
UTILITY IMPROVEMENT FUND - City Funds
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 3,470,990	$ 1,019,059	$ 3,167,711	$ 2,667,711
Revenues				
Transfers In	343,200	-	-	-
Intergovernmental	-	-	-	-
Grant Revenue	1,317,243	-	247,000	-
Interest Income	179,666	200,000	100,000	80,000
Miscellaneous Revenue	-	-	-	-
Debt Proceeds	-	-	-	-
Total Revenues	1,840,109	200,000	347,000	80,000
Total Funds Available	5,311,100	1,219,059	3,514,711	2,747,711
Expenditures				
Services & Charges	-	-	-	-
Capital Expenses	2,140,733	626,883	847,000	2,375,000
Transfers Out	2,656	-	-	-
Total Expenditures	2,143,389	626,883	847,000	2,375,000
Excess Revenues over Expenditures	(303,280)	(426,883)	(500,000)	(2,295,000)
Ending Fund Balance	$ 3,167,711	$ 592,176	$ 2,667,711	$ 372,711

City of Sherman
UTILITY IMPROVEMENT FUND - City Funds

	Actual 2024-2025	Total Budget as of 9/30/26	Project-to-date as of 5/28/2026	Budget 2026-2027
Projects				
(1) High Country Estates Water	2,004	367,991	308,881	75,000
(1) Brine Line Phase II Engineering (City Funds)	10,180	126,000	127,277	-
(1) South Sewer Ext East of Hwy 75	5,960	50,000	31,395	-
(2) WTP Backup Generator Construction	1,317,243	1,500,000	1,488,267	-
(1) Miscellaneous Water Line Improvements Eng	18,042	238,000	211,300	-
(1) Water and Wastewater oversizing and Repairs	10,500	250,000	356,959	300,000
(1) Groundwater Analysis	260,040	515,000	460,818	-
(1) Water and Wastewater oversizing and Repairs	302,152	359,242	359,242	-
(1) Add 8" lines across US75 to stabilize tank levels	-	73,500	-	-
(1) Remove Build-up in WTP sludge ponds	-	400,000	80,135	-
(1) Abandon Preston Club WWTP & lift stations	738	1,000	738	-
(1) Abandon S. Crockett lift station for gravity sewer	7,350	150,000	75,700	-
(1) WWTP Temporary building for new staff	152,972	152,972	152,972	-
(3) GW PLC Upgrades (4)	-	80,000	-	-
(3) GW Pump Station & Remote well security (4)	-	80,000	-	-
(3) GW Pump Station Chlorine Analyzer (4)	-	34,000	-	-
(3) GW Pump Station HSP VFD (2)	-	30,000	-	-
(3) Power Monitors for GW HSP & Wells (8)	-	68,000	-	-
(3) Pump Station Chlorine Detector (4)	26,150	31,200	26,150	-
(1) WWTP Road Replacement	27,500	45,000	27,500	-
(1) Other Miscellaneous Repairs	(99)	-	-	2,000,000
Total	$ 2,140,733	$ 4,551,905	$ 3,707,335	$ 2,375,000
Funding Sources				
(1) Utility Fund Transfer/Reserves		$ 2,728,705		$ 2,375,000
(2) Grant-funded		1,500,000		-
(3) Tax Notes		323,200		-
		$ 4,551,905		$ 2,375,000

City of Sherman
UTILITY IMPROVEMENT FUND - GTUA Funds

	Project Budget	Project to Date 5/28/2026	Bond 2026-2027
Water Projects			
Shepherd Utilities	709,803	709,803	-
Lake Texoma Pump Station 25MGD #1	38,025,737	23,633,008	-
Shepherd EST	15,656,902	3,460,477	-
Rex Cruz EST Rehab	75,000	15,797	-
Lake Texoma Pump Station Electrical Upgrade	8,637,375	488,151	2,507,000
Lead & Copper Rule Revision	1,363,321	1,031,296	
Lake Texoma Backup Generator Eng & Switchgear	2,820,000	-	-
Rehab WTP EDR	18,867,387	16,925,997	-
Miscellaneous Waterline Improvements	2,050,000	492,862	-
Stephens Ground Storage Tank Rehab	2,583,546	1,644,087	-
Shepherd Drive W main replacement	1,171,280	574,681	500,000
Groundwater Deep Well Pump/Motor	400,000	-	-
Luella 4T Submersible pump	400,000	-	-
Sherman St Utilities replacements	320,000	-	-
Dripping Springs Rd waterline replacement	250,000	866	-
WTP Facility Upgrades (HVAC, remodel, doors etc.)	320,000	-	-
Chemical Room Control Panel	250,000	-	-
NTMWD Second Water Line from Lake Texoma (84")	3,300,000	-	42,100,000
Red River Boundary Commission	2,149,754	2,149,754	-
SE Zone Interconnectivity	-	-	
US 75 Segment 2 Utility Relocates	-	-	3,000,000
Total Water Projects	99,350,105	51,126,779	48,107,000
Sewer Projects			
Laboratory Expansion	2,982,734	2,809,443	-
Downtown Sewer Improvements	2,754,900	2,624,500	-
WWTP Electrical System Switchgear, ATS, Generator	3,118,717	1,277,421	-
Heritage Ranch Sewer	900,000	140,482	-
Digester and Blower Building	2,510,000	114,112	1,500,000
Crossroads Sewer	1,426,673	1,344,180	-
East Side Lift Station Replace and Rehab	303,130	303,130	1,500,000
Hwy 82 and N. Loy Lake Sewer	3,506,000	360,784	1,600,000
North WWTP Upgrades	1,963,332	260,733	-
WWTP MBR Phase 2 Industrial Expansion	10,604,386	1,336,861	-
Clarifier #3 Rehab and Grit Building	311,970	163,356	4,000,000
Progress Park Sewer Line (by GW)	5,888,076	5,888,076	
Post Oak Interceptor Phase I	735,737	735,737	-
Red River Boundary Commission	2,149,754	2,149,754	
Blalock Park Interceptor	5,320,505	562,420	-
Sludge Thickener at South WWTP (MBR)	6,822,021	708,932	1,410,000
Sherman Gateway Sewer	-	-	1,500,000
Electrical Improvements - WWTP	-	-	1,410,000
WWTP Digester - Design and Construction			11,000,000
North Haven Bank Stabilization	-	-	600,000
Total Sewer Projects	51,297,937	71,906,704	24,520,000
Total	$ 150,648,042	$ 71,906,704	$ 72,627,000

City of Sherman
STREET REVOLVING FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 548,487	$ 577,053	$ 604,053
Revenues			
Sales & Service	-	-	-
Interest Income	28,566	27,000	24,000
Total Revenues	28,566	27,000	24,000
Total Funds Available	577,053	604,053	628,053
Expenditures			
Capital Expenses	-	-	250,000
Total Expenditures	-	-	250,000
Excess Revenues over Expenditures	28,566	27,000	(226,000)
Ending Fund Balance	$ 577,053	$ 604,053	$ 378,053

City of Sherman
TIRZ #2 CONSTRUCTION FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 52,302	$ 150,328	$ 306,267
Revenues			
Property Tax	447,825	462,939	474,106
Rentals	(1,719)	-	-
Interest Income	4,590	5,000	3,000
Total Revenues	450,696	467,939	477,106
Total Funds Available	502,998	618,267	783,373
Expenditures:			
Services & Charges	62,960	12,000	86,200
Capital Expenses	89,711	100,000	250,000
Transfers Out	200,000	200,000	200,000
Total Expenditures	352,670	312,000	536,200
Excess Revenues over Expenditures	98,026	155,939	(59,094)
Ending Fund Balance	$ 150,328	$ 306,267	$ 247,173

City of Sherman
TIRZ #3 CONSTRUCTION FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 123,070	$ (124,429)	$ -
Revenues			
Property Tax	-	-	-
Interest Income	1,359	-	-
Transfers In	-	124,429	-
Total Revenues	1,359	124,429	-
Total Funds Available	124,429	-	-
Expenditures			
Capital Expenses	-	-	-
Transfers Out	248,858	-	-
Total Expenditures	248,858	-	-
Excess Revenues over Expenditures	(247,499)	124,429	-
Ending Fund Balance	$ (124,429)	$ -	$ -

City of Sherman
REGIONAL DETENTION FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 55,890	$ 57,261	$ 58,261
Revenues			
Sales & Service	-	-	25,000
Interest Income	1,371	1,000	1,000
Total Revenues	1,371	1,000	26,000
Total Funds Available	57,261	58,261	84,261
Expenditures			
Capital Expenses	-	-	75,000
Transfers Out	-	-	-
Total Expenditures	-	-	75,000
Excess Revenues over Expenditures	1,371	1,000	(49,000)
Ending Fund Balance	$ 57,261	$ 58,261	$ 9,261

City of Sherman
TIRZ #5 CONSTRUCTION FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ (200,516)	$ (301,616)	$ (393,772)
Revenues			
Property Tax	103,045	107,958	104,674
Intergovernmental	86,355	88,082	93,805
Interest Income	-	-	-
Debt Proceeds	-	-	-
Total Revenues	189,400	196,040	198,479
Total Funds Available	(11,116)	(105,576)	(195,293)
Expenditures			
Capital Expenses	1,500	-	-
Transfers Out	289,000	288,196	288,000
Total Expenditures	290,500	288,196	288,000
Excess Revenues over Expenditures	(101,100)	(92,156)	(89,521)
Ending Fund Balance	$ (301,616)	$ (393,772)	$ (483,293)

City of Sherman
TIRZ #6 CONSTRUCTION FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 599,316	$ 461,912	$ 323,453
Revenues			
Property Tax	42,103	44,157	39,668
Intergovernmental	33,626	35,768	38,228
Interest Income	12,867	7,000	5,000
Total Revenues	88,596	86,925	82,896
Total Funds Available	687,912	548,837	406,349
Expenditures			
Capital Expenses	-	-	-
Transfers Out	226,000	225,384	226,000
Total Expenditures	226,000	225,384	226,000
Excess Revenues over Expenditures	(137,404)	(138,459)	(143,104)
Ending Fund Balance	$ 461,912	$ 323,453	$ 180,349

City of Sherman
TIRZ #7 CONSTRUCTION FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ (563,967)	$ 1,154,971	$ (167,012)
Revenues			
Property Tax	165,579	249,335	229,179
Intergovernmental	123,121	191,033	242,789
Interest Income	8,238	15,000	2,000
Miscellaneous Revenue	1,600,000	-	-
Transfers In	-	-	-
Total Revenues	1,896,938	455,368	473,968
Total Funds Available	1,332,971	1,610,339	306,956
Expenditures			
Capital Expenses	-	-	-
Transfers Out	178,000	1,777,351	177,000
Total Expenditures	178,000	1,777,351	177,000
Excess Revenues over Expenditures	1,718,938	(1,321,983)	296,968
Ending Fund Balance	$ 1,154,971	$ (167,012)	$ 129,956

City of Sherman
TIRZ #8 CONSTRUCTION FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ -	$ 7,587	$ 101,648
Revenues			
Property Tax	4,218	51,944	71,063
Intergovernmental	3,330	42,117	68,482
Interest Income	39	-	-
Transfers In	-	-	-
Total Revenues	7,587	94,061	139,545
Total Funds Available	7,587	101,648	241,193
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	-
Excess Revenues over Expenditures	7,587	94,061	139,545
Ending Fund Balance	$ 7,587	$ 101,648	$ 241,193

City of Sherman
TIRZ #9 CONSTRUCTION FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ -	$ -	$ 47,412
Revenues			
Property Tax	-	26,111	-
Intergovernmental	-	21,151	49,801
Interest Income	-	150	300
Transfers In	-	-	-
Total Revenues	-	47,412	50,101
Total Funds Available	-	47,412	97,513
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	-
Excess Revenues over Expenditures	-	47,412	50,101
Ending Fund Balance	$ -	$ 47,412	$ 97,513

City of Sherman
ROADWAY IMPACT FEES ZONE #1
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 325,342	$ 75,155	$ 212,855
Revenues			
Interest Income	7,301	7,700	7,300
Sales & Service	142,512	130,000	100,000
Total Revenues	149,813	137,700	107,300
Total Funds Available	475,155	212,855	320,155
Expenditures			
Capital Expenses	-	-	-
Transfers Out	400,000	-	-
Total Expenditures	400,000	-	-
Excess Revenues over Expenditures	(250,187)	137,700	107,300
Ending Fund Balance	$ 75,155	$ 212,855	$ 320,155

City of Sherman
ROADWAY IMPACT FEES ZONE #2
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 558,821	$ 1,187,125	$ 947,125
Revenues			
Interest Income	29,960	30,000	25,000
Sales & Service	898,344	975,000	600,000
Total Revenues	928,304	1,005,000	625,000
Total Funds Available	1,487,125	2,192,125	1,572,125
Expenditures			
Capital Expenses	-	-	-
Transfers Out	300,000	1,245,000	1,200,000
Total Expenditures	300,000	1,245,000	1,200,000
Excess Revenues over Expenditures	628,304	(240,000)	(575,000)
Ending Fund Balance	$ 1,187,125	$ 947,125	$ 372,125

City of Sherman
ROADWAY IMPACT FEES ZONE #3
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 250,203	$ 269,642	$ 324,642
Revenues			
Interest Income	6,244	5,000	3,000
Sales & Service	13,195	50,000	30,000
Total Revenues	19,439	55,000	33,000
Total Funds Available	269,642	324,642	357,642
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	-
Excess Revenues over Expenditures	19,439	55,000	33,000
Ending Fund Balance	$ 269,642	$ 324,642	$ 357,642

City of Sherman
ROADWAY IMPACT FEES ZONE #4
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 1,211,694	$ 1,351,690	$ (62,310)
Revenues			
Interest Income	45,968	26,000	15,000
Sales & Service	394,028	360,000	400,000
Total Revenues	439,996	386,000	415,000
Total Funds Available	1,651,690	1,737,690	352,690
Expenditures			
Capital Expenses	-	-	-
Transfers Out	300,000	1,800,000	-
Total Expenditures	300,000	1,800,000	-
Excess Revenues over Expenditures	139,996	(1,414,000)	415,000
Ending Fund Balance	$ 1,351,690	$ (62,310)	$ 352,690

City of Sherman
WATER IMPACT FEES
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 3,654,601	$ 7,149,430	$ 6,599,430
Revenues			
Interest Income	193,464	200,000	150,000
Sales & Service	3,301,364	2,500,000	2,500,000
Total Revenues	3,494,829	2,700,000	2,650,000
Total Funds Available	7,149,430	9,849,430	9,249,430
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	3,250,000	1,948,000
Total Expenditures	-	3,250,000	1,948,000
Excess Revenues over Expenditures	3,494,829	(550,000)	702,000
Ending Fund Balance	$ 7,149,430	$ 6,599,430	$ 7,301,430

City of Sherman
SEWER IMPACT FEES
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 1,297,096	$ 2,418,619	$ 3,293,619
Revenues			
Interest Income	75,760	75,000	70,000
Sales & Service	1,045,764	800,000	825,000
Total Revenues	1,121,523	875,000	895,000
Total Funds Available	2,418,619	3,293,619	4,188,619
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	825,000
Total Expenditures	-	-	825,000
Excess Revenues over Expenditures	1,121,523	875,000	70,000
Ending Fund Balance	$ 2,418,619	$ 3,293,619	$ 3,363,619

City of Sherman
STORMWATER FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 109,539	$ (157,927)	$ (317,542)
Revenues			
Sales & Service	920,810	930,000	930,000
Fines & Penalties	-	-	-
Interest Income	324	-	500
Total Revenues	921,134	930,000	930,500
Total Funds Available	1,030,673	772,073	612,958
Expenditures			
Personnel	203,259	181,740	192,830
Supplies	3,240	3,365	3,775
Repair & Maintenance	121,924	69,545	32,690
Utilities	846	700	730
Information Technology	5,027	8,220	6,290
Services & Charges	133,807	288,975	19,454
Capital Expenses	407,742	225,000	-
Vehicle Usage	43,755	39,794	25,110
Transfers Out	269,000	272,275	270,000
Fleet Services & Charges	-	-	-
Total Expenditures	1,188,600	1,089,614	550,879
Excess Revenues over Expenditures	(267,466)	(159,614)	379,621
Ending Fund Balance	$ (157,927)	$ (317,542)	$ 62,079

City of Sherman
BEL AIR PUBLIC IMPROVEMENT DISTRICT
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 6,939	$ 55,342	$ 1,316,342
Revenues			
Sales & Service	849,779	2,631,000	2,695,437
Interest Income	16,419	30,000	40,000
Total Revenues	866,199	2,661,000	2,735,437
Total Funds Available	873,138	2,716,342	4,051,779
Expenditures			
Services & Charges	817,796	1,400,000	2,650,000
Total Expenditures	817,796	1,400,000	2,650,000
Excess Revenues over Expenditures	48,403	1,261,000	85,437
Ending Fund Balance	$ 55,342	$ 1,316,342	$ 1,401,779

City of Sherman
EMERGENCY 9-1-1 FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 1,057,992	$ 741,003	$ 144,570
Revenues			
Sales & Service	327,410	350,000	350,000
Grant Revenue	139,235	16,841	-
Interest Income	42,663	30,000	25,000
Total Revenues	509,309	396,841	375,000
Total Funds Available	1,567,301	1,137,844	519,570
Expenditures			
Personnel	594,580	600,590	299,620
Supplies	2,550	-	-
Repair & Maintenance	27,370	99,700	28,000
Services & Charges	153,939	192,984	188,895
Capital Expenses	47,859	100,000	-
Total Expenditures	826,298	993,274	516,515
Excess Revenues over Expenditures	(316,989)	(596,433)	(141,515)
Ending Fund Balance	$ 741,003	$ 144,570	$ 3,055

City of Sherman
COURT SECURITY & TECHNOLOGY FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 156,904	$ 154,792	$ 186,606
Revenues			
Fines & Penalties	70,917	76,500	76,500
Interest Income	3,662	3,000	2,500
Total Revenues	74,579	79,500	79,000
Total Funds Available	231,483	234,292	265,606
Expenditures			
Supplies	34,791	20,500	20,800
Repair & Maintenance	377	186	372
Services & Charges	6,523	12,000	13,000
Capital Expenses	-	-	-
Transfers Out	35,000	15,000	8,750
Total Expenditures	76,691	47,686	42,922
Excess Revenues over Expenditures	(2,112)	31,814	36,078
Ending Fund Balance	$ 154,792	$ 186,606	$ 222,684

City of Sherman
PARKS PRIDE FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 34,593	$ 158,260	$ 170,760
Revenues			
Miscellaneous Revenue	132,837	10,000	10,000
Interest Income	2,437	2,500	2,500
Total Revenues	135,273	12,500	12,500
Total Funds Available	169,866	170,760	183,260
Expenditures			
Services & Charges	11,606	-	50,000
Capital Expenses	-	-	120,000
Transfers Out	-	-	-
Total Expenditures	11,606	-	170,000
Excess Revenues over Expenditures	123,667	12,500	(157,500)
Ending Fund Balance	$ 158,260	$ 170,760	$ 13,260

City of Sherman
POLICE PRIDE FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 41,138	$ 38,383	$ 23,983
Revenues			
Miscellaneous Revenue	10,381	10,000	10,000
Grant Revenue	-	-	-
Interest Income	1,016	700	500
Total Revenues	11,398	10,700	10,500
Total Funds Available	52,536	49,083	34,483
Expenditures			
Supplies	713	100	100
Services & Charges	940	5,000	5,000
Capital Expenses	12,500	20,000	20,000
Total Expenditures	14,153	25,100	25,100
Excess Revenues over Expenditures	(2,755)	(14,400)	(14,600)
Ending Fund Balance	$ 38,383	$ 23,983	$ 9,383

City of Sherman
DONATIONS FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 17,090	$ 8,895	$ 13,095
Revenues			
Miscellaneous Revenue	13,580	14,000	14,000
Interest Income	409	200	100
Total Revenues	13,989	14,200	14,100
Total Funds Available	31,079	23,095	27,195
Expenditures			
Supplies	22,184	10,000	25,000
Excess Revenues over Expenditures	(8,195)	4,200	(10,900)
Ending Fund Balance	$ 8,895	$ 13,095	$ 2,195

City of Sherman
HOTEL/MOTEL TAX FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ (408,163)	$ 171,653	$ 128,084
Revenues			
Hotel-Motel Taxes	1,092,517	800,000	800,000
Fines & Penalties	-	-	-
Miscellaneous Revenue	4,990	1,000	1,000
Interest Income	1	3,000	1,500
Sales & Service	72,625	89,000	89,000
Rentals	26,240	18,500	18,500
Debt Proceeds	3,394	-	-
Transfers In	700,000	150,000	-
Total Revenues	1,899,767	1,061,500	910,000
Total Funds Available	1,491,604	1,233,153	1,038,084
Expenditures			
Personnel	215,029	237,320	216,930
Supplies	13,030	10,745	18,530
Repair & Maintenance	1,584	3,950	4,320
Utilities	29,634	31,230	33,080
Information Technology	21,270	22,560	27,190
Services & Charges	908,197	639,600	560,200
Vehicle Usage	24,813	51,512	53,140
Capital Expenses	3,394	-	-
Transfers Out	103,000	108,152	124,000
Total Expenditures	1,319,951	1,105,069	1,037,390
Excess Revenues over Expenditures	579,816	(43,569)	(127,390)
Ending Fund Balance	$ 171,653	$ 128,084	$ 694

City of Sherman
DRUG ENFORCEMENT FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 145,772	$ 181,418	$ 186,918
Revenues			
Fines & Penalties	49,995	10,000	50,000
Interest Income	2,305	2,000	1,500
Miscellaneous Revenue	-	-	-
Total Revenues	52,300	12,000	51,500
Total Funds Available	198,072	193,418	238,418
Expenditures			
Supplies	9,934	-	50,400
Repair & Maintenance	-	-	12,000
Services & Charges	6,720	6,500	6,500
Capital Expenses	-	-	-
Total Expenditures	16,655	6,500	68,900
Excess Revenues over Expenditures	35,646	5,500	(17,400)
Ending Fund Balance	$ 181,418	$ 186,918	$ 169,518

City of Sherman
MUNICIPAL AIRPORT FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 218,323	$ 240,302	$ (55,488)
Revenues			
Interest Income	6,678	5,000	3,500
Rentals	101,184	100,000	100,000
Sales & Service	315,121	185,000	450,000
Grant Revenue	75,183	100,000	100,000
Miscellaneous Revenue	(1,998)	-	-
Total Revenues	496,167	390,000	653,500
Total Funds Available	714,490	630,302	- 598,012
Expenditures			
Supplies	252,277	396,585	416,592
Repair & Maintenance	3,365	8,995	21,995
Services & Charges	118,766	108,247	27,965
Utilities	11,672	12,690	12,640
Vehicle Usage	7,278	7,157	4,360
Capital Expenses	80,830	152,115	100,000
Total Expenditures	474,188	685,789	583,552
Excess Revenues over Expenditures	21,979	(295,789)	69,948
Ending Fund Balance	$ 240,302	$ (55,488)	$ 14,460

City of Sherman
EMPLOYEE INSURANCE FUND
2026-2027 Annual Budget

	Actual 2024-2025	Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 1,408,446	$ 1,031,840	$ 1,604,350	$ 127,780
Revenues				
Employer Contributions	5,279,966	5,384,810	5,456,630	7,233,620
Employee Contributions	1,236,930	1,150,000	1,329,000	1,355,000
Retiree Contributions	96,653	100,000	80,000	80,000
COBRA Contributions	1,792	1,000	6,000	6,000
Miscellaneous Revenue	-	350,000	350,000	350,000
Interest Income	67,441	60,000	40,000	35,000
Transfers In	-	-	-	-
Total Revenues	6,682,782	7,045,810	7,261,630	9,059,620
Total Funds Available	8,091,228	8,077,650	8,865,980	9,187,400
Expenditures				
Health Insurance Claims	5,361,963	6,696,000	7,517,000	7,716,000
Administration & Premiums	1,062,787	1,256,000	1,148,000	1,300,000
Life Insurance Premiums	62,129	69,000	73,200	73,200
Transfers Out	-	-	-	-
Total Expenditures	6,486,878	8,021,000	8,738,200	9,089,200
Excess Revenues over Expenditures	195,904	(975,190)	(1,476,570)	(29,580)
Ending Fund Balance	$ 1,604,350	$ 56,650	$ 127,780	$ 98,200

City of Sherman
FACILITIES MAINTENANCE FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ -	$ -	$ -
Revenues			
Technology Services:			
General Fund	-	-	1,009,390
Tourism	-	-	3,320
Airport	-	-	20,000
Information Technology	-	-	109,900
Equipment Services Fund	-	-	86,190
Utility Fund	-	-	430,560
Solid Waste Fund	-	-	48,120
Total Revenues	-	-	1,707,480
Total Funds Available	-	-	1,707,480
Expenditures			
Personnel	-	-	629,040
Supplies	-	-	41,100
Repair & Maintenance	-	-	548,307
Utilities	-	-	19,210
Information Technology	-	-	62,740
Services & Charges	-	-	313,912
Capital Expenses	-	-	10,000
Vehicle Usage	-	-	78,660
Total Expenditures	-	-	1,702,969
Excess Revenues over Expenditures	-	-	4,511
Ending Fund Balance	$ -	$ -	$ 4,511

City of Sherman
INFORMATION TECHNOLOGY FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 255,557	$ 187,842	$ 193,673
Revenues			
Technology Services:			
General Fund	1,572,803	1,835,910	1,940,380
Stormwater	5,027	8,220	6,290
Tourism	21,270	22,560	27,190
Facilities Maintenance	-	-	62,740
Equipment Services Fund	72,704	79,960	98,280
Utility Fund	456,720	506,480	537,450
Solid Waste Fund	122,978	146,600	157,880
Interest Income	3,226	4,000	-
Miscellaneous Revenue	10,131	1,800	-
Total Revenues	2,264,859	2,605,530	2,830,210
Total Funds Available	2,520,416	2,793,372	3,023,883
Expenditures			
Personnel	1,272,630	1,258,940	1,301,180
Supplies	95,698	166,216	59,995
Repair & Maintenance	314,278	372,506	618,832
Utilities	60,567	70,780	72,120
Services & Charges	545,359	567,413	712,409
Capital Expenses	-	63,000	110,000
Vehicle Usage	-	-	4,240
Fleet Services & Charges	-	57,000	-
Transfers Out	44,042	43,844	43,874
Total Expenditures	2,332,574	2,599,699	2,922,650
Excess Revenues over Expenditures	(67,715)	5,831	(92,440)
Ending Fund Balance	$ 187,842	$ 193,673	$ 101,233

City of Sherman
EQUIPMENT SERVICES FUND
2026-2027 Annual Budget

	Actual 2024-2025	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 8,420	$ (61,528)	$ 342,918
Revenues			
Equipment Service Revenue	5,914,755	7,176,633	6,826,007
Interest Income	-	300	-
Miscellaneous Revenue	7,689	5,200	-
Total Revenues	5,922,445	7,182,133	6,826,007
Total Funds Available	5,930,864	7,120,606	7,168,926
Expenditures			
Personnel	1,419,118	1,487,050	1,522,270
Supplies	1,417,619	1,569,326	1,393,060
Repair & Maintenance	2,426,149	2,704,800	2,936,190
Utilities	25,447	36,780	40,660
Information Technology	72,704	79,960	98,280
Services & Charges	607,836	708,156	686,705
Capital Expenses	23,119	13,053	-
Fleet Services & Charges	-	178,562	-
Vehicle Usage	400	-	-
Total Expenditures	5,992,392	6,777,688	6,677,165
Excess Revenues over Expenditures	(69,947)	404,446	148,842
Ending Fund Balance	$ (61,528)	$ 342,918	$ 491,761

City of Sherman
FLEET REPLACEMENT FUND
2026-2027 Annual Budget

	Actual 2024-2025	Adjusted Budget 2025-2026	Projected 2025-2026	Budget 2026-2027
Beginning Fund Balance	$ 3,413,914	$ 795,876	$ 513,329	$ 402,311
Revenues				
Fleet Replacement Revenue	1,996,279	1,333,405	1,308,405	210,441
Property Tax	2,540,684	3,032,000	2,962,000	2,980,482
Interest Income	129,449	130,000	42,000	40,000
Debt Proceeds	3,443,853	2,545,016	2,330,116	1,977,164
Miscellaneous Revenue	-	-	82,000	-
Total Revenues	8,110,265	7,040,421	6,724,521	5,208,087
Total Funds Available	11,524,179	7,836,297	7,237,850	5,610,398
Expenditures				
Debt Service	2,999,818	3,121,920	3,051,917	2,980,053
Services & Charges	46,623	100,000	40,934	75,000
Capital Expenses	7,848,147	3,726,734	3,742,688	2,157,605
Transfers Out	116,263	-	-	-
Total Expenditures	11,010,850	6,948,654	6,835,539	5,212,658
Excess Revenues over Expenditures	(2,900,585)	91,767	(111,018)	(4,571)
Ending Fund Balance	$ 513,329	$ 887,643	$ 402,311	$ 397,740

DETAILS	PROJECTION FY25/26 Expense TRANSFER FROM Debit	PROJECTION FY25/26 Revenue TRANSFER TO Credit
From fund 700 5% franchise, admin cost		$ 5,126,000.00
From fund 790, dept 243, 244		$ 1,299,000.00
From 790, debt service		$ 1,110,810.00
From fund 700, debt service		$ 397,358.00
From fund 450, truancy clerk		$ 15,000.00
From fund 630, debt service		$ 43,844.00
From fund 243, Bel Air Blvd		$ 1,600,000.00
To fund 460, concerts	$ 150,000.00	
To fund 230, TIRZ #3 close	$ 124,429.00	
From fund 251, Moore St		$ 1,200,000.00
From fund 253, Shepherd Rd		$ 1,800,000.00
From fund 251, Canyon Creek		$ 45,000.00
From fund 100, close fund 230		$ 124,429.00
To fund 300, debt service	$ 288,196.00	
To fund 300, debt service	$ 225,384.00	
To fund 300, debt service	$ 177,351.00	
To fund 100, Bel Air Blvd	$ 1,600,000.00	
To fund 222, Moore Street	$ 1,200,000.00	
To fund 222, Canyon Creek	$ 45,000.00	
To fund 222, Shepherd Rd	$ 1,800,000.00	
From fund 420, debt service		$ 272,275.00
From fund 241, debt service		$ 288,196.00
From fund 242, debt service		$ 225,384.00
From fund 243, debt service		$ 177,351.00
From fund 460, debt service		$ 108,152.00
To fund 700, debt service	$ 200,000.00	
To fund 300, debt service	$ 272,275.00	
To fund 100, truancy clerk	$ 15,000.00	
To fund 300, debt service	$ 108,152.00	
From fund 100, concerts		$ 150,000.00
To fund 300, debt service	$ 43,844.00	
To fund 100, debt service	$ 11,279.00	
To fund 100, debt service	$ 348,813.00	
To fund 100, debt service	$ 27,236.00	
To fund 100, debt service	$ 10,030.00	
To fund 100 5% franchise	$ 2,366,000.00	
To fund 100 5% admin cost	$ 2,760,000.00	
From fund 750, impact fees		$ 3,250,000.00
From fund 300, downtown sewer		$ 200,000.00
SW Admin		$ 191,000.00
To fund 700, contractual debt	$ 3,250,000.00	
To fund 100, debt service	$ 594,195.00	
To fund 100, admin	$ 134,000.00	
To fund 100, franchise	$ 214,000.00	
To fund 700, admin	$ 51,000.00	
To fund 100, debt service	$ 516,615.00	
To fund 100, admin	$ 365,000.00	
To fund 100, franchise	$ 586,000.00	
To fund 700, admin	$ 140,000.00	
TOTALS	$ 17,623,799.00	$ 17,623,799.00

City of Sherman
Historical Property Tax Rates

Fiscal Year	Rate per $100	M&O	I&S
1983	0.5930		
1984	0.5930		
1985	0.5930		
1986	0.5930		
1987	0.5930	0.5330	0.0600
1988	0.5780	0.5230	0.0550
1989	0.5110	0.4740	0.0370
1990	0.5230	0.4980	0.0250
1991	0.5490	0.5186	0.0303
1992	0.5490	0.5233	0.0256
1993	0.5760	0.5515	0.0248
1994	0.5870	0.5620	0.0253
1995	0.5870	0.5633	0.0240
1996	0.5800	0.5570	0.0230
1997	0.4120	0.3913	0.0212
1998	0.4050	0.4046	0.0000
1999	0.4000	0.4000	-
2000	0.4000	0.4000	-
2001	0.4000	0.4000	-
2002	0.4000	0.4000	-
2003	0.4000	0.4000	-
2004	0.4000	0.4000	-
2005	0.4000	0.4000	-
2006	0.4000	0.4000	-
2007	0.4000	0.4000	-
2008	0.4000	0.4000	-
2009	0.3200	0.3062	0.0138
2010	0.3200	0.3002	0.0198
2011	0.3200	0.3200	0.0000
2012	0.3200	0.2897	0.0303
2013	0.3200	0.2803	0.0397
2014	0.3480	0.3002	0.0478
2015	0.3720	0.3297	0.0423
2016	0.3720	0.3324	0.0396
2017	0.3943	0.3479	0.0464
2018	0.4273	0.3476	0.0797
2019	0.4273	0.3196	0.1077
2020	0.4890	0.3384	0.1506
2021	0.4890	0.3376	0.1514
2022	0.4890	0.3056	0.1834
2023	0.4699	0.2654	0.2046
2024	0.5080	0.2692	0.2388
2025	0.5080	0.3075	0.2005
2026	0.5080	0.2584	0.2496
2027	0.5080	0.2789	0.2291

City of Sherman, Texas

Bonded Debt as of 9/30/26

	(1) *$6,970,000 Tax & Waterworks & Sewer System (Limited Pledge) Revenue Certificates of Obligation Series 2016*			(2) *$7,776,530 General Obligation Refunding Bonds Series 2017*			
Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest	
2027	2.000%	370,000.00	101,612.50	471,612.50	4.00%	793,151.70	86,333.97	879,485.67
2028	2.250%	375,000.00	94,212.50	469,212.50	4.00%	828,151.70	54,955.83	883,107.53
2029	2.250%	385,000.00	85,775.00	470,775.00	4.00%	436,933.75	22,343.71	459,277.46
2030	2.375%	390,000.00	77,112.50	467,112.50	3.00%	-	1,718.75	1,718.75
2031	2.375%	400,000.00	67,850.00	467,850.00		-	-	-
2032	2.500%	410,000.00	58,350.00	468,350.00		-	-	-
2033	2.500%	420,000.00	48,100.00	468,100.00		-	-	-
2034	2.500%	430,000.00	37,600.00	467,600.00		-	-	-
2035	3.000%	440,000.00	26,850.00	466,850.00		-	-	-
2036	3.000%	455,000.00	13,650.00	468,650.00		-	-	-
2037		-	-	-		-	-	-
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
2054		-	-	-		-	-	-
2055		-	-	-		-	-	-
		4,075,000.00	611,112.50	4,686,112.50		2,058,237.15	165,352.26	2,223,589.41

(1) These bonds were issued to fund street improvements, library renovation and a new fire station.

(2) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

City of Sherman, Texas
Bonded Debt as of 9/30/26

	(4) $1,108,913 Auditorium Refunding Bonds Series 2017				(5) $8,760,000 Combination Tax & Revenue Certificates of Obligation Series 2017			
Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest	
2027	4.00%	96,848.30	11,616.03	108,464.33	4.00%	447,432.36	200,383.19	647,815.54
2028	4.00%	96,848.30	7,394.17	104,242.47	4.00%	466,780.78	182,485.89	649,266.68
2029	4.00%	101,690.71	3,006.29	104,697.00	3.00%	483,710.66	163,814.66	647,525.32
2030	3.00%	111,375.54	231.25	111,606.79	3.00%	498,221.98	149,303.34	647,525.32
2031		-	-	-	3.13%	512,733.30	134,356.68	647,089.98
2032		-	-	-	3.25%	529,663.17	118,333.77	647,996.94
2033		-	-	-	3.38%	546,593.04	101,119.71	647,712.76
2034		-	-	-	3.38%	565,941.47	82,672.20	648,613.67
2035		-	-	-	3.58%	585,289.90	63,571.67	648,861.57
2036		-	-	-	3.50%	604,638.32	43,086.53	647,724.85
2037		-	-	-	3.50%	626,405.30	21,924.19	648,329.49
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
2054		-	-	-		-	-	-
2055		-	-	-		-	-	-
		406,762.85	22,247.74	429,010.59		5,867,410.27	1,261,051.82	7,128,462.09

(4) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

(5) These certificates were issued to fund new street development and construction and improvements to city facilities.

City of Sherman, Texas
Bonded Debt as of 9/30/26

	(6) $3,900,000 TIRZ #5 Certificates of Obligation Series 2017				(7) $3,050,000 TIRZ #6 Certificates of Obligation Series 2017			
Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest	
2027	4.00%	199,199.34	89,211.69	288,411.03	4.00%	155,784.10	69,768.12	225,552.22
2028	4.00%	207,813.36	81,243.72	289,057.08	4.00%	162,520.71	63,536.75	226,057.46
2029	3.00%	215,350.64	72,931.18	288,281.82	3.00%	168,415.24	57,035.93	225,451.17
2030	3.00%	221,811.15	66,470.67	288,281.82	3.00%	173,467.70	51,983.47	225,451.17
2031	3.13%	228,271.67	59,816.33	288,088.00	3.13%	178,520.15	46,779.44	225,299.59
2032	3.25%	235,808.95	52,682.84	288,491.79	3.25%	184,414.69	41,200.68	225,615.37
2033	3.38%	243,346.22	45,019.05	288,365.27	3.38%	190,309.22	35,207.21	225,516.43
2034	3.38%	251,960.24	36,806.12	288,766.36	3.38%	197,045.83	28,784.27	225,830.10
2035	3.58%	260,574.27	28,302.46	288,876.73	3.58%	203,782.44	22,133.97	225,916.41
2036	3.50%	269,188.29	19,182.36	288,370.65	3.50%	210,519.05	15,001.59	225,520.64
2037	3.50%	278,879.07	9,760.77	288,639.84	3.50%	218,097.74	7,633.42	225,731.16
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
2054		-	-	-		-	-	-
2055		-	-	-		-	-	-
		2,612,203.20	561,427.18	3,173,630.38		2,042,876.86	439,064.85	2,481,941.71

(6) These certificates were issued to fund infrastructure improvements in Sherman Crossroads (TIRZ #5) development. Debt service is paid from property tax increment generated by the zone.

(7) These certificates were issued to fund infrastructure improvements in Sherman Landing on the south side of the Hwy 75 and Hwy 691 intersection (TIRZ #6). Debt

City of Sherman, Texas

Bonded Debt as of 9/30/26

	(8)				(9)			
	$2,400,000 TIRZ #7 Certificates of Obligation Series 2017				***$3,900,000 Stormwater Certificates of Obligation Series 2017A***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2027	5.00%	122,584.21	54,899.50	177,483.71	4.00%	190,000.00	79,875.00	269,875.00
2028	5.00%	127,885.15	49,996.13	177,881.28	4.00%	200,000.00	72,275.00	272,275.00
2029	3.00%	132,523.47	44,880.73	177,404.20	3.00%	205,000.00	64,275.00	269,275.00
2030	3.00%	136,499.17	40,905.02	177,404.20	3.00%	210,000.00	58,125.00	268,125.00
2031	3.00%	140,474.88	36,810.05	177,284.93	3.00%	220,000.00	51,825.00	271,825.00
2032	3.13%	145,113.20	32,420.21	177,533.41	3.00%	225,000.00	45,225.00	270,225.00
2033	3.25%	149,751.52	27,704.03	177,455.55	3.00%	230,000.00	38,475.00	268,475.00
2034	3.25%	155,052.46	22,649.92	177,702.37	3.13%	240,000.00	31,575.00	271,575.00
2035	3.38%	160,353.40	17,416.90	177,770.29	3.13%	245,000.00	24,075.00	269,075.00
2036	3.38%	165,654.33	11,804.53	177,458.86	3.13%	255,000.00	16,418.76	271,418.76
2037	3.50%	171,617.89	6,006.63	177,624.52	3.25%	260,000.00	8,450.00	268,450.00
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
2054		-	-	-		-	-	-
2055		-	-	-		-	-	-
		1,607,509.66	345,493.65	1,953,003.31		2,480,000.00	490,593.76	2,970,593.76

(8) These certificates were issued to fund infrastructure improvements on the south east corner of the Hwy 75 and Hwy 1417 intersection (TIRZ #7). Debt service is

(9) These certificates were issued to fund projects from the City's Stormwater Management Plan. Debt service is paid from the stormwater utility fee added to utility bills.

City of Sherman, Texas
Bonded Debt as of 9/30/26

	(10) $18,980,000 Combination Tax & Revenue Certificates of Obligation Series 2018				(11) $19,130,000 Combination Tax & Revenue Certificates of Obligation Series 2019			
Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest	
2027	5.00%	660,000.00	532,756.26	1,192,756.26	5.00%	610,000.00	550,612.50	1,160,612.50
2028	5.00%	695,000.00	499,756.26	1,194,756.26	5.00%	645,000.00	520,112.50	1,165,112.50
2029	3.00%	730,000.00	465,006.26	1,195,006.26	3.00%	675,000.00	487,862.50	1,162,862.50
2030	3.00%	750,000.00	443,106.26	1,193,106.26	4.00%	710,000.00	454,112.50	1,164,112.50
2031	3.00%	775,000.00	420,606.26	1,195,606.26	4.00%	735,000.00	425,712.50	1,160,712.50
2032	3.13%	795,000.00	397,356.26	1,192,356.26	4.00%	765,000.00	396,312.50	1,161,312.50
2033	3.25%	820,000.00	372,512.50	1,192,512.50	4.00%	795,000.00	365,712.50	1,160,712.50
2034	3.25%	850,000.00	345,862.50	1,195,862.50	3.00%	830,000.00	333,912.50	1,163,912.50
2035	3.38%	875,000.00	318,237.50	1,193,237.50	3.00%	855,000.00	309,012.50	1,164,012.50
2036	3.38%	905,000.00	288,706.26	1,193,706.26	3.00%	880,000.00	283,362.50	1,163,362.50
2037	3.50%	935,000.00	258,162.50	1,193,162.50	3.00%	905,000.00	256,962.50	1,161,962.50
2038	3.50%	970,000.00	225,437.50	1,195,437.50	3.00%	935,000.00	229,812.50	1,164,812.50
2039	3.50%	1,005,000.00	191,487.50	1,196,487.50	3.13%	960,000.00	201,762.50	1,161,762.50
2040	3.50%	1,040,000.00	156,312.50	1,196,312.50	3.25%	990,000.00	171,762.50	1,161,762.50
2041	3.50%	1,075,000.00	119,912.50	1,194,912.50	3.25%	1,025,000.00	139,587.50	1,164,587.50
2042	3.63%	1,115,000.00	82,287.50	1,197,287.50	3.25%	1,055,000.00	106,275.00	1,161,275.00
2043	3.63%	1,155,000.00	41,868.86	1,196,868.86	3.25%	1,090,000.00	71,987.50	1,161,987.50
2044		-	-	-	3.25%	1,125,000.00	36,562.50	1,161,562.50
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
2054		-	-	-		-	-	-
2055		-	-	-		-	-	-
		15,150,000.00	5,159,375.18	20,309,375.18		15,585,000.00	5,341,437.50	20,926,437.50

(10) These certificates were issued to fund new street and park development, and construction and improvements to city facilities.

(11) These certificates were issued to fund new streets and improvements to existing streets.

City of Sherman, Texas

Bonded Debt as of 9/30/26

	(12)				(14)			
		$29,025,000				***$2,100,000***		
		Combination Tax & Revenue				***Combination Tax & Revenue***		
		Certificates of Obligation Series 2021				***Limited Tax Notes, Series 2022***		
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2027	3.00%	730,000.00	632,718.76	1,362,718.76	5.00%	380,000.00	19,000.00	399,000.00
2028	5.00%	765,000.00	596,218.76	1,361,218.76		-	-	-
2029	3.00%	805,000.00	557,968.76	1,362,968.76		-	-	-
2030	3.00%	845,000.00	517,718.76	1,362,718.76		-	-	-
2031	2.00%	885,000.00	475,468.76	1,360,468.76		-	-	-
2032	2.00%	905,000.00	457,768.76	1,362,768.76		-	-	-
2033	2.00%	925,000.00	439,668.76	1,364,668.76		-	-	-
2034	2.00%	940,000.00	421,168.76	1,361,168.76		-	-	-
2035	2.00%	960,000.00	402,368.76	1,362,368.76		-	-	-
2036	2.00%	980,000.00	383,168.76	1,363,168.76		-	-	-
2037	2.00%	1,000,000.00	363,568.76	1,363,568.76		-	-	-
2038	2.00%	1,020,000.00	343,568.76	1,363,568.76		-	-	-
2039	2.00%	1,040,000.00	323,168.76	1,363,168.76		-	-	-
2040	2.00%	1,060,000.00	302,368.76	1,362,368.76		-	-	-
2041	2.00%	1,080,000.00	281,168.76	1,361,168.76		-	-	-
2042	2.00%	1,100,000.00	259,568.76	1,359,568.76		-	-	-
2043	2.00%	1,125,000.00	237,568.76	1,362,568.76		-	-	-
2044	2.00%	1,145,000.00	215,068.76	1,360,068.76		-	-	-
2045	2.125%	1,170,000.00	192,168.76	1,362,168.76		-	-	-
2046	2.125%	1,195,000.00	167,306.26	1,362,306.26		-	-	-
2047	2.125%	1,220,000.00	141,912.50	1,361,912.50		-	-	-
2048	2.25%	1,245,000.00	115,987.50	1,360,987.50		-	-	-
2049	2.25%	1,275,000.00	87,975.00	1,362,975.00		-	-	-
2050	2.25%	1,305,000.00	59,287.50	1,364,287.50		-	-	-
2051	2.25%	1,330,000.00	29,925.00	1,359,925.00		-	-	-
2052	2.25%	-	-	-		-	-	-
2053	2.25%	-	-	-		-	-	-
2054		-	-	-		-	-	-
2055		-	-	-		-	-	-
		26,050,000.00	8,004,850.20	34,054,850.20		380,000.00	19,000.00	399,000.00

(12) These certificates were issued to fund new streets, major rebuild of some existing streets and a new police headquarters.

(14) These certificates were issued to fund fleet and equipment purchases

City of Sherman, Texas
Bonded Debt as of 9/30/26

	(15)				(16)			
		$3,095,000				***$73,640,000***		
		Limited Tax Notes, Series 2023				***Combination Tax & Revenue Certificates of Obligation Series 2023***		
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2027	5.00%	545,000.00	55,750.00	600,750.00	5.00%	1,275,000.00	3,490,500.00	4,765,500.00
2028	5.00%	570,000.00	28,500.00	598,500.00	5.00%	1,340,000.00	3,426,750.00	4,766,750.00
2029		-	-	-	5.00%	1,410,000.00	3,359,750.00	4,769,750.00
2030		-	-	-	5.00%	1,480,000.00	3,289,250.00	4,769,250.00
2031		-	-	-	5.00%	1,550,000.00	3,215,250.00	4,765,250.00
2032		-	-	-	5.00%	1,630,000.00	3,137,750.00	4,767,750.00
2033		-	-	-	5.00%	1,710,000.00	3,056,250.00	4,766,250.00
2034		-	-	-	5.00%	1,795,000.00	2,970,750.00	4,765,750.00
2035		-	-	-	5.00%	1,885,000.00	2,881,000.00	4,766,000.00
2036		-	-	-	5.00%	1,980,000.00	2,786,750.00	4,766,750.00
2037		-	-	-	5.00%	2,080,000.00	2,687,750.00	4,767,750.00
2038		-	-	-	5.00%	2,185,000.00	2,583,750.00	4,768,750.00
2039		-	-	-	5.00%	2,295,000.00	2,474,500.00	4,769,500.00
2040		-	-	-	5.00%	2,410,000.00	2,359,750.00	4,769,750.00
2041		-	-	-	5.00%	2,530,000.00	2,239,250.00	4,769,250.00
2042		-	-	-	5.00%	2,655,000.00	2,112,750.00	4,767,750.00
2043		-	-	-	5.00%	2,785,000.00	1,980,000.00	4,765,000.00
2044		-	-	-	5.00%	2,925,000.00	1,840,750.00	4,765,750.00
2045		-	-	-	5.00%	3,075,000.00	1,694,500.00	4,769,500.00
2046		-	-	-	5.00%	3,225,000.00	1,540,750.00	4,765,750.00
2047		-	-	-	5.00%	3,390,000.00	1,379,500.00	4,769,500.00
2048		-	-	-	5.00%	3,560,000.00	1,210,000.00	4,770,000.00
2049		-	-	-	5.00%	3,735,000.00	1,032,000.00	4,767,000.00
2050		-	-	-	5.00%	3,920,000.00	845,250.00	4,765,250.00
2051		-	-	-	5.00%	4,120,000.00	649,250.00	4,769,250.00
2052		-	-	-	5.00%	4,325,000.00	443,250.00	4,768,250.00
2053		-	-	-	5.00%	4,540,000.00	227,000.00	4,767,000.00
2054		-	-	-		-	-	-
2055		-	-	-		-	-	-
		1,115,000.00	84,250.00	1,199,250.00		69,810,000.00	58,914,000.00	128,724,000.00

(15) These certificates were issued to fund fleet and equipment purchases

(16) These certificates were issued to street, park, and facility improvements

City of Sherman, Texas
Bonded Debt as of 9/30/26

	(17)				(18)			
		$3,926,216				***$19,735,000***		
		Limited Tax Notes, Series 2024				***Combination Tax & Revenue Certificates of Obligation Series 2024***		
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2027	5.00%	620,000.00	97,750.00	717,750.00	4.50%	340,000.00	785,937.50	1,125,937.50
2028	5.00%	650,000.00	66,750.00	716,750.00	4.50%	355,000.00	768,937.50	1,123,937.50
2029	5.00%	685,000.00	34,250.00	719,250.00	4.50%	375,000.00	751,187.50	1,126,187.50
2030		-	-	-	4.50%	395,000.00	732,437.50	1,127,437.50
2031		-	-	-	4.50%	415,000.00	712,687.50	1,127,687.50
2032		-	-	-	4.50%	435,000.00	691,937.50	1,126,937.50
2033		-	-	-	4.50%	455,000.00	670,187.50	1,125,187.50
2034		-	-	-	4.50%	480,000.00	647,437.50	1,127,437.50
2035		-	-	-	4.50%	495,000.00	628,237.50	1,123,237.50
2036		-	-	-	4.50%	520,000.00	603,487.50	1,123,487.50
2037		-	-	-	4.50%	540,000.00	582,687.50	1,122,687.50
2038		-	-	-	4.50%	565,000.00	561,087.50	1,126,087.50
2039		-	-	-	4.50%	585,000.00	538,487.50	1,123,487.50
2040		-	-	-	4.50%	610,000.00	515,087.50	1,125,087.50
2041		-	-	-	4.50%	635,000.00	490,687.50	1,125,687.50
2042		-	-	-	4.50%	665,000.00	458,937.50	1,123,937.50
2043		-	-	-	4.50%	700,000.00	425,687.50	1,125,687.50
2044		-	-	-	4.50%	730,000.00	397,687.50	1,127,687.50
2045		-	-	-	4.50%	755,000.00	368,487.50	1,123,487.50
2046		-	-	-	4.50%	785,000.00	338,287.50	1,123,287.50
2047		-	-	-	4.50%	820,000.00	306,887.50	1,126,887.50
2048		-	-	-	4.50%	850,000.00	274,087.50	1,124,087.50
2049		-	-	-	4.50%	885,000.00	240,087.50	1,125,087.50
2050		-	-	-	4.50%	920,000.00	204,687.50	1,124,687.50
2051		-	-	-	4.50%	955,000.00	167,887.50	1,122,887.50
2052		-	-	-	4.50%	995,000.00	128,493.76	1,123,493.76
2053		-	-	-	4.50%	1,040,000.00	87,450.00	1,127,450.00
2054		-	-	-	4.50%	1,080,000.00	44,550.00	1,124,550.00
2055		-	-	-	4.50%	-	-	-
		1,955,000.00	198,750.00	2,153,750.00		18,380,000.00	13,123,731.26	31,503,731.26

(17) These certificates were issued to fund fleet and equipment purchases

(18) These certificates were issued to street, park, and facility improvements

City of Sherman, Texas
Bonded Debt as of 9/30/26

	(19)				(20)			
	$24,750,000				***$6,810,000***			
	Combination Tax & Revenue							
	Certificates of Obligation Series 2025				***Limited Tax Notes, Series 2025***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2027	4.50%	390,000.00	1,206,437.50	1,596,437.50	5.00%	1,080,000.00	233,250.00	1,313,250.00
2028	4.50%	410,000.00	1,186,937.50	1,596,937.50	5.00%	1,135,000.00	179,250.00	1,314,250.00
2029	4.50%	430,000.00	1,166,437.50	1,596,437.50	5.00%	1,195,000.00	122,500.00	1,317,500.00
2030	4.50%	455,000.00	1,144,937.50	1,599,937.50	5.00%	1,255,000.00	62,750.00	1,317,750.00
2031	4.50%	475,000.00	1,122,187.50	1,597,187.50		-	-	-
2032	4.50%	500,000.00	1,098,437.50	1,598,437.50		-	-	-
2033	4.50%	525,000.00	1,073,437.50	1,598,437.50		-	-	-
2034	4.50%	550,000.00	1,047,187.50	1,597,187.50		-	-	-
2035	4.50%	580,000.00	1,019,687.50	1,599,687.50		-	-	-
2036	4.50%	610,000.00	990,687.50	1,600,687.50		-	-	-
2037	4.50%	640,000.00	960,187.50	1,600,187.50		-	-	-
2038	4.50%	670,000.00	928,187.50	1,598,187.50		-	-	-
2039	4.50%	705,000.00	894,687.50	1,599,687.50		-	-	-
2040	4.50%	740,000.00	859,437.50	1,599,437.50		-	-	-
2041	4.50%	775,000.00	822,437.50	1,597,437.50		-	-	-
2042	4.50%	815,000.00	783,687.50	1,598,687.50		-	-	-
2043	4.50%	855,000.00	742,937.50	1,597,937.50		-	-	-
2044	4.50%	900,000.00	700,187.50	1,600,187.50		-	-	-
2045	4.50%	945,000.00	655,187.50	1,600,187.50		-	-	-
2046	4.50%	990,000.00	607,937.50	1,597,937.50		-	-	-
2047	4.50%	1,040,000.00	558,437.50	1,598,437.50		-	-	-
2048	4.50%	1,095,000.00	506,437.50	1,601,437.50		-	-	-
2049	4.50%	1,145,000.00	451,687.50	1,596,687.50		-	-	-
2050	4.50%	1,200,000.00	397,300.00	1,597,300.00		-	-	-
2051	4.50%	1,260,000.00	340,300.00	1,600,300.00		-	-	-
2052	4.50%	1,320,000.00	280,450.00	1,600,450.00		-	-	-
2053	4.50%	1,380,000.00	217,750.00	1,597,750.00		-	-	-
2054	4.50%	1,450,000.00	148,750.00	1,598,750.00		-	-	-
2055	4.50%	1,525,000.00	76,250.00	1,601,250.00		-	-	-
		24,375,000.00	21,988,612.50	46,363,612.50		4,665,000.00	597,750.00	5,262,750.00

(19) These certificates were issued to street, park, and facility improvements

(20) These certificates were issued to fund asphalt for street maintenance, and fleet and equipment purchases

City of Sherman, Texas
Bonded Debt as of 9/30/26

	(21)						
	$4,045,000				TOTALS		
	Limited Tax Notes, Series 2026						
Fiscal Yr	Coupon	Principal	Interest		Principal	Interest	TOTAL
2027	5.00%	610,000.00	169,000.00	779,000.00	9,615,000.00	8,467,412.52	18,082,412.52
2028	5.00%	640,000.00	138,500.00	778,500.00	9,670,000.00	8,017,812.52	17,687,812.52
2029	5.00%	675,000.00	106,500.00	781,500.00	9,108,624.46	7,565,525.02	16,674,149.48
2030	5.00%	710,000.00	72,750.00	782,750.00	8,341,375.54	7,162,912.52	15,504,288.06
2031	5.00%	745,000.00	37,250.00	782,250.00	7,260,000.00	6,806,600.02	14,066,600.02
2032		-	-	-	6,760,000.00	6,527,775.02	13,287,775.02
2033		-	-	-	7,010,000.00	6,273,393.76	13,283,393.76
2034		-	-	-	7,285,000.00	6,006,406.26	13,291,406.26
2035		-	-	-	7,545,000.00	5,740,893.76	13,285,893.76
2036		-	-	-	7,835,000.00	5,455,306.28	13,290,306.28
2037		-	-	-	7,655,000.00	5,163,093.76	12,818,093.76
2038		-	-	-	6,345,000.00	4,871,843.76	11,216,843.76
2039		-	-	-	6,590,000.00	4,624,093.76	11,214,093.76
2040		-	-	-	6,850,000.00	4,364,718.76	11,214,718.76
2041		-	-	-	7,120,000.00	4,093,043.76	11,213,043.76
2042		-	-	-	7,405,000.00	3,803,506.26	11,208,506.26
2043		-	-	-	7,710,000.00	3,500,050.12	11,210,050.12
2044		-	-	-	6,825,000.00	3,190,256.26	10,015,256.26
2045		-	-	-	5,945,000.00	2,910,343.76	8,855,343.76
2046		-	-	-	6,195,000.00	2,654,281.26	8,849,281.26
2047		-	-	-	6,470,000.00	2,386,737.50	8,856,737.50
2048		-	-	-	6,750,000.00	2,106,512.50	8,856,512.50
2049		-	-	-	7,040,000.00	1,811,750.00	8,851,750.00
2050		-	-	-	7,345,000.00	1,506,525.00	8,851,525.00
2051		-	-	-	7,665,000.00	1,187,362.50	8,852,362.50
2052		-	-	-	6,640,000.00	852,193.76	7,492,193.76
2053		-	-	-	6,960,000.00	532,200.00	7,492,200.00
2054		-	-	-	2,530,000.00	193,300.00	2,723,300.00
2055		-	-	-	1,525,000.00	76,250.00	1,601,250.00
		3,380,000.00	524,000.00	3,904,000.00	201,995,000.00	117,852,100.40	319,847,100.40

(21) These certificates were issued to fund asphalt for street maintenance, and fleet and equipment purchases

CITY OF SHERMAN
ITEMIZATION OF CERTAIN EXPENDITURES REQUIRED BY LGC SECTION 140.0045

Expenditures for:	**FY2026**	**FY2027**
(1) Notices required by law to be published in a newspaper by the City or a representative of the City	$ 18,743.24	$ 24,831.79
(2) directly or indirectly influencing or attempting to influence the outcome of legislation of administrative action, as those terms are defined in Section 305.002, Government Code	$ -	$ -

2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Sherman
Taxing Unit Name

(903) 892-7201
Phone *(area code and number)*

220 W. Mulberry, Sherman TX 75090
Taxing Unit's Address, City, State, ZIP Code

www.ci.sherman.tx.us
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 7,690,264,243
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 800,605,363
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 6,889,658,880
4.	**Prior year total adopted tax rate.**	$ .508000 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** $ 38,340,978 **B. Prior year values resulting from final court decisions:** - $ 35,122,180 **C. Prior year value loss.** Subtract B from A.[4]	$ 3,218,798

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** $ 1,436,131,210 **B. Prior year disputed value:** - $ 107,279,001 **C. Prior year undisputed value.** Subtract B from A. [5]	$ 1,328,852,209
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 1,332,071,007
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 8,221,729,887
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]	$ 1,093,104
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: $ 18,760,859 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: + $ 120,631,922 **C. Value loss.** Add A and B. [7]	$ 139,392,781
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** $ 937,992 **B. Current year productivity or special appraised value:** - $ 0 **C. Value loss.** Subtract B from A. [8]	$ 937,992
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 141,423,877
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 237,360,184
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 7,842,945,826
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 39,842,165
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]	$ 99,661
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]	$ 39,941,826

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12] **A. Certified values:** ..... $ 8,297,887,054 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: ..... + $ _____ **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - $ _____ **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.[14] Enter the total from Form 50-110 ..... - $ 240,724,749 **E. Total current year value.** Add A and B, then subtract C and D.	$ 8,057,162,305
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [16] ..... $ 80,282,623 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17] ..... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 80,282,623
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]	$ 847,500,330
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.	$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]	$ 7,289,944,598
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]	$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]	$ 376,540,866

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 376,540,866
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 6,913,403,732
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ .577745 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ _____ /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.		$ .258440 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*		$ 8,221,729,887
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.		$ 21,248,239
32.	**Adjusted prior year levy for calculating NNR M&O rate.**		
	A. **M&O taxes refunded for years preceding the prior tax year.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year.	+ $ 56,781	
	B. **Prior year taxes in TIF.** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0.	– $ 840,857	
	C. **Prior year transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.	+/- $ 0	
	D. **Prior year M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.	$ -784,076	
	E. Add Line 31 to 32D.		$ 20,464,163
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*		$ 6,913,403,732
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.		$ .296007 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]	
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ _____	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ _____	
	C. Subtract B from A and divide by Line 33 and multiply by $100. $ _____/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ _____/$100
36.	**Rate adjustment for indigent health care expenditures.** [29]	
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ _____	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose. – $ _____	
	C. Subtract B from A and divide by Line 33 and multiply by $100. $ _____/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ _____/$100
37.	**Rate adjustment for county indigent defense compensation.** [30]	
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. $ _____	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. $ _____	
	C. Subtract B from A and divide by Line 33 and multiply by $100. $ _____/$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100. $ _____/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.	$ _____/$100
38.	**Rate adjustment for county hospital expenditures.** [31]	
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. $ _____	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025. $ _____	
	C. Subtract B from A and divide by Line 33 and multiply by $100. $ _____/$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100. $ _____/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ _____/$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A.** **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. $ _____ **B.** **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year $ _____ **C.** Subtract B from A and divide by Line 33 and multiply by $100 $ _____/$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ _____/$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ .296007 /$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent $ 8,819,769 **B.** Divide Line 41A by Line 33 and multiply by $100 $ .127575 /$100 **C.** Add Line 41B to Line 40.	$ .423582 /$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ .438407 /$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: **A.** The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33] $ _____/$100 **- or -** **B.** The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] Complete Section 5 through Line 68 to complete D42(B). a. Enter the **disaster relief cost.** $ _____ b. **Disaster relief rate**. Divide Line D42(B)(a) by Line 26 and multiply by 100 $ _____/$100 c. Add Line D42(B)(b) to Line 42. $ _____/$100 d. Enter the **current year unused increment rate** from Line 68 $ _____/$100 e Add Line D42(c) to Line D42(d). $ _____/$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. **C.** Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). [35] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ _____/$100

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount ..... $ 17,515,932 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 600,000 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 16,915,932
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 320,390
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 16,595,542
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] ..... 99.36 % **B.** Enter the prior year actual collection rate. ..... 99.25 % **C.** Enter the 2024 actual collection rate. ..... 100.15 % **D.** Enter the 2023 actual collection rate. ..... 98.70 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	99.36 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 16,702,438
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 7,289,944,598
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ .229116 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ .667523 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	$ _____ /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ _____ /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.[42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 7,920,687
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 7,289,944,598
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ .108652 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet.*	$ .577745 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ .469093 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet.*	$ .667523 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ .558871 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ.[45] The taxing unit shall provide its tax assessor-collector with a copy of the letter.[46]	$
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.[47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.[48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;[49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);[50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.[51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.[52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 69)	$ .656778 /$100
	B. Unused increment rate (Line 68)	$ 0 /$100
	C. Subtract B from A	$ .656778 /$100
	D. Adopted Tax Rate	$ .508000 /$100
	E. Subtract D from C	$ .148778 /$100
	F. 2025 Total Taxable Value (Line 61)	$ 7,013,263,321
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 10,434,193
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ .515093 /$100
	B. Unused increment rate (Line 67)	$ .007318 /$100
	C. Subtract B from A	$ .507775 /$100
	D. Adopted Tax Rate	$ .508000 /$100
	E. Subtract D from C	$ -.000225 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 7,581,298,525
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ .529260 /$100
	B. Unused increment rate (Line 66)	$ .033884 /$100
	C. Subtract B from A	$ .495376 /$100
	D. Adopted Tax Rate	$ .508000 /$100
	E. Subtract D from C	$ -.012624 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 5,050,723,474
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 10,434,162
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet.* Multiply the result by 100	$ .143131 /$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ .702002 /$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ _____/$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ _____/$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ _____/$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ _____/$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____/$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ _____/$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ _____/$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ _____
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ _____/$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ _____/$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. ..... $ .577745 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate. ..... $ .702002 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate. ..... $ _____ /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here Mary Lawrence
Printed Name of Taxing Unit Representative

sign here Mary Lawrence
Taxing Unit Representative

8/5/2026
Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. D.2.

Meeting Date: 8/17/2026

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By:

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6955

Approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, Regarding the Company's 2026 Rate Review Mechanism Filing; Declaring Existing Rates to be Unreasonable; Adopting Tariffs that Reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to be Set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing a Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining that this Ordinance was Passed in Accordance with the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause. Declaring an Effective Date; Requiring Delivery of this Ordinance to the Company and the ACSC's Legal Council.

Issue:

Ratification of a Negotiated Settlement Between Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company")

Background:

The Rate Review Mechanism ("RRM") tariff was approved by ACSC Cities as part of the settlement agreement to resolve the Atmos Mid-Tex 2007 system-wide rate filing at the Railroad Commission. The RRM allows cities to conduct a more comprehensive review of all the information regarding changes to Atmos's revenues and expenses, as well as its invested capital. On or about April 1, 2026, Atmos filed a rate request pursuant to the RRM Tariff adopted by ACSC members. ACSC and Atmos have reached a negotiated resolution addressing Atmos's filing (the 2026 RRM rate increase) pursuant to the RRM Tariff.

The Ordinance reflects the negotiated settlement of Atmos's 2026 RRM filing, In its filing, the Company requested a rate increase of $291.1 million on a system-wide basis. This was reduced to $273.6 million due to limitations in the RRM tariff. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $253.4 million. After several settlement meeting, the parties have agreed to settle the case for $ 260.5 million. This is a reduction of over $30 million to the Company’s request.

The ACSC General Counsel recommends the City adopt the proposed ordinance approving the negotiated settlement resolving the 2026 RRM filing and implementing the rate changes to take effect October 1, 2026.

Capital Improvement Program:

Origination:

Thomas Brocato, General Counsel to the ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C.

Financial Consideration:
Approval of this ordinance will result in rates that implement a $260.5 million increase in Atmos's revenues effective October 1, 2026, and a monthly increase of $13.37 or 14.15% for the average residential customer, and a monthly increase of $44.82 or 9.9% for the average commercial customer

Staff Recommendation:
It is recommended that the City Council adopt the ordinance and approve the Negotiated Settlement with Atmos Mid-Tex.

Alternatives:
As the ACSC Negotiation Team has negotiated the most beneficial settlement, no other alternatives are recommended.

Attachments:
1. Ordinance No. 6955
2. Atmos Mid-Tex 2026 RRM Model Staff Report (ID 510632)
3. Attachment 1_CY25 MTX RRM - Tariffs (ID 510634)
4. Attachment 2_ CY25 MTX RRM - Pension Benchmark (ID 510635)
5. CY25 MTX RRM - Average Bill (ID 510636)

ORDINANCE NO. 6955

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Sherman, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026 Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2025; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

SECTION 1. That the findings set forth in this Ordinance are hereby in all things approved.

SECTION 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

SECTION 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

SECTION 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

SECTION 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

SECTION 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2026 RRM filing.

SECTION 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

SECTION 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

SECTION 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

SECTION 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.d

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

INTRODUCED on this the 17th day of August 2026.

ADOPTED on this the 17th day of August 2026.

EFFECTIVE DATE on this the 17th day of August 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN C. TEMANNN, 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

July 24, 2026

MODEL STAFF REPORT FOR RESOLUTION OR ORDINANCE

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of $291.1 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $273.6 million. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $253.4 million instead of the claimed $291.1 million.

After several settlement meetings, the parties have agreed to settle the case for $260.5 million. This is a reduction of over $30 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Resolution/Ordinance before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate $260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of $13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be $44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When

new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and will be comparable to DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities
RRM Cities:	$66.18	-
DARR:	$66.07	$0.11
ATM Cities:	$67.02	($0.84)
Environs:	$66.07	$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $260.5 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.

10. This section provides for an effective date upon passage.

11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $291.1 million in additional system-wide revenues, the RRM settlement at $260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at $260.5 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2026. New rates become effective October 1, 2026.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 24.35 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 24.40 per month
Commodity Charge – All Ccf	$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 115.50 per month
Rider CEE Surcharge	$ 0.00 per month[1]
Total Customer Charge	$ 115.50 per month
Commodity Charge – All Ccf	$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.9582 per MMBtu
Next 3,500 MMBtu	$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service
Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.9582 per MMBtu
Next 3,500 MMBtu	$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

Overpull Fee
Upon notification by Company of an event of interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (0.14)
Rate C – Commercial Sales	$ (0.49)
Rate I – Industrial Sales	$ (10.47)
Rate T – Transportation	$ (10.47)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes ("EDIT") remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (4.45)
Rate C – Commercial Sales	$ (14.80)
Rate I – Industrial Sales	$ (319.02)
Rate T – Transportation	$ (319.02)

Maximum Allowable Operating Pressure ("MAOP") Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ 0.30
Rate C – Commercial Sales	$ 0.98
Rate I – Industrial Sales	$ 21.17
Rate T – Transportation	$ 21.17

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	$ 200,382	$ (490,197)	$ 951,536	$ (3,288,240)	$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 93,490	$ (228,707)	$ 827,882	$ (2,860,928)	$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 93,490	$ (228,707)	$ 827,882	$ (2,860,928)	$ 72,926	$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	$ 75,047		$ 299,646			$ 374,693
11	Total Post-Employment Benefit Plan		$ (183,588)		$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 75,047	$ (183,588)	$ 299,646	$ (1,035,492)	$ 6,367	$ (838,020)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	**Rate R @ 40.7 Ccf**							
2	Base Rates:							
3	Customer Charge		$ 23.65	$ 24.35	$ 23.65	$ 24.35	$ 0.70	
4	Consumption Charge (Ccf)	40.7	$ 0.74748	$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				$ 54.09	$ 66.64	$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	$ 0.26375	$ 0.26375	$ 10.74	$ 10.74	$ -	
9	Rider GCR Part B (Ccf)	40.7	$ 0.58642	$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				$ 34.62	$ 34.62	$ -	0.00%
11								
12	Total Base with Gas Cost				$ 88.71	$ 101.26	$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	**Total Residential Average Bill**				**$ 94.48**	**$ 107.85**	**$ 13.37**	**14.15%**
16								
17	**Rate C @ 372.6 Ccf**							
18	Base Rates:							
19	Customer Charge		$ 94.00	$ 115.50	$ 94.00	$ 115.50	$ 21.50	
20	Consumption Charge (Ccf)	372.6	$ 0.22261	$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				$ 176.95	$ 219.03	$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	$ 0.26375	$ 0.26375	$ 98.28	$ 98.28	$ -	
25	Rider GCR Part B	372.6	$ 0.40258	$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				$ 248.30	$ 248.30	$ -	0.00%
27								
28	Total Base with Gas Cost				$ 425.25	$ 467.33	$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	**Total Commercial Average Bill**				**$ 452.93**	**$ 497.75**	**$ 44.82**	**9.90%**
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	**Rate I at 1263 MMBTU**							
34	Base Rates:							
35	Customer Charge		$1,848.75	$ 2,304.50	$ 1,848.75	$ 2,304.50	$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	$ 0.7678	$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	$ 0.5623	$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1206	$ 0.1505	-	-	-	
39	Total Base Rates	1,263			$ 2,818.62	$ 3,514.88	$ 696.26	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	$ 2.63750	$ 2.63750	$ 3,331.65	$ 3,331.65	$ -	
43	Rider GCR Part B (MMBtu)	1,263	$ 0.90813	$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				$ 4,478.78	$ 4,478.78	$ -	0.00%
45								
46	Total Base with Gas Cost				$ 7,297.41	$ 7,993.67	$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	**Total Industrial Average Bill**				**$ 7,772.42**	**$ 8,514.00**	**$ 741.58**	**9.54%**
50								
51	**Rate T at 4935 MMBTU**							
52	Base Rates:							
53	Customer Charge		$1,848.75	$ 2,304.50	$ 1,848.75	$ 2,304.50	$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	$ 0.7678	$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	$ 0.5623	$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1206	$ 0.1505	-	-	-	
57	Total Base Rates	4,935			$ 4,931.86	$ 6,152.37	$ 1,220.51	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	$ 0.90813	$ 0.90813	$ 4,481.46	$ 4,481.46	$ -	
61	Total Gas Cost				$ 4,481.46	$ 4,481.46	$ -	0.00%
62								
63	Total Base with Gas Cost				$ 9,413.33	$ 10,633.84	$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	**Total Transportation Average Bill**				**$ 10,026.07**	**$ 11,326.02**	**$ 1,299.96**	**12.97%**

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. D.3.

Meeting Date: 8/17/2026

Prepared By: Clint Philpott, Assistant City Manager

Approved By: Zachary Flores, City Manager

Caption:
INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6956
Approving the 2026-27 Annual Service and Assessment Plan Update for the Bel Air Village Public Improvement District

Issue:
To approve the 2025-26 Annual Service Plan Update for the Bel Air Village Public Improvement District

Background:
The Bel Air Village Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 6711 of the City Council on March 15, 2021, to finance certain public improvement projects for the benefit of the property in the PID. The PIDs are required to undergo annual review of the Service and Assessment Plan to update any projected changes to the Plan, such as changes in cost estimates or changes in values created with the PID area.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually.

The City also adopted the Phase #1 and Phase #2 Assessment Roll attached as Appendix C and D to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID by Phase, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2025-26.

Capital Improvement Program:

Origination:
City Manager's Office

Financial Consideration:
The City determined the estimated total costs of public improvements for the benefit of the property within Phase 1 District Improvements and to be financed by the District is $9,060,054. The City determined the estimated total costs of public improvements for the benefit of the property within Phase 2 District Improvements and to be financed by the District is $20,186,042, all of which is expected to be collected through the PID Assessments. There is no cost to the City related to this PID.

Staff Recommendation:
Staff recommends approval of this Ordinance

Alternatives:
As directed by the City Council

Attachments:
1. Ordinance No. 6956
2. Bel Air Village PID - Annual SAP Update - 2026-27 v3
3. Bel Air Village - 2026-27 Annual SAP Presentation v2
4. Location Map

ORDINANCE NO. 6956

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE 2026-27 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE FOR THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; 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 of Sherman (the "City") is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (the "PID Act") to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the "Petition") requesting the creation of the Bel Air Village Public Improvement District (the "PID); and

WHEREAS, on March 15, 2021, the City held a public hearing then passed and adopted Resolution 6711 establishing the Bel Air Village Public Improvement District in accordance with the PID Act; and

WHEREAS, on May 3, 2021, the City passed and adopted Ordinance 6377 approving a Service and Assessment Plan (the "SAP") for the PID;

WHEREAS, the City Council of the City wishes to approve the 2026-27 Annual Update of the SAP (the "Annual Service Plan Update") for the PID.

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

SECTION 1. The facts recited in the preamble hereto are found to be true and correct.

SECTION 2. The 2026-27 Annual Service Plan Update, attached to this Ordinance, is hereby approved and adopted on behalf of the PID.

SECTION 3. All Ordinances, and agreements and parts of Ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

SECTION 4. It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Ordinance shall become effective immediately upon passage. The City Secretary shall cause this Ordinance to be filed with the City clerk in each City in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

INTRODUCED on this the 17th day of August 2026.

ADOPTED on this the 17th day of August 2026.

EFFECTIVE DATE on this the 17th day of August 2026

.

CITY OF SHERMAN, TEXAS

BY: _____

SHAWN C TEAMNANN, 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

BEL AIR VILLAGE
PUBLIC IMPROVEMENT DISTRICT

CITY OF SHERMAN, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 - 8/31/27

AS APRROVED BY CITY COUNCIL ON:
AUGUST 17, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

BEL AIR VILLAGE
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 – 8/31/27)

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APPENDIX E – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Bel Air Village Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 6711 of the City Council on March 15, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On April 4, 2022, the City approved Phase #1 Reimbursement Agreement in the amount of $9,060,054 (the "Phase #1 Reimbursement Agreement") to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for the Phase #2 Reimbursement Agreement in the aggregate principal amount of $20,186.042 (the "Phase #2 Reimbursement Agreement") on December 5, 2022 (the "Updated Service and Assessment Plan"). Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted the Phase #1 Assessment Roll and Phase #2 Assessment Roll attached as Appendices F and G, respectively, to the Updated Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2026-27.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E, and projected assessment schedules as Appendix C-4 and Appendix D-2 for Phase #1 and Phase #2 respectively. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or

paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2022, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Major Improvement costs, were equal to $9,060,054. According to the Updated Service and Assessment Plan dated December 5, 2022, the estimated costs of Phase #1 Improvements increased to $9,607,702. According to Bel Air Village SFR, LLC (the "Developer"), the actual costs of the Phase #1 Improvements were equal to $10,361,727.

According to the City, the Phase #1 Improvements were completed and accepted by the City on September 26, 2022.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements and (2) establish the PID.

Table II-A-1
Updated Sources and Uses – Phase #1

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Assessments	$9,060,054	$9,060,054	$0
Other funding sources	$0	$1,301,673	$1,301,673
Total Sources	**$9,060,054**	**$10,361,727**	**$1,301,673**
Uses of Funds			
Phase #1 Improvements			
Roadway Improvements	$2,168,179	$3,849,764	$1,681,585
Water Improvements	$729,393	$832,756	$103,363
Sanitary Sewer Improvements	$1,021,867	$1,238,197	$216,330
Storm Drainage Improvements	$2,422,332	$1,693,170	($729,162)
Landscaping and Hardscaping	$641,447	$1,235,645	$594,198
Other Soft and Miscellaneous Costs	$2,076,836	$1,512,195	($564,641)
Subtotal: Phase #1 Improvements	*$9,060,054*	*$10,361,727*	*$1,301,673*
Total Uses	**$9,060,054**	**$10,361,727**	**$1,301,673**

1 – According to the Developer as of July 28, 2023.

Phase #1 Improvement Cost Variances

As stated in Table II-A-1 above, there is a significant variance of $1,301,673 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

Phase #2 Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the Phase #2 Improvements, including the proportional share of the Major Improvement costs, were equal to $20,186,042. According to the Developer, the actual costs of the Phase #2 Improvements were equal to $20,296,417.

According to the City, the Phase #2 Improvements were completed and accepted by the City on July 2, 2024.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Improvements and (2) establish the PID, according to the Developer as of July 31, 2024.

Table II-A-2
Updated Sources and Uses – Phase #2

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Assessments	$20,186,042	$20,186,042	$0
Other funding sources	$0	$110,376	$110,376
Total Sources	**$20,186,042**	**$20,296,417**	**$110,376**
Uses of Funds			
Phase #2 Improvements			
Roadway Improvements	$5,261,258	$4,761,152	($500,106)
Water Improvements	$2,012,039	$1,998,921	($13,118)
Sanitary Sewer Improvements	$2,756,226	$3,100,570	$344,344
Storm Drainage Improvements	$4,324,151	$4,412,654	$88,503
Landscaping and Hardscaping	$1,720,657	$2,261,880	$541,223
Other Soft and Miscellaneous Costs	$4,111,711	$3,761,240	($350,471)
Subtotal: Phase #2 Improvements	*$20,186,042*	*$20,296,417*	*$110,375*
Total Uses	**$20,186,042**	**$20,296,417**	**$110,375**

1 – According to the Developer as of July 31, 2024.

Phase #2 Improvement Cost Variances

As stated in Table II-A-2 above, there is a significant variance of $110,375 between the initial estimated budget and the actual amount spent. The net increase in actual costs was funded by the Developer.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All of the Phase #1 Improvements and Phase #2 Improvements are expected to be built within a period of five years. The anticipated budget for the Phase #1 Improvements and Phase #2 Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Tables II-B-1 below and Table II-B-2 shown on the next page.

Table II-B-1
Phase #1 Projected Annual Installments (2021-2032)

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments[1,2,3]
2021-26	$2,020,937
2027	$756,029
2028	$742,588
2029	$665,449
2030	$599,435
2031	$608,670
2032	$617,714
Total	**$6,010,821**

1 – Projected Annual Installments for Assessment Years ending 2021-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 represent projected amounts and will be updated in future Annual Service Plan Updates.
2 – Represents the Annual Installments billed for the Phase #1 Lots triggered as of the respective period. Amounts do not include prepayments.
3 – Refer to Section D of this report for additional information regarding Phase #1's annual budget and Annual Installments.

Table II-B-2
Phase #2 Projected Annual Installments (2024-2032)

Assessment Year Ending 9/01	Phase #2 Projected Annual Installments[1,2,3]
2024-26	$1,938,302
2027	$1,939,409
2028	$1,940,540
2029	$1,941,695
2030	$1,942,876
2031	$1,705,650
2032	$1,704,791
Total	**$13,113,264**

1 – Projected Annual Installments for Assessment Years ending 2024-2027 represent actual amount billed and include applicable credits. Assessment Years ending 2028-2032 represent projected amounts and will be updated in future Annual Service Plan Updates.
2 – Represents the Annual Installments billed for the Phase #2 Lots triggered as of the respective period. Amounts do not include prepayments.
3 – Refer to Section F of this report for additional information regarding Phase #2's annual budget and Annual Installments.

C. Status of Development

See Table II-C-1 below for the status of completed homes within Phase #1 and Phase #2 as of June 30, 2026.

Table II-C-1
Completed Homes[1,2]

Status	Cumulative as of June 30, 2022	Cumulative as of June 30, 2023	Cumulative as of June 30, 2024	Cumulative as of June 30, 2025	Cumulative as of June 30, 2026
Phase #1 Completed Homes	0	77	199	256	289
Phase #2 Completed Homes	0	0	0	7	59

1 – Based on the certificates of occupancy issuances according to the City.
2 – According to Grayson Central Appraisal District's online records as of June 30, 2026.

D. Annual Budget – Phase #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance

of the first building permit for each Lot within Phase #1, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of any Bonds secured by the respective reimbursement agreement for Phase #1 Assessed Property, or (iii) with tax bills sent the first October following the second anniversary of the levy of Assessments on the Phase #1 Assessed Property such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two-year period.

Table II-D-1 below shows the amount of Assessments applicable to all Phase #1 Lots triggered as of June 30, 2026.

Table II-D-1
Assessments on Phase #1 Lots Triggered for Annual Installment Collection as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots[2]	Total EU	Total Assessments[3]
2022-23	Condition (i)	24	22.78	$707,773.95
2023-24	Condition (i)	161	142.22	$4,278,186.14
2024-25	Condition (iii)	142	126.44	$3,898,795.97
Total		**327**	**291.44**	**$8,884,756.06**

1 – Number of Lots represents the building permits issued according to the City.
2 – See Section II.C. of this report for building permit issuance information relating to the reported lots triggered.
3 – Total Assessments for lots triggered as of June 30, 2024 represent 100 percent of the total Phase #1 Assessments. See various Assessment Rolls for the current total outstanding Assessment balances.

Pursuant to the Updated Service and Assessment Plan, each Assessment securing the Phase #1 Reimbursement Agreement obligation shall bear interest at the rate on the Phase #1 Reimbursement Agreement obligation commencing with the effective date of the Phase #1 Reimbursement Agreement obligation. The interest rate applicable to the Phase #1 Reimbursement Agreement obligation is 7.95 percent per annum for 2026-27 and is used to calculate the interest on the Assessments securing the Phase #1 Reimbursement Agreement Obligation.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment.

These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Annual Budget for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments of the Assessments on the Assessed

Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1 Annual Installments to be collected for 2026-27

The proportional Phase #1 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-D-2 below.

Table II-D-2
Phase #1 Budget for the Annual Installments to be Collected for 2026-27[1]

	Budget for all Lots Based on Trigger Period			
Descriptions	**2022-23**	**2023-24**	**2024-25**	**TOTAL**
Interest payment on or after March 1, 2027	$28,134	$170,058	$154,977	$353,169
Interest payment on or after September 1, 2027	$28,134	$170,058	$154,977	$353,169
Principal payment on September 1, 2027	$78	$472	$431	$981
Subtotal debt service on R.A.	*$56,346*	*$340,588*	*$310,385*	*$707,319*
Administrative Expenses	$3,880	$23,455	$21,375	$48,709
Subtotal Expenses	*$60,226*	*$364,042*	*$331,760*	*$756,029*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$60,226**	**$364,042**	**$331,760**	**$756,029**

1 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-D-3 below shows the Phase #1 Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 7.95 percent.

Table II-D-3
Phase #1 Principal and Interest to be Collected for 2026-27[1]

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2022-23	$707,774	$78	7.95%	$28,134	$28,134	$56,346
2023-24	$4,278,186	$472	7.95%	$170,058	$170,058	$340,588
2024-25	$3,898,796	$431	7.95%	$154,977	$154,977	$310,385
Total	**$8,884,756**	**$981**		**$353,169**	**$353,169**	**$707,319**

1 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Administrative Expenses

The Phase #1 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-D-4 below.

Table II-D-4
Phase #1 Administrative Budget Breakdown[1]

Lots in Trigger Period	2026-27 Estimated Budget (09/01/2026-08/31/2027)
2022-23	$3,880
2023-24	$23,455
2024-25	$21,375
Total	**$48,709**

1 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Available Administrative Expense Account

There are no available administrative expense funds to reduce the Phase #1 2026-27 Annual Installment.

E. Annual Installments Per Unit – Phase #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #1 Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 327 units representing 291.44 total Equivalent Units were anticipated to be built within the PID. As of June 30, 2026, three-hundred and twenty-seven (327) Phase #1 Lots have been triggered for Annual Installment collection, representing 291.44 Equivalent Units. See Table II-D-1 of this report for the trigger period breakdown of the lots triggered in Phase #1. As of June 30, 2026, two 25' Lots and four 50' Lots have prepaid their Phase #1 Assessment in full. As a result, the outstanding Phase #1 total Equivalent Units are 285.89 (291.44 – 5.56 = 285.89).

The Annual Installment to be collected from each Parcel within Phase #1 of the PID is calculated by multiplying the Annual Installment for each unit shown in Table II-E-1 on the next page by the total estimated Equivalent Units for each Parcel in the PID.

Table II-E-1
Phase #1 Annual Installment Per Equivalent Unit

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2022-23	$3.43	$2,470.30	$170.35	$2,644.09
2023-24	$3.43	$2,470.57	$170.37	$2,644.38
2024-25	$3.43	$2,470.85	$170.39	$2,644.67

The list of Parcels triggered per period within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Phase #1 Assessment Roll Summaries attached hereto as Appendix C-1, C-2 and C-3.

F. ANNUAL BUDGET – PHASE #2

Phase #2 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the collection of the first Annual Installment for a Phase #2 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of any Bonds secured by the respective reimbursement agreement for Phase #2 Assessed Property, or (iii) with tax bills sent the first October following the second anniversary of the levy of Assessments on the Phase #2 Assessed Property such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period.

Table II-F-1 below shows the amount of Assessments applicable to all Phase #2 Lots triggered as of June 30, 2026.

Table II-F-1
Assessments on Phase #2 Lots Triggered for Annual Installment Collection as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2025-26	Condition (iii)	561	530.36	$20,185,041.91
Total		**561**	**530.36**	**$20,185,041.91**

1 – Number of Lots represents the total number of platted lots planned to be developed according to the Updated Service and Assessment Plan.
2 – Total Assessments for lots triggered as of June 30, 2026 represent 100 percent of the total Phase #2 Assessments. See various Assessment Rolls for the current total outstanding Assessment balances.

Pursuant to the Updated Service and Assessment Plan, each Assessment securing the Phase #2 Reimbursement Agreement obligation shall bear interest at the rate on the Phase #2 Reimbursement Agreement obligation commencing with the effective date of the Phase #2 Reimbursement Agreement obligation. The interest rate applicable to the Phase #2 Reimbursement Agreement obligation is 9.30 percent per annum for 2026-27 and is used to calculate the interest on the Assessments securing the Phase #2 Reimbursement Agreement Obligation.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment.

These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Annual Budget for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot will be paid on the Phase #2 Reimbursement Agreement from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #2 Annual Installments to be collected for 2026-27

The proportional Phase #2 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-F-2 below.

Table II-F-2
Phase #2 Budget for the Annual Installments to be Collected for 2026-27[1]

Descriptions	Total
Interest payment on or after March 1, 2027	$938,604
Interest payment on or after September 1, 2027	$938,604
Principal payment on September 1, 2027	$1,000
Subtotal debt service on R.A.	*$1,878,209*
Administrative Expenses	$61,200
Subtotal Expenses	*$1,939,409*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$1,939,409**

1 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-F-3 below shows the Phase #2 Annual Installments to be collected for principal and interest based on the outstanding Assessment balance and the effective interest rate of 9.30 percent.

Table II-F-3
Phase #2 Principal and Interest to be Collected for 2026-27[1]

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2025-26	$20,185,042	$1,000	9.30%	$938,604	$938,604	$1,878,209
Total	**$20,185,042**	**$1,000**		**$938,604**	**$938,604**	**$1,878,209**

1 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Administrative Expenses

The Phase #2 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-F-4 below.

Table II-F-4
Phase #2 Administrative Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget (09/01/2026-08/31/2027)
2025-26	$61,200
Total	**$61,200**

1 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Available Administrative Expense Account

There are no available administrative expense funds to reduce the Phase #2 2026-27 Annual Installment.

G. Annual Installments Per Unit – Phase #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #2 Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 561 units representing 530.36 total Equivalent Units were anticipated to be built within the PID. As of June 30, 2026, five-hundred sixty-one (561) Phase #2 Lots have been triggered for Annual Installment collection, representing 530.36 Equivalent Units. See Table II-F-1 of this report for the trigger period breakdown of the

lots triggered in Phase #2. As of June 30, 2026, no parcels have prepaid their Phase #2 Assessment in full. As a result, the outstanding Phase #2 total Equivalent Units are 530.36.

The Annual Installment to be collected from each Parcel within Phase #2 of the PID is calculated by multiplying the Annual Installment for each unit shown in Table II-G-1 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-G-1
Phase #2 Annual Installment Per Equivalent Unit

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2025-26	$1.89	$3,539.52	$115.39	$3,656.80

The list of Parcels triggered per period within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Phase #2 Assessment Roll Summary attached hereto as Appendix D-1.

(remainder of this page is intentionally left blank)

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing the Phase #1 and Phase #2 property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

Projected Tax Rate Equivalent per Unit

According to the Developer, the Phase #2 estimated finished lot value per unit has been revised from the values reported in the Updated Service and Assessment Plan. According to the Developer, the Phase #2 revised estimated finished lot value per unit reported in the Updated Service and Assessment Plan reported the incorrect values in error. Table III-A-1 below shows the corrected estimated finished lot value per unit for Phase #2 of the PID.

Table III-A-1
Revised Projected Tax Rate Equivalent per Unit – Phase #2[1,2]

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (50 Ft Lot)	123	$100,000	$466,000	$3,287	$3.29	$0.71
Lot Type 2 (40 Ft Lot)	280	$90,000	$446,000	$3,146	$3.50	$0.71
Lot Type 4 (Townhomes)	128	$70,000	$386,000	$2,723	$3.03	$0.71
Lot Type 5 (60 Ft Lot)	30	$120,000	$518,000	$3,654	$5.96	$0.71

1 – Provided by Developer.
2 – Assumes projected home value per unit remains static.

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Updated Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.I of the Service and Assessment Plan.

The summary of the updated Assessment Rolls are shown in Appendix C-1, C-2, C-3 and D-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and the Grayson Central Appraisal District (the "GCAD"), three-hundred and thirty-three (333) Lots in Phase #1 of the PID were subdivided from Parcels 125515, 220351, and 125513 in 2021. The final plat was recorded in June of 2021 and the Assessments were allocated proportionally according to Lot Type.

According to the Grayson County Clerk's Office, an amended Phase #1 plat was filed and recorded on March 24, 2022. According to the City, the amended Phase #1 plat was filed to address utility easements needed for the development and did not impact the total lot count, or any lot sizes, subdivided in the original Phase #1 plat.

According to the Developer and the GCAD, a final plat for Phase #2 was filed and recorded in June 2024 for the proposed development of 561 residential Lots. As a result, Lots within Phase #2 of the PID were individually billed Annual Installments beginning in tax year 2025.

B. Prepayment of Assessments

Phase #1

As of June 30, 2026, six Parcels have prepaid their Phase #1 Assessments in full. See Appendix B for more information related to the prepaid Parcels.

Phase #2

As of June 30, 2026, no Parcels have prepaid their Phase #2 Assessments in full. See Appendix B for more information related to the prepaid Parcels.

The complete Assessment Rolls are available for review at the City Hall, located at 222 W. Mulberry Street, Sherman, Texas 75090.

(remainder of this page is intentionally left blank)

APPENDIX A
BEL AIR VILLAGE PID MAPS AND PLATS

CALLED 21.05 ACRES
GRAYSON COUNTY, TEXAS
VOL. 888, PG. 591
D.R.G.C.T.

CALLED 96.193 ACRES
ANEL A. ALEMAN AND WIFE
JUDY A. ALEMAN
VOL. 3793, PG. 925
O.P.R.G.C.T.

CALLED 379.73 ACRES
CHOCTAW CREEK RANCH, LLC
VOL. 5607, PG. 293
O.P.R.G.C.T.

CALLED 2.4148 ACRES
BNSF RAILWAY COMPANY
INST. NO. 2020-4185
O.P.R.G.C.T.

BURLINGTON NORTHERN SANTA FE RAILROAD

YES COMPANIES EXP2
KEY, LLC
VOL. 5858, PG. 102
O.P.R.G.C.T.

PHASE 1
58.50 ACRES

PHASE 2
119.81 ACRES

EX STREAM
CENTERLINE

TRACT 1 (CALLED 42.869 ACRES)
THANH TRONG BGUYEN AND WIFE,
THU THUY PHAM
INST. NO. 2017-18222
O.P.R.G.C.T.

CALLED 31.841 ACRES
LIBERTY TRUST COMPANY, LTD.
CUSTODIAN f/b/o BECKY ANN FARRIS
VOL. 5645, PG. 497
O.P.R.G.C.T.

F. M. 1417

CALLED 88,972.5 SQ. FT.
GRAYSON COUNTY, TEXAS
VOL. 1660, PG. 420
D.R.G.C.T.

EX STREAM
CENTERLINE

OVERALL PID BOUNDARY
278.38 ACRES

FUTURE PHASES

REMAINING PORTION OF
CALLED 240.9284 ACRES
FISHER CONTROLS COMPANY, INC.
VOL. 1349, PG. 493
D.R.G.C.T.

BLOCK 1, LOT 1
BLALOCK INDUSTRIAL PARK
VOL. 8, PG. 92
P.R.G.C.T.

BLOCK TWO
CONSTITUTION VILLAGE
VOL. 3, PG. 73
R.R.G.C.T.

REMAINING PORTION OF
CALLED 13.41 ACRES
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 5680, PG. 685
O.P.R.G.C.T.

CALLED 25.264 ACRES
LIBERTY TRUST CO., LTD., CUSTODIAN
FBO YING XU ROTH IRA TC005981
INST. NO. 2018-22856
O.P.R.G.C.T.

LOT 4
MBG SHERMAN ADDITION
DOC. 2018-51
P.R.G.C.T.

CALLED 12.156 ACRES
RAMANUJAM K. VANGIPURAM AND
SAMRAJYAM KOLLURU
VOL. 5848, PG. 638
O.P.R.G.C.T.

0 200' 400'
GRAPHIC SCALE 200'

Know what's **below.**
Call before you dig.

BENCH MARK LIST

TBM #11 X-CUT IN CONCRETE ON BRIDGE 145'+/- SOUTHWEST OF THE CENTERLINE OF BURLINGTON NORTHERN SANTA FE RAIL ROAD AND 26'+/- SOUTHEAST OF THE CENTERLINE OF F. M. HIGHWAY 1417
ELEV: 706.31'

TBM #10 X-CUT IN CONCRETE CURB 70'+/- SOUTHEAST OF THE CENTERLINE OF F. M. HIGHWAY 1417 AND 120'+/- NORTHEAST OF NORTH DAKOTA DRIVE
ELEV: 719.54'

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date

KHA PROJECT 064462003			
DATE	NOV 2022		
SCALE	AS SHOWN		
DESIGNED BY	MJC		
DRAWN BY	CAT		
CHECKED BY	MJC		

BEL-AIR VILLAGE

SHERMAN, TEXAS

PID BOUNDARY EXHIBIT

SHEET NUMBER

This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
PLOT STYLE
PLOT DATE
DWG PATH
DWG NAME
dlmay, dlfox - xSite-SF-Ph1, xSite-SF-Ph1, xSite-Grand_Ph1 - xSite-SF-Ph1-Parcels xSite-Grand_Ph1 - Updated 20210330 xStreams xSite-SF-Ph2 xSite-BAB_Ph2 xSite-West xSchool xSite-STO xSite-MF-Ph1
11/7/2022 1:11 PM
TAMIEC (CNS1944003) SHERMAN_REL-ARVILLAGE\CAD\EXHIBITS
X:\MKH_CNS\1944003\2.SHERMAN_REL-ARVILLAGE\CAD\EXHIBITS
EXHIBIT 1 - PID BOUNDARY EXHIBIT.DWG

CALLED 88,972.5 SQ. FT.
GRAYSON COUNTY, TEXAS
VOL. 1660, PG. 420
D.R.G.C.T.

CALLED 31.841 ACRES
LIBERTY TRUST COMPANY, LTD,
CUSTODIAN f/b/o BECKY ANN FARRIS
VOL. 5645, PG. 497, O.P.R.G.C.T.

TRACT 1 (CALLED 42.869 ACRES)
THANH TRONG BGUYEN AND WIFE, THU THUY PHAM
INST. NO. 2017-18222, O.P.R.G.C.T.

F. M. HIGHWAY 1417
(VARIABLE WIDTH R.O.W.)

PRESTON KITCHEN SURVEY, ABST. NO. 667
SHARROD DUNMAN SURVEY, ABST. NO. 329

TERRA PERPETUA, LLC
REMAINDER OF
CALLED 245.83 ACRES
INST. NO. 2018-3686
O.P.R.G.C.T.

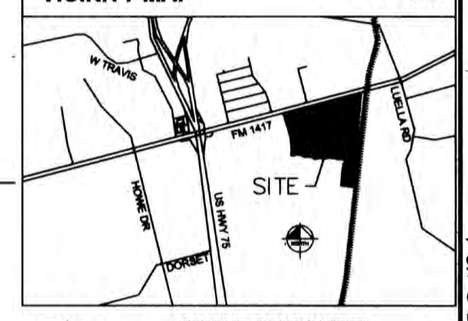
CALLED 21.05 ACRES
GRAYSON COUNTY, TEXAS
VOL. 888, PG. 591
D.R.G.C.T.

CALLED 96.193 ACRES
ANEL A. ALEMAN AND WIFE
JUDY A. ALEMAN
VOL. 3793, PG. 925
O.P.R.G.C.T.

TRACT ONE
CALLED 123.134 ACRES
TERRA PERPETUA, LLC
INST. NO. 2021-15093
O.P.R.G.C.T.

QUEEN ROAD
QUEEN ROAD
ALLEY A
ALLEY D
ALLEY C
ALLEY E
MORGAN DRIVE
ALLEY B
MESA STREET
BEL AIR BOULEVARD
LOS ALTOS BOULEVARD
SKY DRIVE
MALIBU DRIVE
PARADISE WAY
NEWPORT STREET
BRISA ROAD
CHERRY HILLS DRIVE
TALISKER BOULEVARD
AQUA LANE
EL SOL BOULEVARD
BEACH BOULEVARD
CRYSTAL COVE
DEED LINE
BURLINGTON NORTHERN SANTA FE RAILROAD
(225' R.O.W.)
TRACT ONE CALLED 123.134 ACRES TERRA PERPETUA, LLC INST. NO. 2021-15093 O.P.R.G.C.T.

VICINITY MAP
N.T.S.



GRAPHIC SCALE IN FEET
150 0 75 150 300
1" = 150' @ 24X36

NORTH

E-9-494

ACCEPTANCE
Approved this 18th day of May, ~~2022~~ 2021 by the City Planning Commission to the City of Sherman, Texas.

Chairman _____ Secretary _____

CERTIFICATE OF ACCEPTANCE OF DEDICATION
Approved by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas _____ Date 03/22/2022

CERTIFICATE OF COMPLIANCE
The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Bel-Air Village, Phase 1, an addition to the City of Sherman, Texas, was submitted to the City Council on the 7th day of June, 2021, ~~2022~~, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 22nd day of March, 2022.

Linda Ashby
Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

AMENDING PLAT
BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59;
BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-37;
BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-47;
BLOCK F, LOT 1-HOA, LOTS 2-16, LOT 17-HOA, & LOTS 18-46;
BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-42;
BLOCK I, LOTS 1-36; BLOCK J, LOT 1-HOA

327 RESIDENTIAL LOTS & 5 HOA LOTS

BEING AN AMENDING PLAT OF BEL-AIR VILLAGE, PHASE 1
RECORDED IN INSTRUMENT No. 2021-117, OFFICIAL PUBLIC
RECORDS, GRAYSON COUNTY, TEXAS

62.329 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The purpose of this Amending Plat it to modify easements within Block A, Lot 30-HOA, Block D, Lot 1-HOA and Block J, Lot 1-HOA, as dedicated on the Final Plat of this subdivision, recorded in Instrument No. 2021-117, and create additional easements necessary for development.

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 3/24/2022 10:31:21 AM
In the PLAT Records
BEL – AIR VILLAGE PH 1
Doc Number: 2022 – 54
Number of Pages: 9
Amount: 299.00
Order#: 20220324000055
By: HA

GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JMH	KHA	March 2022	064462003	1 OF 9

OWNER / APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

TRACT 1 (CALLED 42.869 ACRES)
THANH TRONG BGUYEN AND WIFE, THU THUY PHAM
INST. NO. 2017-18222, O.P.R.G.C.T.

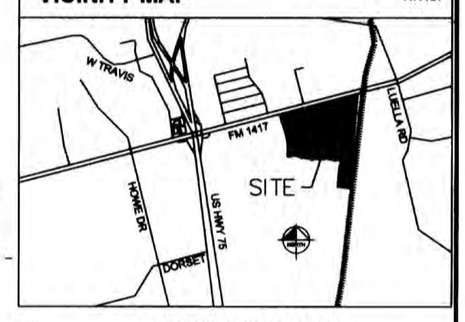
YES COMPANIES EXP2 KEY, LLC
VOL. 5858, PG. 102
O.P.R.G.C.T.

CONC. TXDOT R.O.W. MON. FND.

PRESTON KITCHEN SURVEY, ABST. NO. 667
SHARROD DUNMAN SURVEY, ABST. NO. 329

F. M. HIGHWAY 1417
(VARIABLE WIDTH R.O.W.)

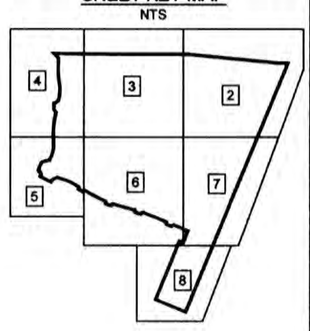
VICINITY MAP
N.T.S.



GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

NORTH

SHEET KEY MAP
NTS



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
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O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
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S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

SEE SHEET No. 5 FOR LINE & CURVE TABLES

AMENDING PLAT
BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59;
BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-37;
BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-47;
BLOCK F, LOT 1-HOA, LOTS 2-16, LOT 17-HOA, & LOTS 18-46;
BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-42;
BLOCK I, LOTS 1-36; BLOCK J, LOT 1-HOA

327 RESIDENTIAL LOTS & 5 HOA LOTS

BEING AN AMENDING PLAT OF BEL-AIR VILLAGE, PHASE 1
RECORDED IN INSTRUMENT No. 2021-117, OFFICIAL PUBLIC
RECORDS, GRAYSON COUNTY, TEXAS

62.329 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 3/24/2022 10:31:21 AM
In the PLAT Records
BEL – AIR VILLAGE PH 1
Doc Number: 2022 – 54
Number of Pages: 9
Amount: 299.00
Order#: 20220324000055
By: HA

GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

22103

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	March 2022	064462003	2 OF 9

OWNER / APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy.. Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

E-9-494

CALLED 31.841 ACRES
LIBERTY TRUST COMPANY, LTD, CUSTODIAN f/b/o BECKY ANN FARRIS
VOL. 5645, PG. 497, O.P.R.G.C.T.

F. M. HIGHWAY 1417
(VARIABLE WIDTH R.O.W.)

CONC. TXDOT R.O.W. MON. FND.

N74°17'53"E 635.60'

3/8" IRF AT N. SIDE OF RR TIE FNC. CORNER POST FND.

QUEEN ROAD

MALIBU DRIVE

PARADISE WAY

MORGAN DRIVE

ALLEY A

ALLEY B

ALLEY C

ALLEY D

ALLEY E

ALLEY F

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK F

BLOCK I

1-HOA

30-HOA

MATCHLINE - SHT 4

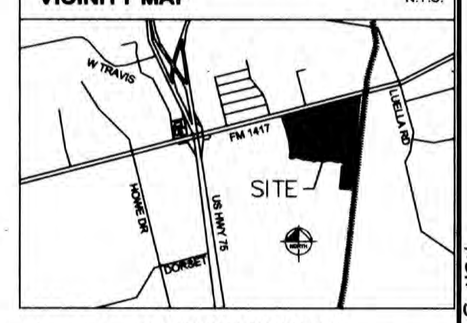
MATCHLINE - SHT 2

MATCHLINE - SHT 6

MESA STREET

VICINITY MAP

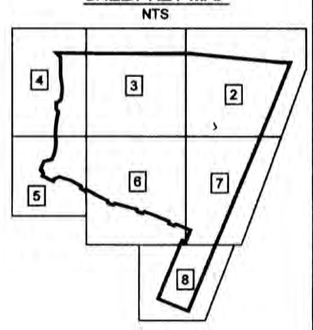
N.T.S.



GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

SHEET KEY MAP

NTS



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

SEE SHEET No. 5 FOR LINE & CURVE TABLES

AMENDING PLAT

BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59;
BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-37;
BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-47;
BLOCK F, LOT 1-HOA, LOTS 2-16, LOT 17-HOA, & LOTS 18-46;
BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-42;
BLOCK I, LOTS 1-36; BLOCK J, LOT 1-HOA

327 RESIDENTIAL LOTS & 5 HOA LOTS

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Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

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1" = 60'	JMH	KHA	March 2022	064462003	3 OF 9

OWNER / APPLICANT:
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2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
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CALLED 88,972.5 SQ. FT.
GRAYSON COUNTY, TEXAS
VOL. 1660, PG. 420
D.R.G.C.T.

F. M. HIGHWAY 1417
(VARIABLE WIDTH R.O.W.)

N75°02'53"E 401.96'

40' WIDE EASEMENT TO STATE OF TEXAS FOR HIGHWAY PURPOSES VOL. 1135, PG. 827

BEL AIR BOULEVARD

ALLEY A

MATCHLINE - SHT 3

MATCHLINE - SHT 5

TERRA PERPETUA, LLC
REMAINDER OF
CALLED 245.83 ACRES
INST. NO. 2018-3686
O.P.R.G.C.T.

VICINITY MAP N.T.S.

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

SHEET KEY MAP
NTS

LEGEND

SEE SHEET No. 5 FOR LINE & CURVE TABLES

AMENDING PLAT
BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59;
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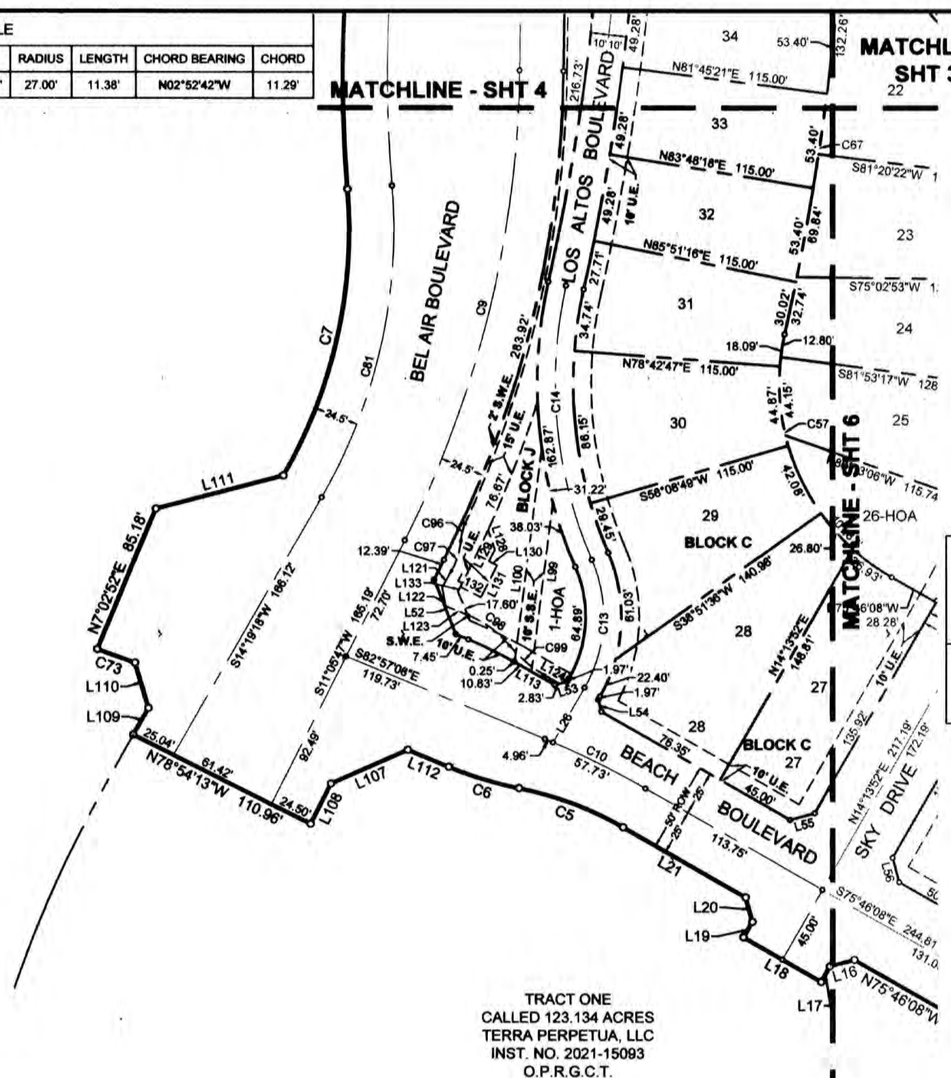
22163

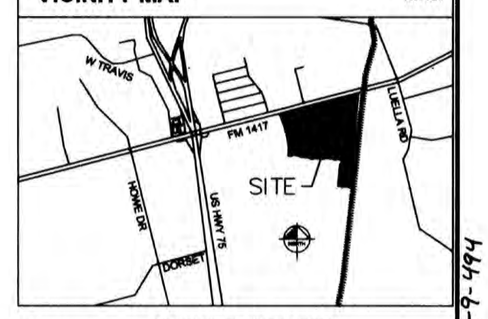
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°03'00"	1475.00'	104.26'	N85°20'18"W	104.24'
C2	0°47'56"	1475.00'	20.57'	S89°31'04"W	20.57'
C3	2°50'58"	825.00'	41.03'	N89°27'25"W	41.02'
C4	7°24'04"	825.00'	106.57'	N79°28'11"W	106.50'
C5	18°29'55"	193.00'	62.31'	N85°01'06"W	62.04'
C6	11°16'55"	207.00'	40.88'	N88°36'35"W	40.81'
C7	34°37'59"	275.52'	166.54'	N02°59'42"W	164.02'
C8	0°45'00"	11519.16'	150.79'	N74°40'23"E	150.78'
C9	26°02'54"	600.00'	272.78'	N01°55'40"W	270.43'
C10	7°11'00"	500.00'	62.69'	N79°21'38"W	62.64'
C11	15°06'45"	800.00'	211.01'	S83°19'31"E	210.40'
C12	7°34'05"	1500.00'	198.13'	N87°05'51"W	197.99'
C13	53°06'54"	80.00'	74.16'	N12°19'35"W	71.54'
C14	35°53'26"	250.00'	156.60'	S20°56'19"E	154.05'
C15	9°08'39"	1368.00'	218.33'	N07°33'56"W	218.09'
C16	91°30'16"	35.00'	55.90'	N57°53'23"W	50.14'
C17	29°10'58"	350.00'	178.27'	N00°21'38"W	176.35'
C18	14°04'13"	250.00'	61.39'	S82°05'00"W	61.24'
C19	21°38'18"	600.00'	226.60'	N04°07'57"W	225.25'
C20	11°13'29"	400.00'	78.36'	S80°39'38"W	78.24'
C21	90°00'00"	50.00'	78.54'	S30°02'53"W	70.71'
C22	90°00'00"	50.00'	78.54'	S59°57'07"E	70.71'
C23	90°00'00"	50.00'	78.54'	S30°02'53"W	70.71'
C24	90°00'00"	50.00'	78.54'	N59°57'07"W	70.71'
C25	14°04'13"	500.00'	122.79'	N07°55'00"W	122.48'
C26	7°34'05"	800.00'	105.67'	N87°05'51"W	105.59'
C27	90°00'00"	50.00'	78.54'	N51°41'12"E	70.71'
C28	21°38'18"	600.00'	226.60'	N04°07'57"W	225.25'
C29	90°00'00"	50.00'	78.54'	N59°57'07"W	70.71'
C30	21°38'18"	1000.00'	377.66'	N04°07'57"W	375.42'
C31	21°38'18"	800.00'	302.13'	N04°07'57"W	300.34'
C32	31°00'10"	20.00'	10.82'	N67°48'43"W	10.69'
C33	152°00'20"	50.00'	132.65'	N51°41'12"E	97.03'
C34	31°00'10"	20.00'	10.82'	N08°48'53"W	10.69'
C35	31°00'10"	20.00'	10.82'	N30°27'12"W	10.69'
C36	33°25'44"	20.00'	11.67'	N79°54'48"W	11.50'
C37	29°26'46"	20.00'	10.28'	S08°02'11"E	10.17'
C38	152°00'20"	50.00'	132.65'	N30°02'53"E	97.03'
C39	24°50'05"	25.00'	10.84'	S02°32'04"E	10.75'
C40	24°50'05"	25.00'	10.84'	N27°22'09"W	10.75'
C41	25°56'40"	40.00'	18.11'	S01°58'47"E	17.96'
C42	24°04'22"	38.00'	15.97'	N02°54'56"W	15.85'
C43	24°04'22"	38.00'	15.97'	S26°59'17"E	15.85'
C44	30°59'56"	20.00'	10.82'	S73°37'08"W	10.69'
C45	150°39'01"	50.00'	131.47'	S48°33'19"E	96.74'
C46	33°07'31"	20.00'	11.56'	N12°12'26"E	11.40'
C47	31°00'10"	20.00'	10.82'	S89°27'02"E	10.69'
C48	90°00'00"	38.00'	59.69'	N30°02'53"E	53.74'
C49	90°00'00"	38.00'	59.69'	S59°57'07"E	53.74'
C50	25°56'40"	40.00'	18.11'	N27°55'27"W	17.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C51	152°00'20"	50.00'	132.65'	N59°57'07"W	97.03'
C52	31°00'10"	20.00'	10.82'	N59°32'48"E	10.69'
C53	31°00'10"	20.00'	10.82'	S00°32'58"W	10.69'
C54	73°23'54"	20.00'	25.62'	S21°44'51"W	23.90'
C55	253°23'54"	50.00'	221.13'	N68°15'09"W	80.18'
C56	11°45'49"	198.00'	40.65'	S21°09'20"E	40.58'
C57	72°46'32"	125.00'	158.77'	S39°22'52"E	148.31'
C58	29°10'58"	490.00'	249.57'	N00°21'38"W	246.89'
C59	15°06'46"	659.98'	174.08'	S83°19'31"E	173.58'
C60	7°34'05"	1640.00'	216.63'	N87°05'51"W	216.47'
C61	7°34'05"	940.00'	124.16'	N87°05'51"W	124.07'
C62	21°38'18"	660.00'	249.26'	N04°07'57"W	247.78'
C63	21°38'18"	860.00'	324.79'	N04°07'57"W	322.86'
C64	20°08'33"	209.00'	73.47'	N16°57'58"W	73.10'
C65	15°27'14"	141.00'	38.03'	S14°37'27"E	37.92'
C66	17°35'16"	1140.00'	349.94'	N02°06'26"W	348.57'
C67	9°08'39"	1493.00'	238.28'	N07°33'56"W	238.02'
C68	3°43'50"	160.00'	10.42'	N14°00'10"W	10.42'
C69	139°33'39"	50.00'	121.79'	N47°01'15"E	93.84'
C70	16°36'00"	774.50'	224.84'	N11°59'42"W	224.05'
C71	23°05'36"	375.50'	151.35'	N15°13'30"W	150.33'
C72	11°49'12"	399.50'	82.42'	N20°51'43"W	82.27'
C73	1°42'00"	755.50'	22.42'	N85°53'38"W	22.42'
C74	4°52'10"	750.00'	63.74'	N12°31'02"W	63.72'
C75	11°26'46"	550.00'	109.87'	S20°40'29"E	109.69'
C76	16°26'25"	375.00'	107.62'	S18°19'09"E	107.45'
C77	20°52'52"	550.00'	200.44'	N15°57'26"W	199.34'
C78	22°52'39"	400.00'	159.71'	N15°07'02"W	158.66'
C79	9°26'06"	375.00'	61.75'	S10°14'03"E	61.68'
C80	16°38'00"	750.00'	217.73'	S11°59'42"E	216.96'
C81	34°37'59"	300.02'	181.35'	N02°59'42"W	178.60'
C82	4°16'15"	262.50'	19.57'	N12°48'59"W	19.56'
C83	13°49'33"	237.50'	57.31'	S17°35'38"E	57.17'
C84	18°59'24"	574.50'	190.41'	N15°00'42"W	189.54'
C85	16°21'51"	209.00'	59.69'	N14°10'09"W	59.49'
C86	18°16'08"	166.00'	52.93'	S15°07'17"E	52.71'
C87	26°29'13"	152.00'	70.27'	N11°00'44"W	69.64'
C88	17°10'59"	148.00'	44.39'	S06°21'37"E	44.22'
C89	44°37'58"	15.00'	11.68'	N63°11'43"W	11.39'
C90	34°39'03"	6.00'	3.63'	S58°12'18"E	3.57'
C91	16°27'27"	48.00'	13.79'	S66°49'10"W	13.74'
C92	16°27'27"	57.00'	16.37'	N66°49'10"E	16.32'
C93	17°22'26"	40.00'	12.13'	N00°43'36"W	12.08'
C94	17°44'24"	28.00'	8.67'	S00°54'35"E	8.63'
C95	2°50'00"	348.50'	17.23'	S11°11'47"E	17.23'
C96	20°19'11"	28.00'	9.93'	S01°13'41"E	9.88'
C97	25°42'34"	40.00'	17.95'	N01°28'00"E	17.80'
C98	28°48'59"	57.00'	28.67'	N68°54'19"W	28.37'
C99	21°16'19"	68.00'	25.25'	S65°07'59"E	25.10'
C100	90°00'00"	30.00'	47.12'	S51°41'12"W	42.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C101	24°06'49"	27.00'	11.38'	N02°52'42"W	11.29'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S51°41'12"W	14.14'	L16	S59°13'52"W	14.14'	L31	S06°41'12"W	45.00'	L46	S59°57'07"E	14.14'	L61	S30°02'53"W	14.14'	L76	N30°02'53"E	7.07'	L91	S30°02'53"W	14.14'	L106	N03°40'42"W	18.55'	L121	S14°19'18"W	10.71'
L2	S06°41'12"W	10.00'	L17	S14°13'52"W	10.00'	L32	N86°16'23"E	45.95'	L47	S30°02'53"W	14.14'	L62	N59°57'07"W	14.14'	L77	S30°02'53"W	7.07'	L92	N59°57'07"W	14.14'	L107	S50°33'06"W	46.74'	L122	S26°39'43"E	10.52'
L3	N83°18'48"W	50.00'	L18	N75°46'08"W	50.00'	L33	N75°02'53"E	93.24'	L48	N47°23'54"W	13.81'	L63	N30°02'53"E	14.14'	L78	S59°57'07"E	7.07'	L93	S30°02'53"W	21.21'	L108	S11°05'47"W	25.16'	L123	S63°18'48"E	13.82'
L4	N06°41'12"E	10.00'	L19	N14°13'52"E	10.00'	L34	N00°52'54"W	22.06'	L49	N39°36'41"E	13.73'	L64	S30°02'53"W	14.14'	L79	N59°57'07"W	7.07'	L94	S59°14'18"E	13.96'	L109	N14°19'18"E	17.11'	L124	S75°46'08"E	10.01'
L5	N36°18'48"W	14.14'	L20	N30°46'08"W	14.14'	L35	S75°02'53"W	25.00'	L50	S52°01'21"E	23.86'	L65	S59°57'07"E	14.14'	L80	S30°02'53"W	7.07'	L95	S32°26'27"W	14.72'	L110	N31°55'28"W	26.42'	L125	N30°02'53"E	103.70'
L6	S46°51'34"W	14.00'	L21	N75°46'08"W	78.75'	L36	S55°10'51"E	32.75'	L51	S42°51'03"W	15.56'	L66	N47°25'52"E	13.05'	L81	S38°18'48"E	14.14'	L96	N30°04'13"E	14.14'	L111	N59°45'38"E	73.58'	L126	N30°02'53"E	76.79'
L7	S01°16'37"W	10.00'	L22	N03°40'42"W	43.16'	L37	N30°02'53"E	7.07'	L52	S37°37'16"E	32.95'	L67	S59°57'07"E	21.21'	L82	N51°41'12"E	14.14'	L97	N60°54'35"W	14.38'	L112	N82°57'08"W	24.65'	L127	S09°11'42"W	7.67'
L8	N88°43'23"W	50.00'	L23	N54°18'54"W	31.71'	L38	S59°57'07"E	7.07'	L53	N59°13'52"E	7.07'	L68	N42°05'51"W	21.21'	L83	S38°18'48"E	14.14'	L98	S30°02'53"W	56.57'	L113	N75°46'08"W	26.11'	L128	S33°57'24"E	11.74'
L9	N01°16'37"E	10.00'	L24	N14°57'07"W	55.00'	L39	S34°45'57"W	38.67'	L54	S30°46'08"E	7.07'	L69	N59°57'07"W	7.07'	L84	N51°41'12"E	14.14'	L99	S08°22'10"E	95.24'	L114	S22°21'04"E	8.34'	L129	S11°02'36"W	7.15'
L10	N44°18'21"W	14.00'	L25	N59°57'07"W	56.57'	L40	N59°57'07"W	7.07'	L55	N59°13'52"E	14.14'	L70	N30°02'53"E	7.07'	L85	S46°34'28"E	13.97'	L100	S08°22'10"E	120.63'	L115	N06°53'42"W	3.61'	L130	S78°57'24"E	5.00'
L11	S48°21'25"W	14.40'	L26	S14°13'52"W	35.30'	L41	S30°02'53"W	7.07'	L56	S30°46'08"E	14.14'	L71	S30°02'53"W	14.14'	L86	N44°06'32"E	21.21'	L101	N83°18'48"W	63.66'	L116	S14°57'07"E	8.61'	L131	S11°02'36"W	20.00'
L12	S04°23'56"W	10.00'	L27	N76°21'28"E	21.04'	L42	N30°02'53"E	14.14'	L57	N51°41'12"E	14.14'	L72	S59°57'07"E	14.14'	L87	N59°57'07"W	7.07'	L102	S14°57'07"E	40.00'	L117	N09°59'28"W	26.51'	L132	N76°57'24"W	12.80'
L13	N85°36'04"W	50.00'	L28	N89°07'06"E	25.97'	L43	S59°57'07"E	14.14'	L58	N38°18'48"W	21.21'	L73	N60°19'37"W	35.12'	L88	S30°02'53"W	7.07'	L103	S83°18'48"E	72.71'	L118	N75°02'53"E	8.22'	L133	S11°05'47"W	2.90'
L14	N04°23'56"E	10.00'	L29	S04°23'56"W	44.62'	L44	N59°57'07"W	14.14'	L59	N38°18'48"W	14.14'	L74	S29°40'23"W	35.59'	L89	S59°57'07"E	7.07'	L104	N75°02'53"E	10.96'	L119	N33°15'38"E	24.37'	L134	S14°57'07"E	18.79'
L15	N39°33'34"W	14.40'	L30	N01°16'37"E	45.21'	L45	N30°02'53"E	14.14'	L60	S51°41'12"W	14.14'	L75	N59°57'07"W	7.07'	L90	N59°57'07"W	14.14'	L105	N35°41'06"E	38.66'	L120	N09°24'49"W	10.47'	L135	S75°02'53"W	15.00'





GRAPHIC SCALE IN FEET
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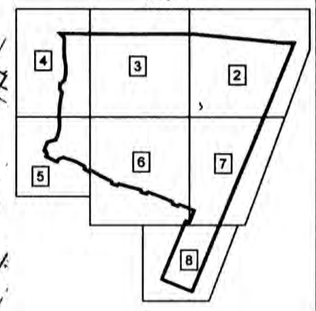
1" = 60' @ 24X36

SHEET KEY MAP
NTS



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF.	IRON ROD FOUND
IRFC.	IRON ROD FOUND WITH CAP
IRSC.	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
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S.S.E.	SANITARY SEWER EASEMENT
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F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
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AMENDING PLAT
BEL-AIR VILLAGE
PHASE 1

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CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

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1" = 60'	JMH	KHA	March 2022	064462003	5 OF 9

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Plano, Texas 75093
Contact : Ronny Guerrero

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GRAYSON COUNTY, TEXAS

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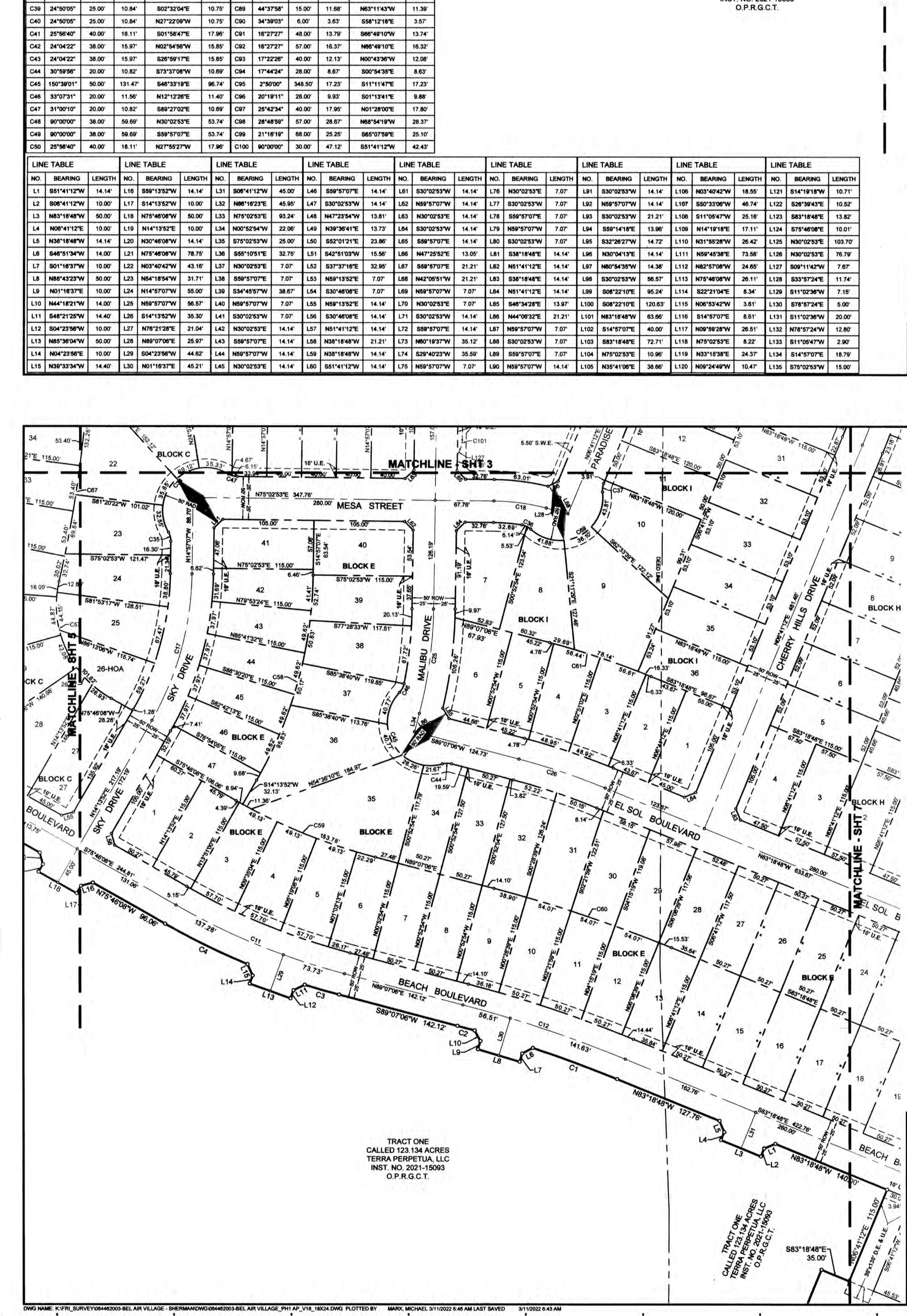

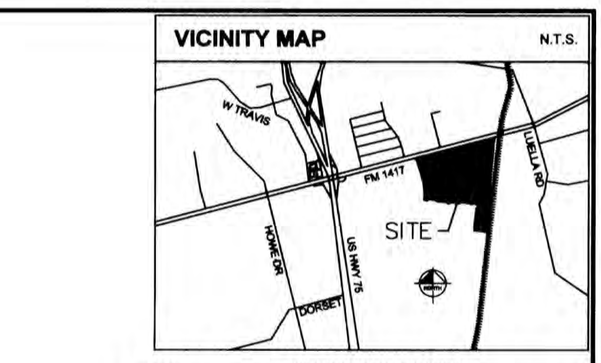

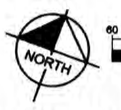

GRAPHIC SCALE IN FEET
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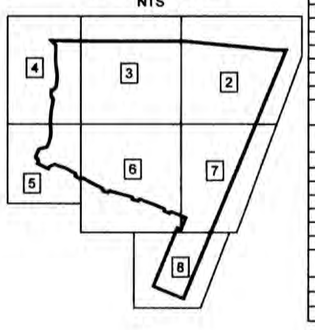
1" = 60' @ 24X36

SHEET KEY MAP
NTS



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GRAYSON COUNTY, TEXAS

MATCHLINE - SHT 2

MATCHLINE - SHT 6

MATCHLINE - SHT 8

HILLS DRIVE

TALISKER BOULEVARD

EL SOL BOULEVARD

BEACH BOULEVARD

CRYSTAL COVE

AQUA LANE

BLOCK H

BLOCK G

BLOCK F

BLOCK E

1-HOA

BURLINGTON NORTHERN SANTA FE RAILROAD (225' R.O.W.)

S06°41'12"W 2392.27'

S06°41'12"W 2004.61'

N06°41'12"E 496.75'

S06°41'12"W 603.82'

S06°41'12"W 646.82'

S06°41'12"W 397.50'

N06°41'12"E 280.50'

N06°41'12"E 560.00'

S83°18'48"E 115.00'

S83°54'45"E 115.00'

S86°40'53"E 115.00'

S84°26'44"E 115.00'

S88°55'03"E 121.03'

S86°40'53"E 117.17'

S84°26'44"E 115.25'

S88°55'03"E 115.00'

S83°18'48"E 110.00'

S83°18'48"E 120.00'

S83°18'48"E 118.88'

S75°51'22"E 111.36'

S35°43'08"E 159.92'

S83°18'48"E 136.03'

S83°18'48"E 200.00'

N83°18'48"W 140.00'

N83°18'48"W 290.00'

S83°18'48"E 35.00'

N06°41'12"E 115.00'

S06°41'12"W 105.10'

S04°38'36"W 105.10'

N06°41'12"E 105.00'

S06°41'12"W 117.50'

N06°41'12"E 115.00'

50' ROW

16' U.E.

30'x130' D.E. & U.E.

DETENTION EASEMENT

15' S.S.E.

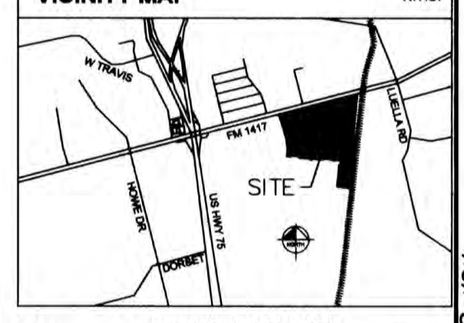
TRACT ONE
CALLED 123.134 ACRES
TERRA PERPETUA, LLC
INST. NO. 2021-15093
O.P.R.G.C.T.

5/8" IRFC
"RPLS 5433"

DEED LINE

VICINITY MAP

N.T.S.



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1" = 60' @ 24X36

NORTH

SHEET KEY MAP

NTS

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VICINITY MAP N.T.S.
GRAPHIC SCALE IN FEET 60 0 30 60 120
1" = 60' @ 24X36
SHEET KEY MAP NTS
LEGEND
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Scale 1" = 60' | Drawn by JMH | Checked by KHA | Date March 2022 | Project No. 064462003 | Sheet No. 8 OF 9
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DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\064462003-BEL AIR VILLAGE_PH1 AP_V18_18X24.DWG PLOTTED BY MARX, MICHAEL 3/11/2022 6:46 AM LAST SAVED 3/11/2022 6:43 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS BEL AIR VILLAGE SFR, LLC., are the owners of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion of Tract One, a called 123.134- acres and all of Tract Two, a called 58.497-acre tract of land described in a Special Warranty Deed to Bel Air Village SFR, LLC, recorded in Instrument No. 2021-15093, both of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 32.545-acre tract, same being the intersection of the southerly right-of-way line of Farm-to-Market Road No. 1417 (variable width right-of-way) and the westerly line of a 225-foot wide Burlington Northern Santa Fe Railroad Right-of-Way, from which a ½-inch iron rod found for witness bears South 41°15' West, 0.95 feet;

THENCE South 6°41'12" West, along the common line of said 32.545-acre tract and said Railroad Right-of-Way, passing at a distance of 1873.07 feet the southeast corner of said 32.545-acre tract, common to the easternmost northeast corner of said 245.83-acre tract, and continuing along the same course for a total distance of 2392.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 83°18'48" West, departing said common line and crossing said 245.83-acre tract, a distance of 290.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 6°41'12" East, continuing across said 245.83-acre tract and crossing said 32.545-acre tract, a distance of 560.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 32.545-acre tract the following courses and distances:

South 83°18'48" East, a distance of 35.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 6°41'12" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°18'48" West, a distance of 140.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°41'12" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 6°41'12" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°18'48" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 6°41'12" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 38°18'48" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°18'48" West, crossing said 245.83-acre tract, a distance of 127.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 4°03'00", a radius of 1475.00 feet, a chord bearing and distance of North 85°20'18" West, 104.24 feet;

THENCE continuing across said 245.83-acre tract the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 104.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

South 46°51'34" West, a distance of 14.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°16'37" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°43'23" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°16'37" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°18'21" West, a distance of 14.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 0°47'56", a radius of 1475.00 feet, a chord bearing and distance of South 89°31'04" West, 20.57 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 20.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

South 89°07'06" West, a distance of 142.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 2°50'56", a radius of 825.00 feet, a chord bearing and distance of North 89°27'25" West, 41.02 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 41.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

South 48°21'25" West, a distance of 14.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 4°23'56" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°36'04" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 4°23'56" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°33'34" West, a distance of 14.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 7°24'04", a radius of 825.00 feet, a chord bearing and distance of North 79°28'11" West, 106.50 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 106.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 75°46'08" West, a distance of 96.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°13'52" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°13'52" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 75°46'08" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 14°13'52" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 30°46'08" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 75°46'08" West, a distance of 78.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 18°29'55", a radius of 193.00 feet, a chord bearing and distance of North 85°01'06" West, 62.04 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 62.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 11°18'55", a radius of 207.00 feet, a chord bearing and distance of North 88°36'35" West, 40.81 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 40.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 82°57'08" West, a distance of 24.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°33'06" West, a distance of 46.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°05'47" West, a distance of 25.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°54'13" West, a distance of 110.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 14°19'18" East, a distance of 17.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 31°55'28" West, a distance of 26.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 1°42'00", a radius of 755.50 feet, a chord bearing and distance of North 85°53'38" West, 22.42 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 22.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

North 7°02'52" East, a distance of 85.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 59°45'38" East, a distance of 73.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 34°37'59", a radius of 275.52 feet, a chord bearing and distance of North 2°59'42" West, 164.02 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 166.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 16°38'00", a radius of 774.50 feet, a chord bearing and distance of North 11°59'42" West, 224.05 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 224.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 3°40'42" West, a distance of 43.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 54°18'54" West, a distance of 31.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 14°57'07" West, a distance of 55.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 75°02'53" East, a distance of 10.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 35°41'06" East, a distance of 38.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 3°40'42" West, a distance of 18.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 23°05'36", a radius of 375.50 feet, a chord bearing and distance of North 15°13'30" West, 150.33 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 151.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 11°49'12", a radius of 399.50 feet, a chord bearing and distance of North 20°51'43" West, 82.27 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 82.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 14°57'07" West, a distance of 127.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 59°57'07" West, a distance of 56.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 245.83-acre tract, same being on the southerly right-of-way line of the aforementioned Farm-to-Market Road No. 1417;

THENCE North 75°02'53" East, along the common line of said 245.83-acre tract and said Farm-to-Market Road No. 1417, a distance of 401.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 0°45'00", a radius of 11519.16 feet, a chord bearing and distance of North 74°40'23" East, 150.78 feet;

THENCE in a northeasterly direction, continuing along said common line and with said curve to the left, an arc distance of 150.79 feet to a concrete TxDOT right-of-way monument found for the end of said curve to the left;

THENCE North 74°17'53" East, continuing along said common line, passing at a distance of 391.29 feet a 3/8-inch iron rod found for the northernmost northeast corner of said 245.83-acre tract, common to the northwest corner of said 32.545-acre tract, and continuing along the same bearing and along the northerly line of said 32.545-acre tract, a distance of 635.60 feet to a concrete TxDOT right-of-way monument found for corner;

THENCE North 80°00'32" East, along the common line of said 32.545-acre tract and said Farm-to-Market Road No. 1417, a distance of 803.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, from which a 1/2-iron rod found for witness bears South 12°50' West, 0.73 feet;

THENCE North 74°17'53" East, continuing along said common line, a distance of 95.70 feet to the **POINT OF BEGINNING** and containing 62.329 acres (2,715,047 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEL AIR VILLAGE SFR, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **BEL-AIR VILLAGE, PHASE 1**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

BEL AIR VILLAGE SFR, LLC., does herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. 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.
4. 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 place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this 6th day of March, 2022.

BY: BEL AIR VILLAGE SFR, LLC, a Delaware limited liability company

By: Bel Air Building Company, LLC, a Delaware limited liability company, its Manager

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6th day of March, 2022.

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

DUC TRUONG
Notary ID #133179203
My Commission Expires
June 28, 2025

WHEREAS, BEL AIR VILLAGE SFR, LLC., 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 **BEL-AIR VILLAGE, PHASE 1**, 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 purpose of this instrument as any contrivance now known or hereinafter invented, used or designed for 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 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 or damages to or taking of property; and OWNER does hereby fully remiss 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 the 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 in **BEL-AIR VILLAGE, PHASE 1**, 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 6th day of March, AD, 2022.

BY: BEL AIR VILLAGE SFR, LLC, a Delaware limited liability company

By: Bel Air Building Company, LLC, a Delaware limited liability company, its Manager

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6th day of March, 2022.

_____
Notary Public, State of Texas

DUC TRUONG
Notary ID #133179203
My Commission Expires
June 28, 2025

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

This plat is hereby adopted by the Owner(s) and approved by the City ofSherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof 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.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of March, 2022.

_____
Notary Public, State of Texas

MORGAN HASKINS BIRD
Notary Public, State of Texas
Comm. Expires 10-31-2023
Notary ID 132233581

AMENDING PLAT
BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59;
BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-37;
BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-47;
BLOCK F, LOT 1-HOA, LOTS 2-16, LOT 17-HOA, & LOTS 18-46;
BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-42;
BLOCK I, LOTS 1-36; BLOCK J, LOT 1-HOA

327 RESIDENTIAL LOTS & 5 HOA LOTS

BEING AN AMENDING PLAT OF BEL-AIR VILLAGE, PHASE 1
RECORDED IN INSTRUMENT No. 2021-117, OFFICIAL PUBLIC
RECORDS, GRAYSON COUNTY, TEXAS

62.329 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JMH	KHA	March 2022	064462003	9 OF 9

OWNER / APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

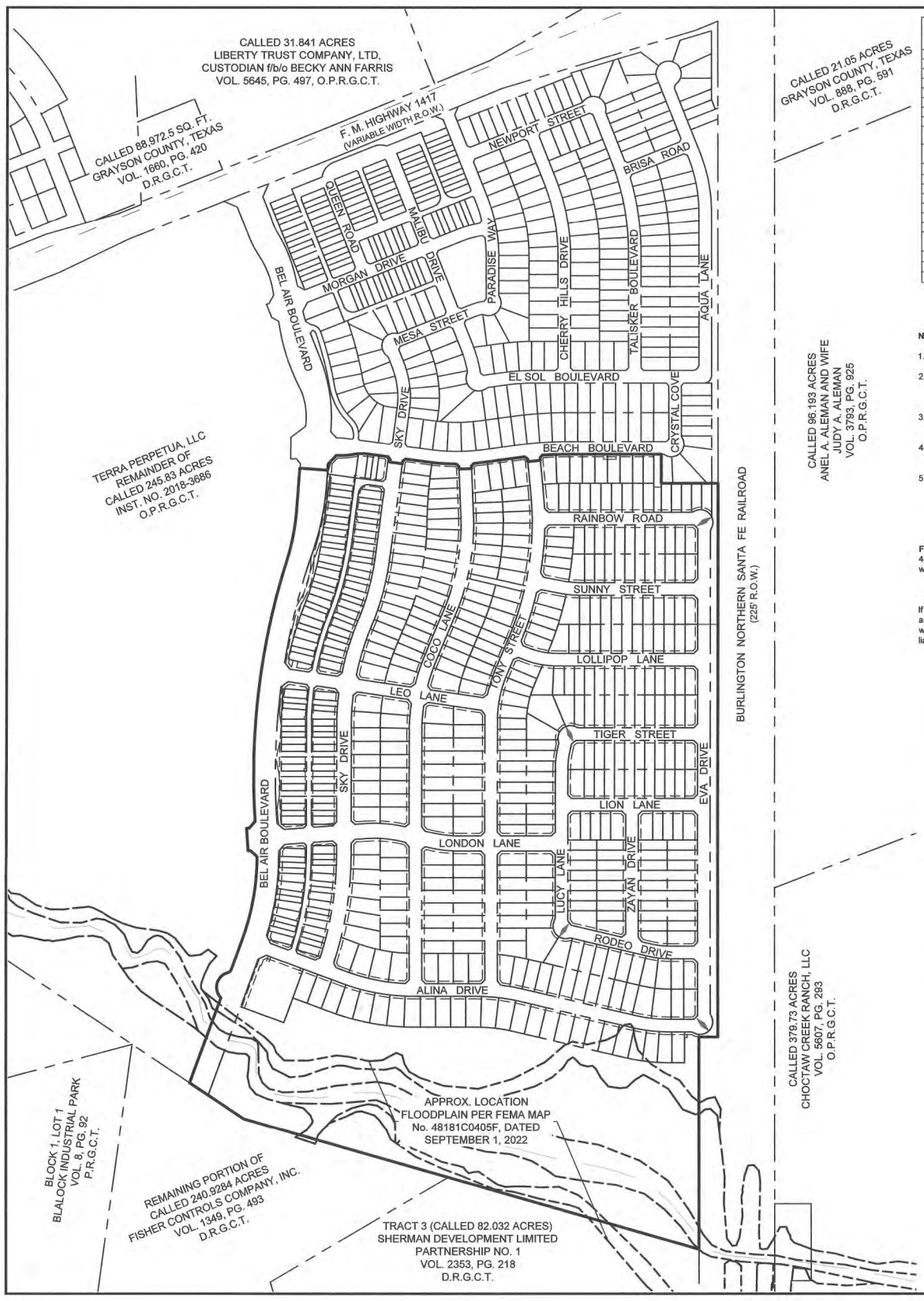
SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 3/24/2022 10:31:21 AM
In the PLAT Records
BEL – AIR VILLAGE PH 1
Doc Number: 2022 – 54
Number of Pages: 9
Amount: 299.00
Order#: 20220324000055
By: HA

GRAYSON COUNTY, TEXAS

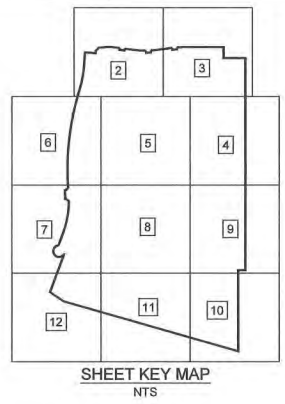
444-9-E

22163

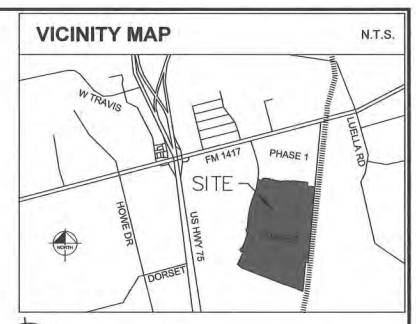


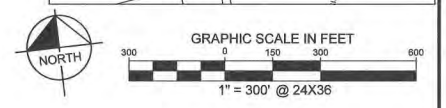
LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT



SHEET KEY MAP
NTS





NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.
3. Sanitary Sewer Easement within Lot 1X, Block D; Lots 29-33, Block D; and Lots 34X, Block D are abandoned by Ordinance No. 6725, filed in Instrument No. 2024-13625 of the Official Records of Grayson County, Texas.
4. Right of Way Dedication in proposed Lots 49-50, Block D is abandoned by Ordinance No. 6724, filed in Instrument No. 2024-13631 of the Official Records of Grayson County, Texas.
5. Detention Easement within Lot 1X, Block D; Lots 29-35, Block D; Lots 34X, Block D; Lots 13-22, Block E; and Lots 13-17, Block F and surrounding rights of way are abandoned by Ordinance No. 6726, filed in Instrument No. 2024-13626 of the Official Records of Grayson County, Texas.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 1, 2022, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/5/2024 9:34:49 AM
In the PLAT Records
BEL AIR VILLAGE
Doc Number: 2024 – 106
Number of Pages: 14
Amount: 458.00
Order#: 20240605000023
By: AW

ACCEPTANCE

Approved this 16th day of August, 2022 by the City Planning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Approved by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas _____ 06/03/2024 Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Bel-Air Village Single Family, Phase 2, an addition to the City of Sherman, Texas, was submitted to the City Council on the 6th day of ~~September 2022~~ 2024, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 3rd day of June, 2024

Clerk, City of Sherman, Texas _____

CITY OF SHERMAN, TEXAS

FINAL PLAT
BEL-AIR VILLAGE SINGLE FAMILY PHASE 2

BLOCK A, LOTS 1X, 2-28, 29X, 30-33, 34X, 35-60, 62X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X, 35-53, & 54X ; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

120.542 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

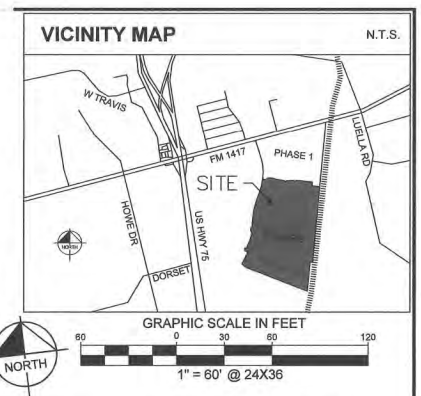
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	JCC	KHA	May 2024	064462003	1 OF 14

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

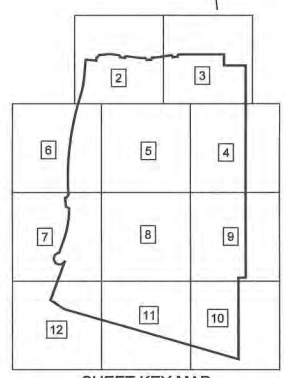
OWNER / APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/5/2024 9:34:49 AM
In the PLAT Records
BEL AIR VILLAGE
Doc Number: 2024 – 106
Number of Pages: 14
Amount: 458.00
Order#: 20240605000023
By: AW



SEE SHEET No. 5 FOR LINE & CURVE TABLES



SHEET KEY MAP
NTS

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
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W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

FINAL PLAT
BEL-AIR VILLAGE SINGLE FAMILY PHASE 2

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561 RESIDENTIAL LOTS
14 HOA LOTS

120.542 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	May 2024	064462003	2 OF 14

OWNER / APPLICANT:
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Contact : Ronny Guerrero

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DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\FINAL PLATS\064462003-BEL AIR VILLAGE_PH2 FP_18X24.DWG PLOTTED BY CRABLE, JEFF 5/30/2024 8:34 AM LAST SAVED 5/29/2024 1:18 PM

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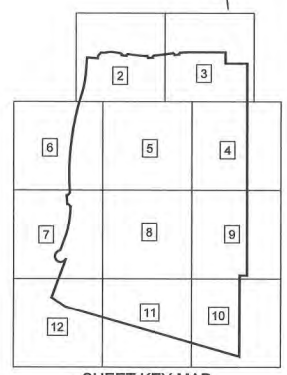
VICINITY MAP

N.T.S.

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36



SEE SHEET No. 5 FOR LINE & CURVE TABLES

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
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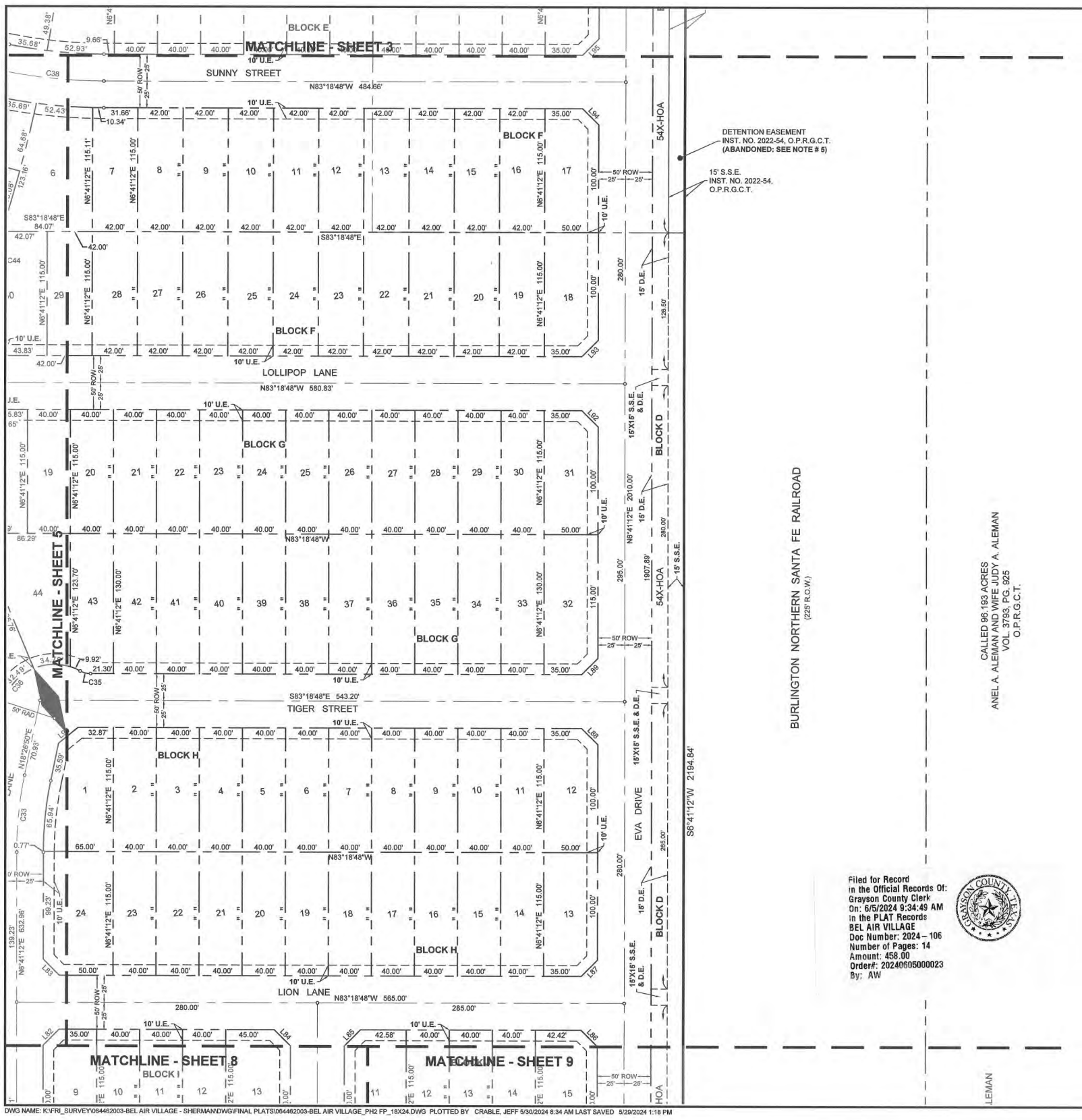

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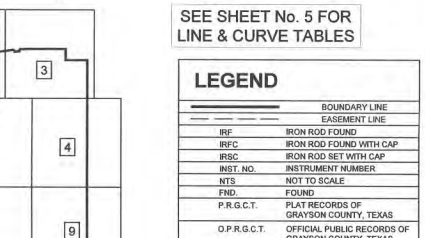

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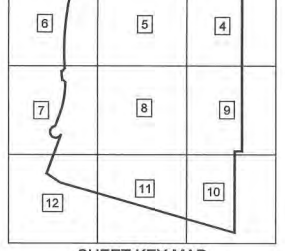

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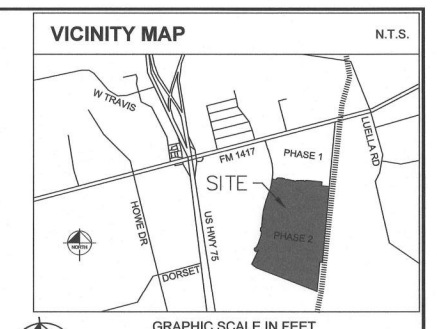

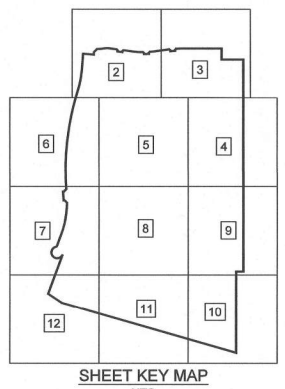

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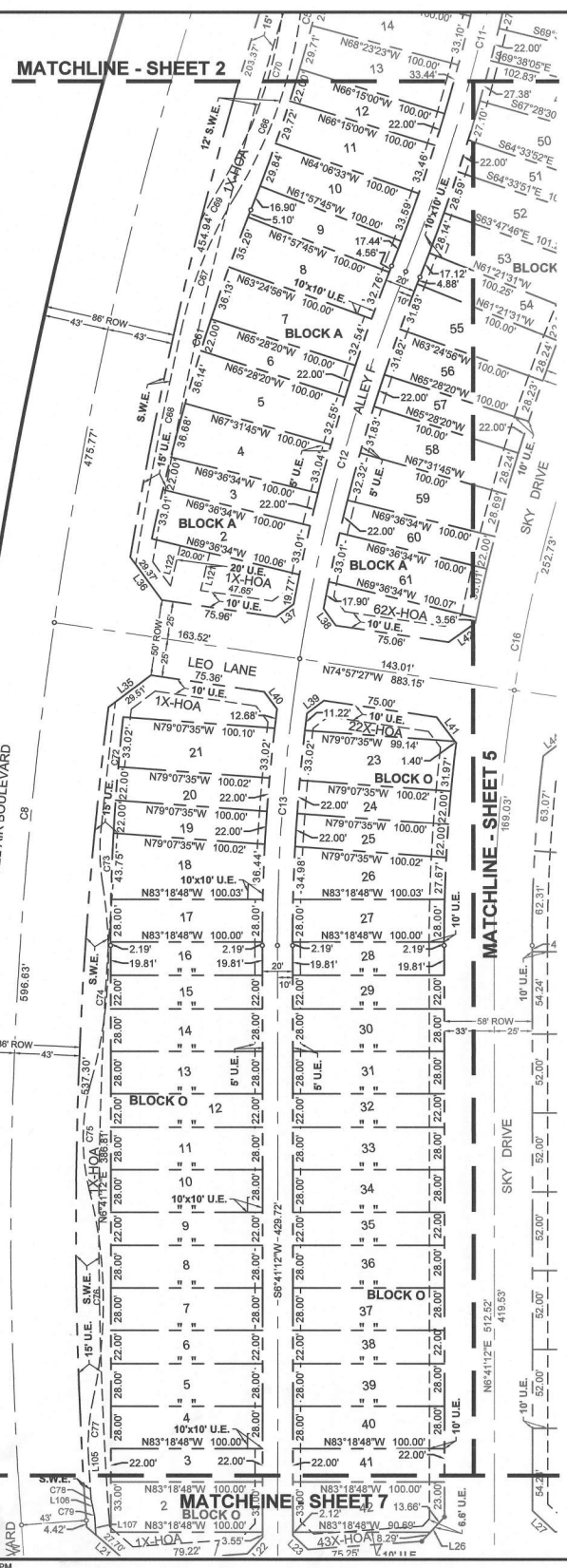

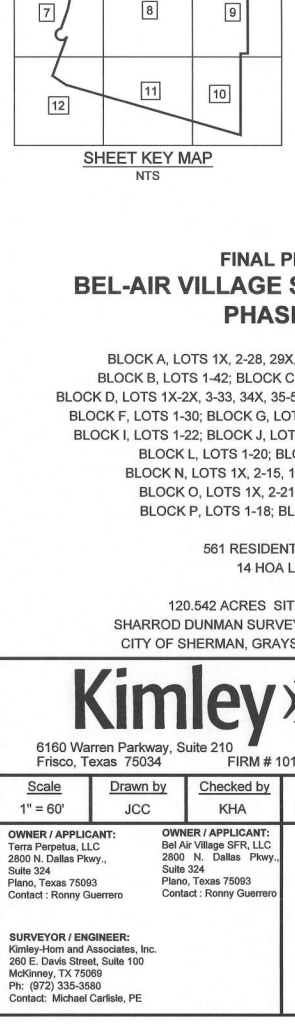

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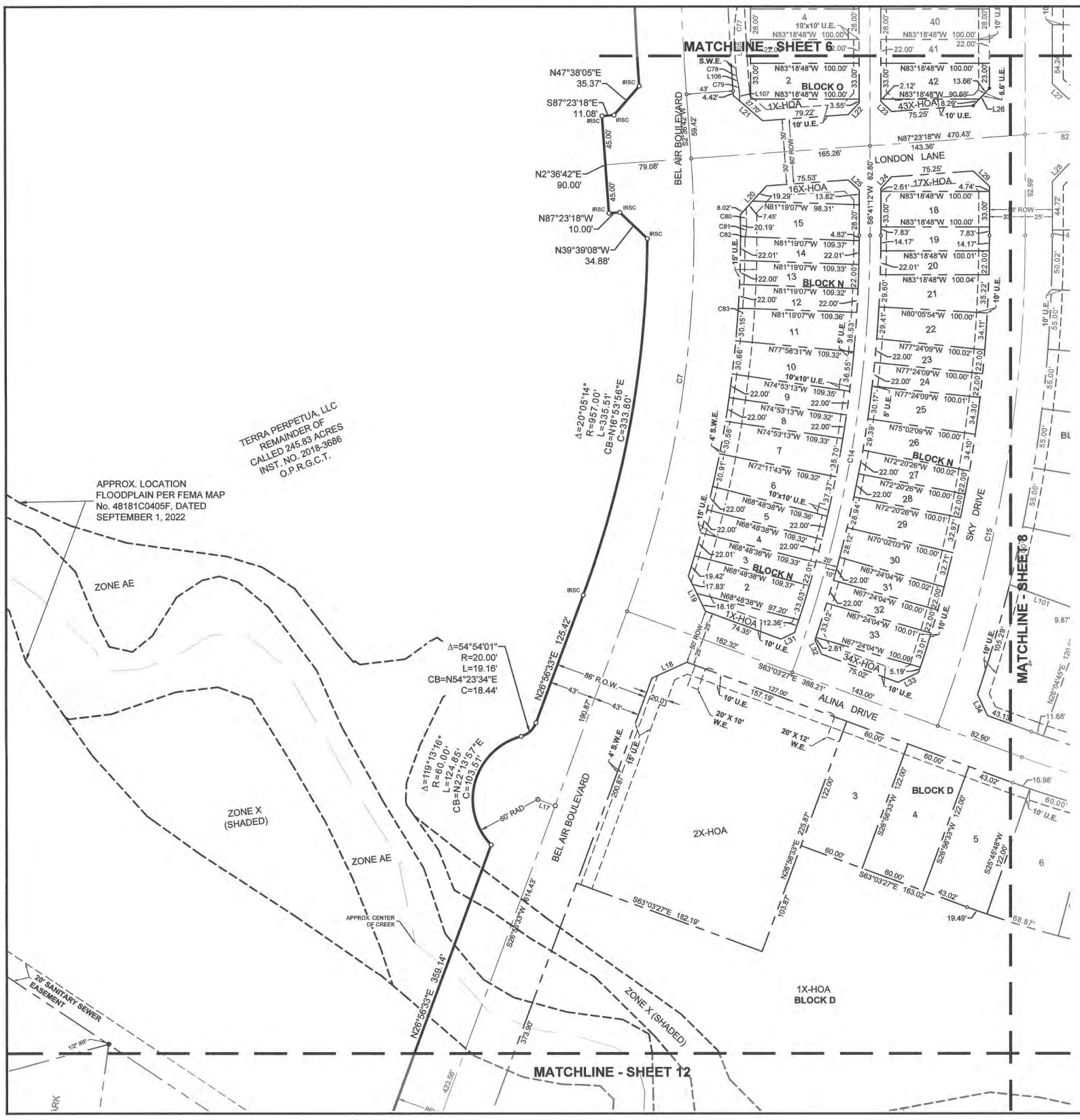

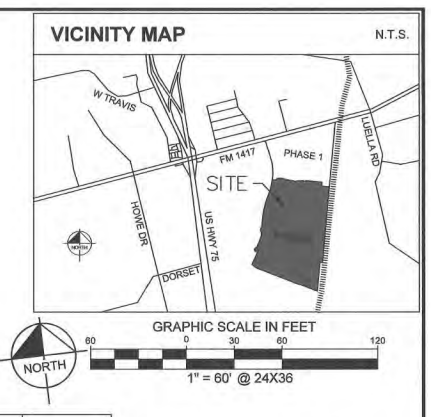

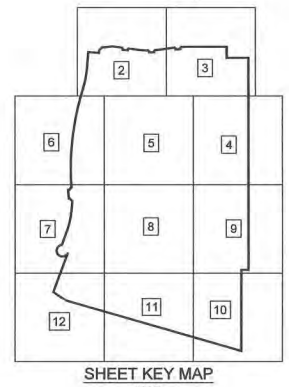

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	May 2024	064462003	8 OF 14

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Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
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Contact : Ronny Guerrero

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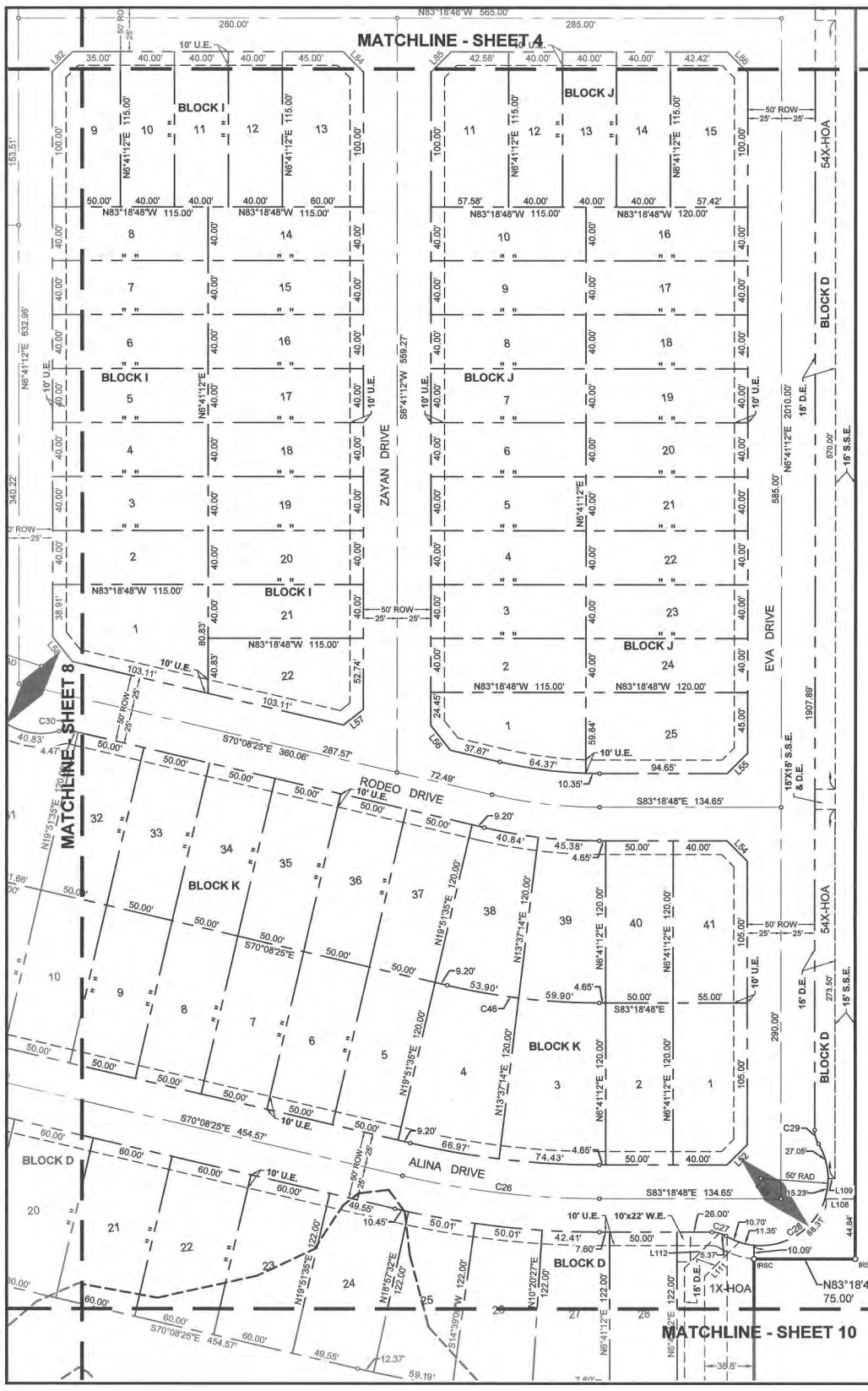

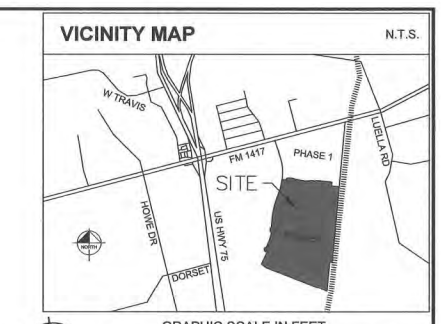

GRAPHIC SCALE IN FEET
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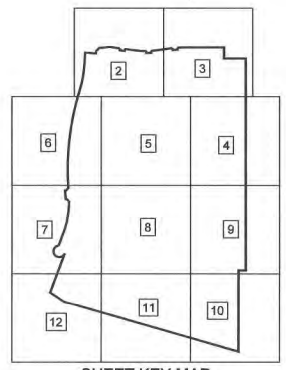
1" = 60' @ 24X36



SHEET KEY MAP
NTS

SEE SHEET No. 5 FOR LINE & CURVE TABLES

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
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O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
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P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
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F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

CALLED 96.193 ACRES
ANEL A. ALEMAN AND WIFE JUDY A. ALEMAN
VOL. 3793, PG. 925
O.P.R.G.C.T.

BURLINGTON NORTHERN SANTA FE RAILROAD
(225' R.O.W.)

CALLED 379.73 ACRES
CHOCTAW CREEK RANCH, LLC
VOL. 5607, PG. 293
O.P.R.G.C.T.

1/2" IRF

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/5/2024 9:34:49 AM
In the PLAT Records
BEL AIR VILLAGE
Doc Number: 2024 – 106
Number of Pages: 14
Amount: 458.00
Order#: 20240605000023
By: AW

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BEL-AIR VILLAGE SINGLE FAMILY PHASE 2

BLOCK A, LOTS 1X, 2-28, 29X, 30-33, 34X, 35-60, 62X;
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561 RESIDENTIAL LOTS
14 HOA LOTS

120.542 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

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1" = 60'	JCC	KHA	May 2024	064462003	9 OF 14

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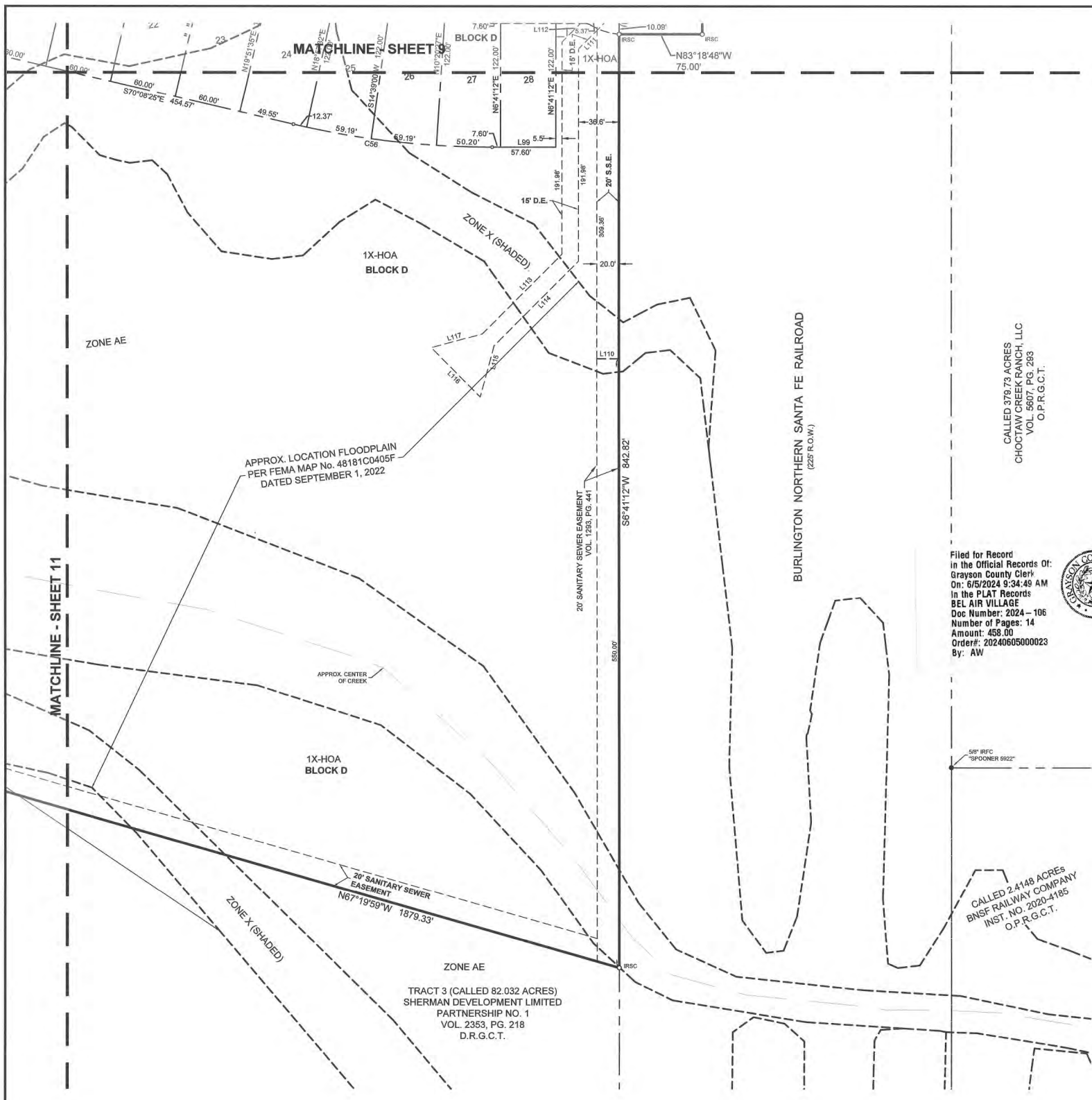

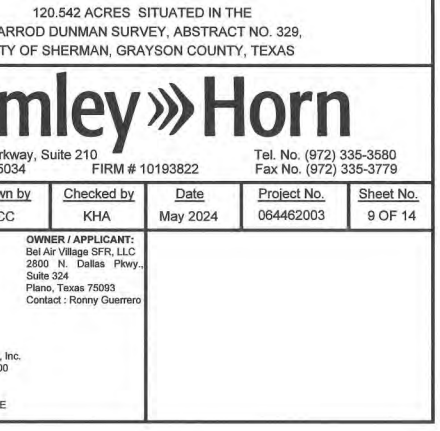

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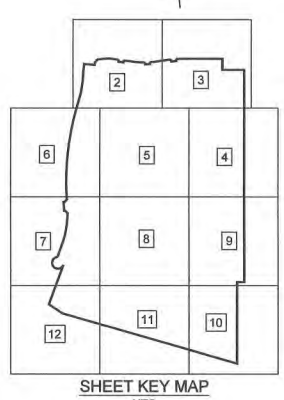

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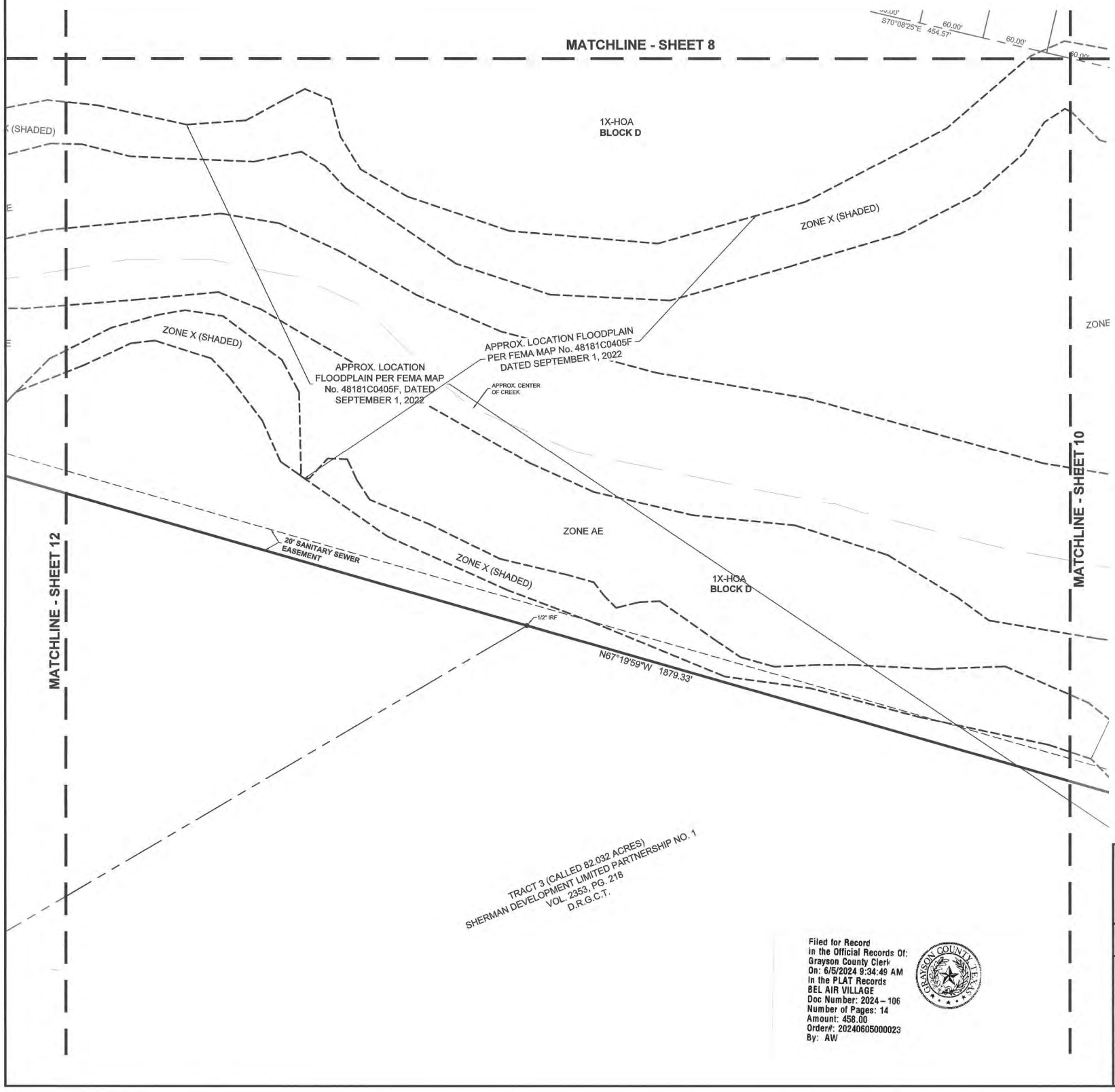

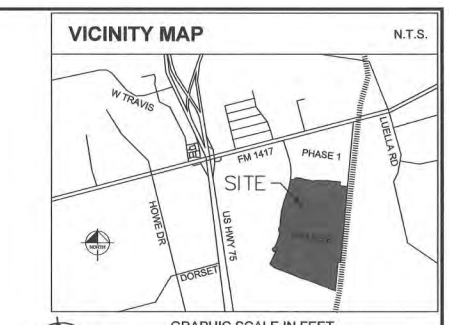

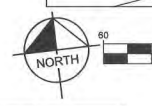

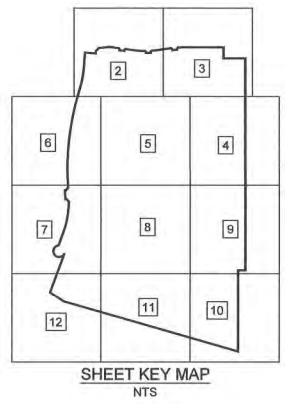

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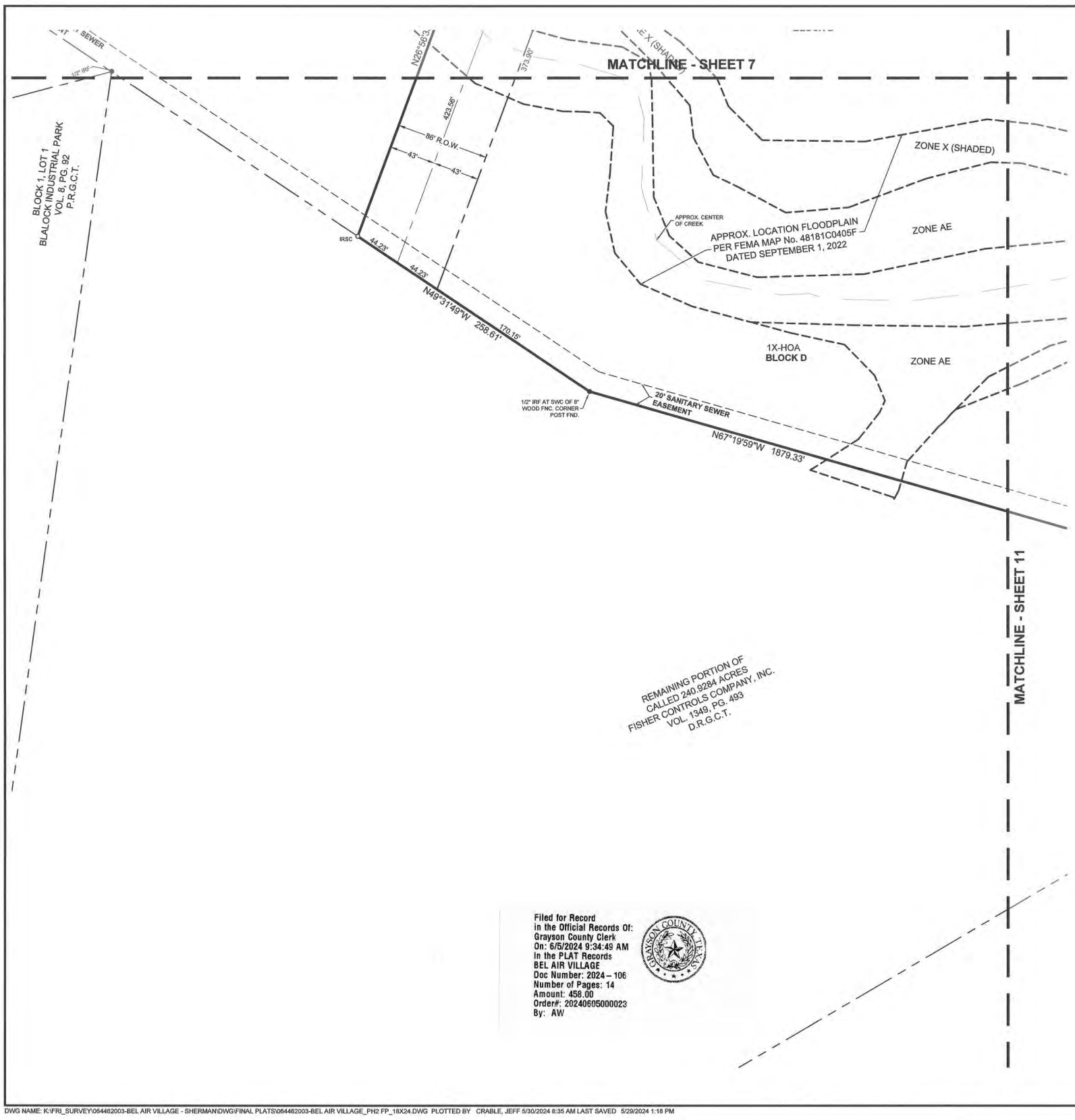

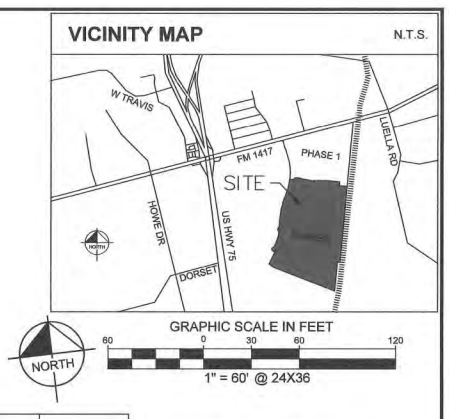

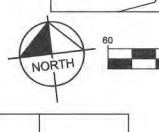

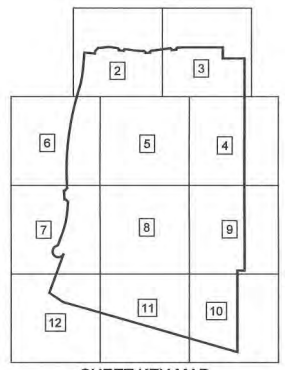

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°18'55"	207.00'	40.88'	S88°36'35"E	40.81'
C2	18°29'55"	193.00'	62.31'	S85°01'06"E	62.04'
C3	7°24'04"	825.00'	106.57'	S79°28'11"E	106.50'
C4	2°50'58"	825.00'	41.03'	S89°27'25"E	41.02'
C5	0°47'56"	1475.00'	20.57'	N89°31'04"E	20.57'
C6	4°03'00"	1475.00'	104.26'	S85°20'18"E	104.24'
C7	24°19'51"	1000.00'	424.65'	N14°46'38"E	421.47'
C8	22°20'36"	2750.00'	1072.41'	S13°47'00"W	1065.62'
C9	13°51'31"	1000.00'	241.88'	N18°01'33"E	241.29'
C15	20°15'21"	1305.32'	461.47'	N16°48'52"E	459.07'
C16	22°47'50"	1060.00'	421.76'	S18°05'07"W	418.98'
C17	15°15'10"	1000.00'	266.21'	N21°51'27"E	265.43'
C18	20°15'21"	800.00'	282.83'	S73°11'08"E	281.36'
C19	16°39'16"	500.00'	145.34'	N79°03'40"W	144.83'
C20	12°34'46"	500.00'	109.78'	S77°01'25"E	109.56'
C21	22°45'42"	780.00'	309.87'	S18°04'03"W	307.83'
C22	25°02'58"	900.00'	393.47'	N16°55'25"E	390.35'
C23	28°10'17"	1200.00'	590.02'	N15°21'45"E	584.09'
C24	22°45'42"	500.00'	198.63'	S18°04'03"W	197.33'
C25	13°10'23"	800.00'	183.93'	N76°43'37"W	183.53'
C26	13°10'23"	640.00'	147.14'	S76°43'37"E	146.82'
C27	31°00'10"	20.00'	10.82'	N67°48'43"W	10.69'
C28	126°44'31"	50.00'	110.60'	N39°03'17"E	89.39'
C29	31°00'10"	20.00'	10.82'	S08°48'53"E	10.69'
C30	28°19'14"	20.00'	9.89'	N84°18'02"W	9.79'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C32	28°19'14"	20.00'	9.89'	N20°50'49"E	9.79'
C33	11°45'38"	350.00'	71.84'	S12°34'01"W	71.71'
C34	28°36'06"	20.00'	9.98'	N04°08'47"E	9.88'
C35	28°36'06"	20.00'	9.98'	S69°00'45"E	9.88'
C37	22°45'42"	350.00'	139.04'	S71°55'57"E	138.13'
C38	11°16'55"	475.00'	93.53'	S77°40'21"E	93.38'
C39	31°00'10"	20.00'	10.82'	S22°11'17"W	10.69'
C42	4°21'23"	1360.00'	103.41'	N85°29'30"W	103.38'
C43	9°44'53"	1341.00'	228.15'	N12°00'34"E	227.87'
C44	10°23'17"	1341.00'	243.13'	N24°13'11"E	242.80'
C45	22°45'42"	400.00'	158.91'	S18°04'03"W	157.86'
C46	13°10'23"	495.00'	113.81'	S76°43'37"E	113.56'
C47	7°59'10"	945.00'	131.72'	N74°08'00"W	131.61'
C48	13°04'04"	640.00'	145.97'	S22°54'51"W	145.65'
C49	9°07'54"	1060.00'	168.94'	N24°52'56"E	168.76'
C50	17°49'23"	1060.00'	329.74'	N10°11'18"E	328.41'
C51	6°48'14"	1800.00'	213.75'	S10°49'45"W	213.62'
C52	22°01'16"	1000.00'	384.34'	N18°26'16"E	381.98'
C53	10°22'20"	924.20'	167.31'	S24°15'44"W	167.08'
C54	8°35'27"	909.63'	136.39'	S10°58'55"W	136.26'
C55	18°35'33"	655.00'	212.55'	S72°21'13"E	211.62'
C63	13°49'14"	28.00'	6.75'	S18°00'24"W	6.74'
C64	12°09'01"	1047.00'	222.03'	N17°10'18"E	221.61'
C65	15°51'19"	289.21'	80.03'	S15°21'04"W	79.78'
C66	30°45'24"	310.00'	166.41'	N22°48'45"E	164.42'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C67	18°51'22"	290.00'	95.44'	S28°45'46"W	95.01'
C68	3°21'19"	2689.93'	157.52'	S17°39'26"W	157.50'
C69	4°50'30"	302.00'	25.52'	S35°46'12"W	25.51'
C70	30°45'24"	298.00'	159.97'	N22°48'46"E	158.05'
C71	3°59'31"	301.19'	20.99'	S09°25'08"W	20.98'
C72	1°40'47"	2703.00'	79.24'	S13°13'38"W	79.24'
C73	17°03'31"	139.29'	41.47'	S06°10'30"W	41.32'
C74	24°52'00"	302.00'	131.07'	N10°06'02"E	130.04'
C75	29°57'12"	140.00'	73.19'	S07°33'26"W	72.36'
C76	26°20'43"	302.00'	138.86'	N05°45'12"E	137.64'
C77	15°24'56"	140.02'	37.67'	S11°13'05"W	37.56'
C78	8°23'53"	28.00'	4.10'	S01°15'53"E	4.10'
C79	8°04'32"	40.00'	5.64'	N01°25'34"W	5.63'
C80	0°52'14"	1048.50'	15.93'	N05°44'56"E	15.93'
C81	13°12'38"	36.00'	8.30'	N12°47'23"E	8.28'
C82	12°28'37"	24.00'	5.23'	S13°09'23"W	5.22'
C83	17°30'35"	1047.00'	319.96'	N15°40'22"E	318.72'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S75°46'08"E	78.75'
L2	S30°46'08"E	14.14'
L3	S14°13'52"W	10.00'
L4	S75°46'08"E	50.00'
L5	N14°13'52"E	10.00'
L6	N59°13'52"E	14.14'
L7	S39°33'34"E	14.40'
L8	S04°23'56"W	10.00'
L9	S85°36'04"E	50.00'
L10	N04°23'56"E	10.00'
L11	N48°21'25"E	14.40'
L12	S44°18'21"E	14.00'
L13	S01°16'37"W	10.00'
L14	S88°43'23"E	50.00'
L15	N01°16'37"E	10.00'
L16	N46°51'34"E	14.00'
L17	N63°03'27"W	17.00'
L18	N71°56'33"E	35.36'
L19	S19°05'15"E	35.99'
L20	N48°46'45"E	36.07'
L21	N42°34'17"W	35.47'
L22	N49°38'57"E	14.64'
L23	N40°21'03"W	13.63'
L24	N49°38'57"E	14.64'
L25	S40°21'03"E	13.63'

LINE TABLE		
NO.	BEARING	LENGTH
L26	N49°38'57"E	21.95'
L27	N40°21'03"W	20.45'
L28	N49°38'57"E	21.95'
L29	S40°21'03"E	20.45'
L30	S75°46'08"E	95.00'
L31	N71°11'48"E	13.96'
L32	N18°47'26"W	14.32'
L33	N71°12'39"E	20.94'
L34	N18°45'27"W	21.47'
L35	N59°38'44"E	35.11'
L36	N29°33'38"W	35.11'
L37	N61°05'32"E	14.40'
L38	N28°53'25"W	13.88'
L39	N59°40'08"E	14.05'
L40	N30°19'30"W	14.23'
L41	N30°25'51"W	19.98'
L42	N61°16'23"E	21.66'
L43	S28°39'29"E	20.73'
L44	N59°32'33"E	21.03'
L45	N52°40'00"E	20.85'
L46	S38°18'48"E	21.21'
L47	N52°39'25"E	20.85'
L48	S35°04'52"E	22.38'
L49	S30°46'08"E	14.14'
L50	N59°13'52"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L51	N30°46'08"W	14.14'
L52	N51°41'12"E	21.21'
L53	N38°18'41"W	21.21'
L54	N38°18'48"W	21.21'
L55	N51°41'12"E	21.21'
L56	S31°43'37"E	23.51'
L57	N58°16'23"E	18.64'
L58	S31°43'37"E	23.51'
L59	N58°16'23"E	21.21'
L60	S38°18'48"E	21.21'
L61	N51°41'12"E	21.21'
L62	N38°18'48"W	21.21'
L63	N51°41'12"E	21.21'
L64	S38°18'48"E	21.21'
L65	N51°41'12"E	21.21'
L66	N32°01'25"W	23.41'
L67	N57°58'35"E	18.76'
L68	S32°01'25"E	23.41'
L69	N57°58'35"E	18.76'
L70	S32°16'52"E	22.06'
L71	N61°16'02"E	21.66'
L72	S27°12'11"E	20.17'
L73	N62°37'20"E	22.15'
L74	S29°41'25"E	21.11'
L75	S60°19'39"W	21.32'

LINE TABLE		
NO.	BEARING	LENGTH
L76	N74°26'53"E	21.21'
L77	N15°33'42"W	21.22'
L78	N63°45'09"E	21.50'
L79	N27°46'04"W	21.48'
L80	N52°06'27"E	21.37'
L81	N39°24'45"W	21.62'
L82	N51°41'12"E	21.21'
L83	S38°18'48"E	21.21'
L85	N51°41'12"E	21.21'
L86	S38°18'48"E	21.21'
L87	N51°41'12"E	21.21'
L88	S38°18'48"E	21.21'
L89	N51°41'12"E	21.21'
L90	N57°34'01"E	23.27'
L91	S32°25'51"E	21.21'
L92	S38°18'48"E	21.21'
L93	N51°41'12"E	21.21'
L94	S38°18'48"E	21.21'
L95	N51°41'12"E	21.21'
L96	N38°18'48"W	21.21'
L97	S51°41'12"W	21.21'
L98	N60°33'07"W	52.69'
L99	S83°18'48"E	50.00'
L100	N14°13'52"E	36.04'

LINE TABLE		
NO.	BEARING	LENGTH
L101	S63°03'27"E	65.82'
L102	N01°16'37"E	31.15'
L103	S24°55'01"W	38.91'
L104	S11°05'47"W	63.85'
L105	S03°13'33"W	26.44'
L106	S05°27'50"E	5.63'
L107	S02°36'42"W	10.29'
L108	N83°18'48"W	22.31'
L109	N83°18'48"W	5.00'
L110	N83°18'48"W	20.00'
L111	N51°41'12"E	36.10'
L112	S51°41'12"W	36.66'
L113	S51°41'12"W	101.63'
L114	N51°41'12"E	107.84'
L115	N21°41'12"E	47.75'
L116	S38°18'48"E	62.75'
L117	S81°41'12"W	47.75'
L118	S83°18'48"E	5.00'
L121	S20°23'26"W	25.52'
L122	N20°23'26"E	27.40'

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/5/2024 9:34:49 AM
in the PLAT Records
BEL AIR VILLAGE
Doc Number: 2024 – 106
Number of Pages: 14
Amount: 458.00
Order#: 20240605000023
By: AW

FINAL PLAT
BEL-AIR VILLAGE SINGLE FAMILY PHASE 2

BLOCK A, LOTS 1X, 2-28, 29X, 30-33, 34X, 35-60, 62X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X, 35-53, & 54X ; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

120.542 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JCC	KHA	May 2024	064462003	13 OF 14

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

OWNER / APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC. AND BEL AIR VILLAGE SFR, LLC, are the sole owners of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion the remainder of a called 245.83-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2018-3686 and a portion of a called 32.545-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2019-22865, both of the Official Public Records, Grayson County, Texas, a portion of a called 123.134 acre tract of land in the General Warranty Deed to Bel Air Village SFR, LLC, recorded in Instrument Number 2021-15093, Official Public Records of Grayson County, Texas and being all of Lot 2-HOA, Block F, Bel-Air Village, Phase 1, an Addition to the City of Sherman, Texas according to the Replat thereof recorded in Instrument No. 2022-55, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southernmost southwest corner of Bel-Air Village, Phase 1, an Addition to the City of Sherman, Texas according to the Amended Plat there of recorded in Instrument No. 2022-54, said Official Public Records, same being the southwest corner of the southern terminus of Bel Air Boulevard (variable width public right-of-way, Instrument No. 2022-54);

THENCE South 78°54'13" East, along the southern terminus of said Bel Air Boulevard, a distance of 110.96 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of the southern terminus of said Bel Air Boulevard;

THENCE North 11°05'47" East, along the easterly right-of-way line of said Bel Air Boulevard, a distance of 25.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of a corner clip at the intersection of the easterly right-of-way line of said Bel Air Boulevard and the southerly right-of-way line of the aforementioned Beach Boulevard;

THENCE North 50°33'06" East, along said corner clip, a distance of 46.74 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said corner clip:

THENCE along the southerly right-of-way line of said Beach Boulevard the following courses and distances:

South 82°57'08" East, a distance of 24.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for at the beginning of a tangent curve to the left with a radius of 207.00 feet, a central angle of 11°18'55", and a chord bearing and distance of South 88°36'35" East, 40.81 feet;

In an easterly direction, with said curve to the left, an arc distance of 40.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 193.00 feet, a central angle of 18°29'55", and a chord bearing and distance of South 85°01'06" East, 62.04 feet;

In an easterly direction, with said curve to the right, an arc distance of 62.31 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

South 75°46'08" East, a distance of 78.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 30°46'08" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 14°13'52" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 75°46'08" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 14°13'52" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 59°13'52" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 75°46'08" East, a distance of 96.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 825.00 feet, a central angle of 07°24'04", and a chord bearing and distance of South 79°28'11" East, 106.50 feet;

In an easterly direction, with said curve to the left, an arc distance of 106.57 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

South 39°33'34" East, a distance of 14.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 04°23'56" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 85°36'04" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 04°23'56" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 48°21'25" East, a distance of 14.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 825.00 feet, a central angle of 02°50'58", and a chord bearing and distance of South 89°27'25" East, 41.02 feet;

In an easterly direction, with said curve to the left, an arc distance of 41.03 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

North 89°07'06" East, a distance of 142.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,475.00 feet, a central angle of 00°47'56", and a chord bearing and distance of North 89°31'04" East, 20.57 feet;

In an easterly direction, with said curve to the right, an arc distance of 20.57 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

South 44°18'21" East, a distance of 14.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 01°16'37" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 88°43'23" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°16'37" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 46°51'34" East, a distance of 14.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,475.00 feet, a central angle of 04°03'00", and a chord bearing and distance of South 85°20'18" East, 104.24 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 104.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 83°18'48" East, a distance of 367.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of the aforementioned Lot 2-HOA, common to the northwest corner of Lot 2, Block F, said Bel-Air Village, Phase 1 (2022-54);

THENCE South 06°41'12" West, departing the southerly right-of-way line of said Beach Boulevard and along the common line of said Lot 2-HOA and said Lot 2, a distance of 115.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Lot 2, common to an angle point in the northerly line of said Lot 2-HOA;

THENCE South 83°18'48" East, continuing along said common line and along the southerly lines of Lots 3 & 4, Block F, said Bel-Air Village, Phase 1 (2022-54) and the southerly line of Lot 1-HOA, Block F, aforementioned Bel-Air Village, Phase 1 (2022-55), a distance of 225.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 2-HOA, common to the southeast corner of said Lot 1-HOA, same being on the westerly line of a 225-foot right-of-way for the Burlington Northern Santa Fe Railroad;

THENCE South 06°41'12" West, along the common line of said Lot 2-HOA and said Burlington Northern Santa Fe Railroad right-of-way, passing at a distance of 560.00 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 2-HOA, and continuing along the same course and the westerly line of said Burlington Northern Santa Fe Railroad right-of-way and along the easterly line of the aforementioned 245.83-acre tract, for a total distance of 2,194.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE North 83°18'48" West, along the common line of said 245.83-acre tract and said Burlington Northern Santa Fe Railroad right-of-way, a distance of 75.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 06°41'12" West, continuing along said common line, a distance of 842.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 245.83-acre tract, common to the northeast corner of a called 82.032-acre tract of land described as Tract 3 in a Warranty Deed to Sherman Development Limited Partnership No. 1, recorded in Volume 2353, Page 218, Deed Records, Grayson County, Texas;

THENCE North 67°19'59" West, departing the westerly line of said Burlington Northern Santa Fe Railroad right-of-way and along the southerly line of said 245.83-acre tract and the northerly line of said Tract 3, passing at a distance of 1036.32 feet a 1/2-inch iron rod found for the northwest corner of said Tract 3, and continuing along the same course and the southerly line of said 245.83-acre tract, for a total distance of 1,879.33 feet to a 1/2-inch iron rod found at the southwest corner of a 8-inch wood fence post corner for an angle point in the southerly line of said 245.83-acre tract;

THENCE North 49°31'49" West, continuing along the southerly line of said 245.83-acre tract, a distance of 258.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 245.83-acre tract and crossing said 245.83-acre tract the following courses and distances:

North 26°56'33" East, a distance of 359.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 60.00 feet, a central angle of 119°13'16", and a chord bearing and distance of North 22°13'57" East, 103.51 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 124.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" se at the beginning of a reverse curve to the left with a radius of 20.00 feet, a central angle of 54°54'01", and a chord bearing and distance of North 54°23'34" East, 18.44 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 19.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the end of said curve;

North 26°56'33" East, a distance of 604.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 957.00 feet, a central angle of 20°05'14", and a chord bearing and distance of North 16°53'56" East, 333.80 feet;

In a northerly direction, with said curve to the left, an arc distance of 335.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the end of said curve to the left;

North 39°39'08" West, a distance of 34.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 87°23'18" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 02°36'42" East, a distance of 90.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 87°23'18" East, a distance of 11.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°38'05" East, a distance of 35.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 2,793.00 feet, a central angle of 21°18'23", and a chord bearing and distance of North 13°28'55" East, 1,032.65 feet;

In a northerly direction, with said curve to the right, an arc distance of 1,038.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 957.00 feet, a central angle of 13°02'20", and a chord bearing and distance of North 17°36'57" East, 217.31 feet;

In a northerly direction, with said curve to the left, an arc distance of 217.78 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the end of said curve to the left;

North 11°05'47" East, a distance of 162.11 feet to the **POINT OF BEGINNING** and containing 120.542 acres (5,250,824 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRA PERPETUA, LLC. AND BEL AIR VILLAGE SFR, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **BEL-AIR VILLAGE, PHASE 2**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

TERRA PERPETUA, LLC. AND BEL AIR VILLAGE SFR, LLC, herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. 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.
4. 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 place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this 31 day of May, 2024

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31 day of May, 2024

_____
Notary Public, State of Texas

WITNESS, my hand, this 31 day of May, 2024

BY: BEL AIR VILLAGE SFR, LLC.

By: _____
RONNY GUERRERO, PRESIDENT

DUC TRUONG
Notary ID #133179843
My Commission Expires
June 28, 2025

STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared RONNY GUERRERO, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31 day of May, 2024

_____
Notary Public, State of Texas

DUC TRUONG
Notary ID #133179843
My Commission Expires
June 28, 2025

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, TERRA PERPETUA, LLC. AND BEL AIR VILLAGE SFR, LLC, 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 **BEL-AIR VILLAGE, PHASE 2**, 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 purpose of this instrument as any contrivance now known or hereinafter invented, used or designed for 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 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 or damages to or taking of property; and OWNER does hereby fully remiss 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 the 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 in **BEL-AIR VILLAGE, PHASE 2**, 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 31 day of May, AD, 2024

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31 day of May, 2024

_____
Notary Public, State of Texas

DUC TRUONG
Notary ID #133179843
My Commission Expires
June 28, 2025

Executed this 31 day of May, AD, 2024

BY: BEL AIR VILLAGE SFR, LLC.

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared RONNY GUERRERO, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31 day of May, 2024

_____
Notary Public, State of Texas

DUC TRUONG
Notary ID #133179843
My Commission Expires
June 28, 2025

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof 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.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31st day of May, 2024

_____
Notary Public, State of Texas

ELIZABETH M. HOLLIS
Notary Public, State of Texas
Comm. Expires 11-10-2025
Notary ID 133441587

FINAL PLAT
BEL-AIR VILLAGE SINGLE FAMILY PHASE 2

BLOCK A, LOTS 1X, 2-28, 29X, 30-33, 34X, 35-60, 62X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X, 35-53, & 54X ; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

120.542 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON CO

APPENDIX B
PREPAID PARCELS

PREPAID PARCELS

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1	437230	Sep-23	$31,086.73	Full
Phase #1	437427	Nov-24	$31,086.73	Full
Phase #1	437175	Dec-24	$24,175.90	Full
Phase #1	437372	Dec-24	$31,083.30	Full
Phase #1	437158	Dec-25	$24,173.21	Full
Phase #1	437379	Mar-26	$31,079.84	Full
Total			**$172,685.70**	

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2026-27
LOTS TRIGGERED FOR COLLECTION IN 2022-23

Appendix C-1

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2022-23

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437219	R711474	C	17	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437220	R711479	C	18	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437221	R711484	C	19	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437224	R711499	C	22	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437225	R711504	C	23	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437226	R711509	C	24	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437238	R711569	C	36	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437241	R711584	E	1	50'	1.00	$20,694.62	$2.29	$1,645.22	$113.46	$1,760.96
452869	R762288					$10,378.38	$1.15	$825.08	$56.90	$883.13
437242	R711589	E	2	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437245	R711604	E	5	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437246	R711609	E	6	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437247	R711614	E	7	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437251	R711634	E	11	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437252	R711638	E	12	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437253	R711643	E	13	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437256	R711658	E	16	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437257	R711663	E	17	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437258	R711668	E	18	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437279	R711769	E	39	50'	1.00	$31,073.00	$3.43	$2,470.30	$170.35	$2,644.09
437281	R711778	E	41	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437282	R711782	E	42	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437283	R711786	E	43	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437289	R711810	F	2	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
437294	R711835	F	7	40'	0.89	$27,620.45	$3.05	$2,195.83	$151.43	$2,350.30
Total					**22.78**	**$707,773.95**	**$78.15**	**$56,268.03**	**$3,880.27**	**$60,226.46**

APPENDIX C-2
PHASE #1 ASSESSMENT ROLL SUMMARY – 2026-27
LOTS TRIGGERED FOR COLLECTION IN 2023-24

Appendix C-2

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2023-24

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437118	R710912	A	1	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437119	R710919	A	2	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437132	R711000	A	15	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437133	R711006	A	16	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437134	R711012	A	17	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437135	R711018	A	18	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437136	R711023	A	19	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437137	R711030	A	20	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437138	R711037	A	21	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437139	R711043	A	22	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437140	R711049	A	23	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437141	R711055	A	24	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437142	R711061	A	25	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437143	R711067	A	26	25'	0.78	0.78	$12,085.27	$1.33	$960.78	$66.26	$1,028.37
472392	TBD						$12,085.27	$1.33	$960.78	$66.26	$1,028.37
437144	R711073	A	27	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437145	R711080	A	28	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437146	R711086	A	29	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437169	R711206	A	52	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437170	R711211	A	53	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437171	R711216	A	54	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437196	R711354	B	20	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437223	R711494	C	21	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437263	R711693	E	23	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437276	R711756	E	36	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437285	R711795	E	45	40'	0.89	0.89	$13,811.74	$1.52	$1,098.03	$75.72	$1,175.28
448173	R739250						$13,811.74	$1.52	$1,098.03	$75.72	$1,175.28
437339	R712002	G	6	40'	0.89	0.89	$9,226.24	$1.02	$733.49	$50.58	$785.09
452709	R762179						$18,397.24	$2.03	$1,462.58	$100.86	$1,565.47
437380	R712203	H	9	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437414	R712335	I	1	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437419	R712354	I	6	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437447	R712459	I	34	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437448	R712463	I	35	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437120	R710926	A	3	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437121	R710933	A	4	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437148	R711098	A	31	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437149	R711104	A	32	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74

Appendix C-2

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2023-24

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437150	R711110	A	33	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437151	R711116	A	34	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437152	R711122	A	35	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437153	R711128	A	36	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437154	R711134	A	37	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437155	R711140	A	38	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437156	R711145	A	39	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437157	R711150	A	40	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437158	R711155	A	41	25'	0.78	0.00	Prepaid	$0.00	$0.00	$0.00	$0.00
437159	R711160	A	42	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437160	R711164	A	43	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437161	R711168	A	44	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437162	R711172	A	45	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437167	R711196	A	50	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437168	R711201	A	51	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437172	R711221	A	55	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437173	R711225	A	56	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437174	R711231	A	57	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437175	R711236	A	58	25'	0.78	0.00	Prepaid	$0.00	$0.00	$0.00	$0.00
437176	R711242	A	59	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437186	R711299	B	10	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437187	R711305	B	11	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437188	R711310	B	12	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437189	R711315	B	13	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437190	R711321	B	14	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437191	R711327	B	15	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437192	R711332	B	16	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437193	R711337	B	17	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437194	R711343	B	18	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437195	R711348	B	19	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437197	R711360	B	21	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437198	R711365	B	22	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437199	R711370	B	23	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437200	R711375	B	24	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437201	R711380	B	25	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437202	R711386	B	26	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437203	R711392	C	1	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437204	R711397	C	2	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74

Appendix C-2

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2023-24

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437205	R711403	C	3	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437206	R711409	C	4	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437207	R711414	C	5	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437208	R711419	C	6	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437209	R711424	C	7	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437210	R711429	C	8	25'	0.78	0.78	$16,114.50	$1.78	$1,281.10	$88.35	$1,371.23
455391	TBD						$8,056.04	$0.89	$640.46	$44.17	$685.51
437211	R711434	C	9	25'	0.78	0.78	$24,170.54	$2.67	$1,921.56	$132.51	$2,056.74
437217	R711464	C	15	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437218	R711469	C	16	40'	0.89	0.89	$13,811.74	$1.52	$1,098.03	$75.72	$1,175.28
452705	R762177						$13,811.74	$1.52	$1,098.03	$75.72	$1,175.28
437222	R711489	C	20	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437227	R711514	C	25	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437229	R711524	C	27	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437230	R711529	C	28	50'	1.00	0.00	Prepaid	$0.00	$0.00	$0.00	$0.00
437235	R711554	C	33	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437236	R711559	C	34	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437237	R711564	C	35	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437243	R711594	E	3	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437244	R711599	E	4	50'	1.00	1.00	$15,538.21	$1.71	$1,235.29	$85.19	$1,322.19
460386	TBD						$15,538.21	$1.71	$1,235.29	$85.19	$1,322.19
437248	R711619	E	8	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437249	R711624	E	9	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437250	R711629	E	10	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437254	R711648	E	14	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437255	R711653	E	15	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437261	R711683	E	21	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437262	R711688	E	22	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437267	R711712	E	27	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437268	R711717	E	28	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437269	R711722	E	29	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437270	R711727	E	30	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437272	R711737	E	32	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437273	R711742	E	33	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437274	R711746	E	34	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437275	R711751	E	35	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437278	R711766	E	38	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437280	R711773	E	40	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38

Appendix C-2

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2023-24

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437284	R711791	E	44	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437286	R711800	E	46	40'	0.89	0.89	$13,811.74	$1.52	$1,098.03	$75.72	$1,175.28
448319	R739274						$13,811.74	$1.52	$1,098.03	$75.72	$1,175.28
437287	R711805	E	47	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437290	R711815	F	3	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437293	R711830	F	6	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437297	R711850	F	10	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
442240	R712494	F	16	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
442243	R712505	F	33	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437334	R711977	G	1	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437336	R711987	G	3	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437337	R711992	G	4	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437338	R711997	G	5	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437340	R712007	G	7	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437341	R712011	G	8	40'	0.89	0.89	$13,811.74	$1.52	$1,098.03	$75.72	$1,175.28
472747	TBD						$13,811.74	$1.52	$1,098.03	$75.72	$1,175.28
437342	R712016	G	9	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437343	R712021	G	10	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437348	R712046	G	15	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437349	R712051	G	16	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437353	R712071	G	20	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437372	R712166	H	1	50'	1.00	0.00	Prepaid	$0.00	$0.00	$0.00	$0.00
437373	R712171	H	2	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437374	R712176	H	3	50'	1.00	1.00	$20,727.97	$2.29	$1,647.87	$113.64	$1,763.80
456232	TBD						$10,348.45	$1.14	$822.70	$56.73	$880.58
437375	R712181	H	4	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437377	R712191	H	6	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437378	R712195	H	7	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437379	R712199	H	8	50'	1.00	0.00	Prepaid	$0.00	$0.00	$0.00	$0.00
437381	R712207	H	10	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437385	R712222	H	14	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437388	R712234	H	17	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437389	R712238	H	18	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437406	R712304	H	35	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437410	R712320	H	39	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437413	R712331	H	42	40'	0.89	0.89	$27,623.48	$3.05	$2,196.07	$151.44	$2,350.56
437415	R712339	I	2	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437416	R712343	I	3	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38

Appendix C-2

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2023-24

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437420	R712357	I	7	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437421	R712360	I	8	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437424	R712371	I	11	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437425	R712375	I	12	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437429	R712391	I	16	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437430	R712395	I	17	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437431	R712399	I	18	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437436	R712418	I	23	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437437	R712421	I	24	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437438	R712425	I	25	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437439	R712429	I	26	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437440	R712433	I	27	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437441	R712437	I	28	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437442	R712441	I	29	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437443	R712445	I	30	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437444	R712449	I	31	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437445	R712453	I	32	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
437446	R712456	I	33	50'	1.00	1.00	$31,076.41	$3.43	$2,470.57	$170.37	$2,644.38
Total					**142.22**	**137.67**	**$4,278,186.14**	**$471.99**	**$340,115.80**	**$23,454.56**	**$364,042.35**

APPENDIX C-3
PHASE #1 ASSESSMENT ROLL SUMMARY – 2026-27
LOTS TRIGGERED FOR COLLECTION IN 2024-25

Appendix C-3

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2024-25

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437122	R710939	A	5	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437123	R710945	A	6	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437124	R710951	A	7	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437125	R710957	A	8	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437126	R710964	A	9	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437127	R710970	A	10	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437128	R710976	A	11	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437129	R710982	A	12	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437130	R710988	A	13	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437131	R710995	A	14	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437147	R711092	A	30-HOA	HOA	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
437163	R711177	A	46	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437164	R711182	A	47	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437165	R711187	A	48	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437166	R711191	A	49	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437177	R711248	B	1	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437178	R711254	B	2	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437179	R711259	B	3	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437180	R711265	B	4	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437181	R711271	B	5	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437182	R711277	B	6	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437183	R711283	B	7	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437184	R711288	B	8	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437185	R711294	B	9	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437212	R711439	C	10	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437213	R711444	C	11	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437214	R711449	C	12	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437215	R711454	C	13	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437216	R711459	C	14	25'	0.78	0.78	$24,173.23	$2.67	$1,921.77	$132.53	$2,056.97
437228	R711519	C	26	HOA	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
437231	R711534	C	29	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437232	R711539	C	30	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437233	R711544	C	31	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437234	R711549	C	32	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437239	R711574	C	37	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437240	R711579	D	1-HOA	HOA	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
437259	R711673	E	19	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437260	R711678	E	20	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67

Appendix C-3

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2024-25

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437264	R711697	E	24	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437265	R711702	E	25	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437266	R711707	E	26	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437271	R711732	E	31	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437277	R711761	E	37	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437291	R711820	F	4	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437292	R711825	F	5	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437295	R711840	F	8	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437296	R711845	F	9	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442235	R712475	F	11	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442236	R712479	F	12	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442237	R712483	F	13	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442238	R712487	F	14	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442239	R712490	F	15	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442241	R712497	F	18	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437306	R711855	F	19	40'	0.89	0.89	$13,813.27	$1.53	$1,098.16	$75.73	$1,175.41
470906	TBD						$13,813.27	$1.53	$1,098.16	$75.73	$1,175.41
437307	R711860	F	20	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437308	R711865	F	21	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437309	R711870	F	22	40'	0.89	0.89	$13,813.27	$1.53	$1,098.16	$75.73	$1,175.41
472639	TBD						$13,813.27	$1.53	$1,098.16	$75.73	$1,175.41
437310	R711874	F	23	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437311	R711879	F	24	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437312	R711884	F	25	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437313	R711889	F	26	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437314	R711894	F	27	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437315	R711899	F	28	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437316	R711904	F	29	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437317	R711909	F	30	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437318	R711913	F	31	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442242	R712501	F	32	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442244	R712509	F	34	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
442245	R712513	F	1-HOA	HOA	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
442246	R712517	F	2-HOA	HOA	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
437322	R711918	F	35	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437323	R711923	F	36	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437324	R711928	F	37	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437325	R711933	F	38	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82

Appendix C-3

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2024-25

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437326	R711938	F	39	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437327	R711942	F	40	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437328	R711947	F	41	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437329	R711952	F	42	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437330	R711957	F	43	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437331	R711962	F	44	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437332	R711967	F	45	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437333	R711972	F	46	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437335	R711982	G	2	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437344	R712026	G	11	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437345	R712031	G	12	40'	0.89	0.89	$13,813.27	$1.53	$1,098.16	$75.73	$1,175.41
471321	TBD						$13,813.27	$1.53	$1,098.16	$75.73	$1,175.41
437346	R712036	G	13	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437347	R712041	G	14	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437350	R712056	G	17	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437351	R712061	G	18	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437352	R712066	G	19	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437354	R712076	G	21	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437355	R712081	G	22	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437356	R712086	G	23	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437357	R712091	G	24	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437358	R712096	G	25	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437359	R712101	G	26	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437360	R712106	G	27	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437361	R712111	G	28	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437362	R712116	G	29	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437363	R712121	G	30	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437364	R712126	G	31	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437365	R712131	G	32	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437366	R712136	G	33	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437367	R712141	G	34	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437368	R712146	G	35	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437369	R712151	G	36	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437370	R712156	G	37	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437371	R712161	G	38	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437376	R712186	H	5	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437382	R712211	H	11	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437383	R712214	H	12	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67

Appendix C-3

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2026-27 ASSESSMENT ROLL
Lots Triggered for Collection in 2024-25

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
437384	R712218	H	13	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437386	R712226	H	15	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437387	R712230	H	16	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437390	R712242	H	19	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437391	R712245	H	20	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437392	R712249	H	21	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437393	R712252	H	22	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437394	R712256	H	23	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437395	R712260	H	24	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437396	R712264	H	25	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437397	R712268	H	26	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437398	R712272	H	27	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437399	R712276	H	28	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437400	R712280	H	29	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437401	R712284	H	30	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437402	R712288	H	31	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437403	R712292	H	32	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437404	R712296	H	33	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437405	R712300	H	34	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437407	R712308	H	36	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437408	R712312	H	37	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437409	R712316	H	38	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437411	R712324	H	40	40'	0.89	0.89	$13,813.27	$1.53	$1,098.16	$75.73	$1,175.41
470970	TBD						$13,813.27	$1.53	$1,098.16	$75.73	$1,175.41
437412	R712328	H	41	40'	0.89	0.89	$27,626.54	$3.05	$2,196.31	$151.46	$2,350.82
437417	R712347	I	4	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437418	R712350	I	5	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437422	R712364	I	9	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437423	R712367	I	10	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437426	R712379	I	13	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437427	R712383	I	14	50'	1.00	0.00	Prepaid	$0.00	$0.00	$0.00	$0.00
437428	R712387	I	15	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437432	R712403	I	19	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437433	R712407	I	20	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437434	R712410	I	21	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437435	R712414	I	22	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437449	R712467	I	36	50'	1.00	1.00	$31,079.86	$3.43	$2,470.85	$170.39	$2,644.67
437450	R712471	J	1	HOA	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total					**126.44**	**125.44**	**$3,898,795.97**	**$430.85**	**$309,954.28**	**$21,374.61**	**$331,759.74**

APPENDIX C-4
PHASE #1 PROJECTED ASSESSMENT SCHEDULES

Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2022-23

Lot Size	50' Lot
Assessment	$31,073
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$31,073	$3	$2,470	$170	$2,644
2027	$31,070	$364	$1,538	$170	$2,072
2028	$30,706	$412	$1,520	$174	$2,106
2029	$30,294	$460	$1,500	$177	$2,137
2030	$29,834	$511	$1,477	$181	$2,169
2031	$29,323	$563	$1,451	$185	$2,199
2032	$28,760	$621	$1,424	$188	$2,233
2033	$28,139	$683	$1,393	$192	$2,268
2034	$27,457	$745	$1,359	$196	$2,299
2035	$26,712	$813	$1,322	$200	$2,335
2036	$25,899	$882	$1,282	$204	$2,368
2037	$25,017	$957	$1,238	$208	$2,403
2038	$24,060	$1,036	$1,191	$212	$2,439
2039	$23,023	$1,122	$1,140	$216	$2,478
2040	$21,901	$1,208	$1,084	$221	$2,512
2041	$20,694	$1,300	$1,024	$225	$2,550
2042	$19,393	$1,400	$960	$229	$2,589
2043	$17,993	$1,503	$891	$234	$2,628
2044	$16,490	$1,613	$816	$239	$2,668
2045	$14,878	$1,726	$736	$243	$2,706
2046	$13,152	$1,849	$651	$248	$2,749
2047	$11,303	$1,976	$559	$253	$2,789
2048	$9,326	$2,110	$462	$258	$2,830
2049	$7,216	$2,251	$357	$264	$2,872
2050	$4,965	$2,402	$246	$269	$2,916
2051	$2,563	$2,563	$127	$274	$2,964
Total		**$31,073**	**$28,219**	**$5,631**	**$64,922**

1 - Annual Installment billed by the Grayson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts are calculated for the Reimbursement Agreement amount and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2022-23

Lot Size	40' Lot
Assessment	$27,620
Equivalent Unit	0.89

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$27,620	$3	$2,196	$151	$2,350
2027	$27,617	$323	$1,367	$152	$1,842
2028	$27,294	$366	$1,351	$155	$1,872
2029	$26,928	$409	$1,333	$158	$1,899
2030	$26,519	$454	$1,313	$161	$1,928
2031	$26,065	$500	$1,290	$164	$1,954
2032	$25,565	$552	$1,265	$167	$1,985
2033	$25,013	$607	$1,238	$171	$2,016
2034	$24,406	$662	$1,208	$174	$2,044
2035	$23,744	$723	$1,175	$178	$2,076
2036	$23,021	$784	$1,140	$181	$2,104
2037	$22,237	$851	$1,101	$185	$2,136
2038	$21,386	$921	$1,059	$188	$2,168
2039	$20,465	$997	$1,013	$192	$2,203
2040	$19,468	$1,074	$964	$196	$2,233
2041	$18,394	$1,156	$911	$200	$2,266
2042	$17,238	$1,244	$853	$204	$2,302
2043	$15,994	$1,336	$792	$208	$2,336
2044	$14,658	$1,433	$726	$212	$2,371
2045	$13,225	$1,534	$655	$216	$2,405
2046	$11,691	$1,644	$579	$221	$2,443
2047	$10,047	$1,757	$497	$225	$2,479
2048	$8,290	$1,876	$410	$230	$2,516
2049	$6,414	$2,001	$318	$234	$2,553
2050	$4,413	$2,135	$218	$239	$2,592
2051	$2,278	$2,278	$113	$244	$2,635
Total		**$27,620**	**$25,083**	**$5,005**	**$57,709**

1 - Annual Installment billed by the Grayson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts are calculated for the Reimbursement Agreement amount and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2022-23

Lot Size	25' Lot
Assessment	$24,168
Equivalent Unit	0.78

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$24,168	$3	$1,921	$132	$2,057
2027	$24,165	$283	$1,196	$133	$1,612
2028	$23,882	$320	$1,182	$135	$1,638
2029	$23,562	$358	$1,166	$138	$1,662
2030	$23,204	$398	$1,149	$141	$1,687
2031	$22,807	$438	$1,129	$144	$1,710
2032	$22,369	$483	$1,107	$146	$1,737
2033	$21,886	$531	$1,083	$149	$1,764
2034	$21,355	$579	$1,057	$152	$1,788
2035	$20,776	$632	$1,028	$155	$1,816
2036	$20,143	$686	$997	$158	$1,841
2037	$19,458	$745	$963	$162	$1,869
2038	$18,713	$806	$926	$165	$1,897
2039	$17,907	$873	$886	$168	$1,927
2040	$17,034	$939	$843	$172	$1,954
2041	$16,095	$1,011	$797	$175	$1,983
2042	$15,084	$1,089	$747	$178	$2,014
2043	$13,995	$1,169	$693	$182	$2,044
2044	$12,826	$1,254	$635	$186	$2,075
2045	$11,572	$1,342	$573	$189	$2,105
2046	$10,229	$1,438	$506	$193	$2,138
2047	$8,791	$1,537	$435	$197	$2,169
2048	$7,254	$1,641	$359	$201	$2,201
2049	$5,612	$1,751	$278	$205	$2,233
2050	$3,862	$1,868	$191	$209	$2,268
2051	$1,994	$1,994	$99	$213	$2,306
Total		**$24,168**	**$21,948**	**$4,379**	**$50,495**

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Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2023-24

Lot Size	50' Lot
Assessment	$31,076
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$31,076	$3	$2,471	$170	$2,644
2027	$31,073	$3	$2,470	$173	$2,646
2028	$31,070	$364	$1,538	$176	$2,078
2029	$30,706	$412	$1,520	$180	$2,111
2030	$30,294	$460	$1,500	$183	$2,143
2031	$29,834	$511	$1,477	$187	$2,175
2032	$29,323	$563	$1,451	$191	$2,205
2033	$28,760	$621	$1,424	$194	$2,239
2034	$28,139	$683	$1,393	$198	$2,274
2035	$27,456	$745	$1,359	$202	$2,306
2036	$26,712	$813	$1,322	$206	$2,342
2037	$25,899	$882	$1,282	$210	$2,374
2038	$25,017	$957	$1,238	$215	$2,410
2039	$24,060	$1,036	$1,191	$219	$2,446
2040	$23,023	$1,122	$1,140	$223	$2,485
2041	$21,901	$1,208	$1,084	$228	$2,520
2042	$20,694	$1,300	$1,024	$232	$2,557
2043	$19,393	$1,400	$960	$237	$2,597
2044	$17,993	$1,503	$891	$242	$2,635
2045	$16,490	$1,613	$816	$247	$2,676
2046	$14,878	$1,726	$736	$252	$2,714
2047	$13,152	$1,849	$651	$257	$2,757
2048	$11,302	$1,976	$559	$262	$2,798
2049	$9,326	$2,110	$462	$267	$2,839
2050	$7,216	$2,251	$357	$272	$2,880
2051	$4,965	$2,402	$246	$278	$2,925
2052	$2,563	$2,563	$127	$283	$2,973
Total		**$31,076**	**$30,689**	**$5,984**	**$67,750**

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Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2023-24

Lot Size	40' Lot
Assessment	$27,623
Equivalent Unit	0.89

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$27,623	$3	$2,196	$151	$2,351
2027	$27,620	$3	$2,196	$153	$2,352
2028	$27,617	$323	$1,367	$157	$1,847
2029	$27,294	$366	$1,351	$160	$1,877
2030	$26,928	$409	$1,333	$163	$1,905
2031	$26,519	$454	$1,313	$166	$1,933
2032	$26,065	$500	$1,290	$169	$1,960
2033	$25,565	$552	$1,265	$173	$1,990
2034	$25,013	$607	$1,238	$176	$2,021
2035	$24,406	$662	$1,208	$180	$2,050
2036	$23,744	$723	$1,175	$183	$2,082
2037	$23,021	$784	$1,140	$187	$2,110
2038	$22,237	$851	$1,101	$191	$2,143
2039	$21,386	$921	$1,059	$195	$2,174
2040	$20,465	$997	$1,013	$199	$2,209
2041	$19,468	$1,074	$964	$203	$2,240
2042	$18,394	$1,156	$911	$207	$2,273
2043	$17,238	$1,244	$853	$211	$2,308
2044	$15,994	$1,336	$792	$215	$2,342
2045	$14,658	$1,433	$726	$219	$2,378
2046	$13,225	$1,534	$655	$224	$2,412
2047	$11,690	$1,644	$579	$228	$2,451
2048	$10,047	$1,757	$497	$233	$2,487
2049	$8,290	$1,876	$410	$237	$2,523
2050	$6,414	$2,001	$317	$242	$2,560
2051	$4,413	$2,135	$218	$247	$2,600
2052	$2,278	$2,278	$113	$252	$2,643
Total		**$27,623**	**$27,279**	**$5,319**	**$60,222**

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Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2023-24

Lot Size	25' Lot
Assessment	$24,171
Equivalent Unit	0.78

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$24,171	$3	$1,922	$133	$2,057
2027	$24,168	$3	$1,921	$134	$2,058
2028	$24,165	$283	$1,196	$137	$1,616
2029	$23,882	$320	$1,182	$140	$1,642
2030	$23,562	$358	$1,166	$143	$1,666
2031	$23,204	$398	$1,149	$145	$1,692
2032	$22,807	$438	$1,129	$148	$1,715
2033	$22,369	$483	$1,107	$151	$1,742
2034	$21,886	$531	$1,083	$154	$1,769
2035	$21,355	$579	$1,057	$157	$1,794
2036	$20,776	$632	$1,028	$160	$1,821
2037	$20,143	$686	$997	$164	$1,847
2038	$19,458	$745	$963	$167	$1,875
2039	$18,713	$806	$926	$170	$1,903
2040	$17,907	$873	$886	$174	$1,933
2041	$17,034	$939	$843	$177	$1,960
2042	$16,095	$1,011	$797	$181	$1,989
2043	$15,084	$1,089	$747	$184	$2,020
2044	$13,995	$1,169	$693	$188	$2,050
2045	$12,826	$1,254	$635	$192	$2,081
2046	$11,572	$1,342	$573	$196	$2,111
2047	$10,229	$1,438	$506	$200	$2,144
2048	$8,791	$1,537	$435	$204	$2,176
2049	$7,254	$1,641	$359	$208	$2,208
2050	$5,612	$1,751	$278	$212	$2,240
2051	$3,862	$1,868	$191	$216	$2,275
2052	$1,993	$1,993	$99	$220	$2,312
Total		**$24,171**	**$23,869**	**$4,654**	**$52,694**

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Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2024-25

Lot Size	50' Lot
Assessment	$31,080
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$31,080	$3	$2,471	$170	$2,645
2027	$31,076	$3	$2,471	$165	$2,639
2028	$31,073	$3	$2,470	$168	$2,642
2029	$31,070	$364	$1,538	$172	$2,073
2030	$30,706	$412	$1,520	$175	$2,107
2031	$30,294	$460	$1,500	$179	$2,138
2032	$29,834	$511	$1,477	$182	$2,170
2033	$29,323	$563	$1,451	$186	$2,200
2034	$28,760	$621	$1,424	$190	$2,234
2035	$28,139	$683	$1,393	$194	$2,269
2036	$27,457	$745	$1,359	$197	$2,301
2037	$26,712	$813	$1,322	$201	$2,337
2038	$25,899	$882	$1,282	$205	$2,369
2039	$25,017	$957	$1,238	$209	$2,405
2040	$24,060	$1,036	$1,191	$214	$2,441
2041	$23,023	$1,122	$1,140	$218	$2,480
2042	$21,901	$1,208	$1,084	$222	$2,514
2043	$20,694	$1,300	$1,024	$227	$2,551
2044	$19,393	$1,400	$960	$231	$2,591
2045	$17,993	$1,503	$891	$236	$2,629
2046	$16,490	$1,613	$816	$241	$2,670
2047	$14,878	$1,726	$736	$245	$2,708
2048	$13,152	$1,849	$651	$250	$2,751
2049	$11,303	$1,976	$559	$255	$2,791
2050	$9,326	$2,110	$462	$260	$2,832
2051	$7,216	$2,251	$357	$266	$2,874
2052	$4,965	$2,402	$246	$271	$2,919
2053	$2,563	$2,563	$127	$276	$2,967
Total		**$31,080**	**$33,160**	**$6,008**	**$70,248**

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Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2024-25

Lot Size	40' Lot
Assessment	$27,627
Equivalent Unit	0.89

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$27,627	$3	$2,196	$151	$2,351
2027	$27,623	$3	$2,196	$147	$2,346
2028	$27,620	$3	$2,196	$150	$2,349
2029	$27,617	$323	$1,367	$153	$1,843
2030	$27,294	$366	$1,351	$156	$1,873
2031	$26,928	$409	$1,333	$159	$1,901
2032	$26,519	$454	$1,313	$162	$1,929
2033	$26,065	$500	$1,290	$165	$1,956
2034	$25,565	$552	$1,265	$169	$1,986
2035	$25,013	$607	$1,238	$172	$2,017
2036	$24,406	$662	$1,208	$175	$2,045
2037	$23,744	$723	$1,175	$179	$2,077
2038	$23,021	$784	$1,140	$183	$2,106
2039	$22,237	$851	$1,101	$186	$2,138
2040	$21,386	$921	$1,059	$190	$2,170
2041	$20,465	$997	$1,013	$194	$2,204
2042	$19,468	$1,074	$964	$198	$2,235
2043	$18,394	$1,156	$911	$202	$2,268
2044	$17,238	$1,244	$853	$206	$2,303
2045	$15,994	$1,336	$792	$210	$2,337
2046	$14,658	$1,433	$726	$214	$2,373
2047	$13,225	$1,534	$655	$218	$2,407
2048	$11,691	$1,644	$579	$223	$2,445
2049	$10,047	$1,757	$497	$227	$2,481
2050	$8,290	$1,876	$410	$232	$2,518
2051	$6,414	$2,001	$318	$236	$2,554
2051	$4,413	$2,135	$218	$241	$2,594
2052	$2,278	$2,278	$113	$246	$2,637
Total		**$27,627**	**$29,476**	**$5,340**	**$62,442**

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Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #1 - Lots Triggered for Collection in 2024-25

Lot Size	25' Lot
Assessment	$24,173
Equivalent Unit	0.78

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$24,173	$3	$1,922	$133	$2,057
2027	$24,171	$3	$1,922	$128	$2,053
2028	$24,168	$3	$1,921	$131	$2,055
2029	$24,165	$283	$1,196	$134	$1,613
2030	$23,882	$320	$1,182	$136	$1,639
2031	$23,562	$358	$1,166	$139	$1,663
2032	$23,204	$398	$1,149	$142	$1,688
2033	$22,807	$438	$1,129	$145	$1,711
2034	$22,369	$483	$1,107	$148	$1,738
2035	$21,886	$531	$1,083	$151	$1,765
2036	$21,355	$579	$1,057	$154	$1,790
2037	$20,776	$632	$1,028	$157	$1,817
2038	$20,143	$686	$997	$160	$1,843
2039	$19,458	$745	$963	$163	$1,871
2040	$18,713	$806	$926	$166	$1,898
2041	$17,907	$873	$886	$169	$1,929
2042	$17,034	$939	$843	$173	$1,955
2043	$16,095	$1,011	$797	$176	$1,984
2044	$15,084	$1,089	$747	$180	$2,015
2045	$13,995	$1,169	$693	$183	$2,045
2046	$12,826	$1,254	$635	$187	$2,076
2047	$11,572	$1,342	$573	$191	$2,106
2048	$10,229	$1,438	$506	$195	$2,139
2049	$8,791	$1,537	$435	$199	$2,171
2050	$7,254	$1,641	$359	$203	$2,203
2051	$5,612	$1,751	$278	$207	$2,235
2051	$3,862	$1,868	$191	$211	$2,270
2052	$1,994	$1,994	$99	$215	$2,307
Total		**$24,173**	**$25,791**	**$4,673**	**$54,637**

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APPENDIX D-1
PHASE #2 ASSESSMENT ROLL SUMMARY – 2026-27
LOTS TRIGGERED FOR COLLECTION IN 2025-26

Appendix D-1

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2026-27 ASSESSMENT ROLL

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456436	TBD	A	1X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456437	TBD	A	2	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456438	TBD	A	3	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456439	TBD	A	4	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456440	TBD	A	5	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456441	TBD	A	6	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456442	TBD	A	7	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456443	TBD	A	8	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456444	TBD	A	9	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456445	TBD	A	10	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456446	TBD	A	11	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456447	TBD	A	12	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456448	TBD	A	13	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456449	TBD	A	14	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456450	TBD	A	15	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456451	TBD	A	16	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456452	TBD	A	17	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456453	TBD	A	18	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456454	TBD	A	19	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456455	TBD	A	20	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456456	TBD	A	21	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456457	TBD	A	22	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456458	TBD	A	23	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456459	TBD	A	24	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456460	TBD	A	25	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456461	TBD	A	26	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456462	TBD	A	27	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456463	TBD	A	28	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456464	TBD	A	29X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456465	TBD	A	30	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456466	TBD	A	31	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456467	TBD	A	32	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456468	TBD	A	33	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456469	TBD	A	34X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456470	TBD	A	35	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456471	TBD	A	36	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456472	TBD	A	37	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456473	TBD	A	38	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03

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PHASE #2 2026-27 ASSESSMENT ROLL

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456474	TBD	A	39	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456475	TBD	A	40	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456476	TBD	A	41	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456477	TBD	A	42	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456478	TBD	A	43	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456479	TBD	A	44	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456480	TBD	A	45	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456481	TBD	A	46	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456482	TBD	A	47	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456483	TBD	A	48	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456484	TBD	A	49	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456485	TBD	A	50	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456486	TBD	A	51	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456487	TBD	A	52	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456488	TBD	A	53	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456489	TBD	A	54	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456490	TBD	A	55	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456491	TBD	A	56	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456492	TBD	A	57	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456493	TBD	A	58	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456494	TBD	A	59	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456495	TBD	A	60	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456496	TBD	A	61	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456497	TBD	A	62X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456498	TBD	B	1	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456499	TBD	B	2	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456500	TBD	B	3	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456501	TBD	B	4	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456502	TBD	B	5	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456503	TBD	B	6	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456504	TBD	B	7	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456505	TBD	B	8	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456506	TBD	B	9	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456507	TBD	B	10	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456508	TBD	B	11	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456509	TBD	B	12	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456510	TBD	B	13	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456511	TBD	B	14	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456512	TBD	B	15	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456513	TBD	B	16	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456514	TBD	B	17	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456515	TBD	B	18	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456516	TBD	B	19	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456517	TBD	B	20	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456518	TBD	B	21	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456519	TBD	B	22	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456520	TBD	B	23	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456521	TBD	B	24	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456522	TBD	B	25	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456523	TBD	B	26	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456524	TBD	B	27	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456525	TBD	B	28	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456526	TBD	B	29	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456527	TBD	B	30	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456528	TBD	B	31	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456529	TBD	B	32	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456530	TBD	B	33	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456531	TBD	B	34	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456532	TBD	B	35	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456533	TBD	B	36	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456534	TBD	B	37	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456535	TBD	B	38	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456536	TBD	B	39	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456537	TBD	B	40	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456538	TBD	B	41	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456539	TBD	B	42	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456540	TBD	C	1	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456541	TBD	C	2	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456542	TBD	C	3	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456543	TBD	C	4	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456544	TBD	C	5	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456545	TBD	C	6	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456546	TBD	C	7	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456547	TBD	C	8	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456548	TBD	C	9	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456549	TBD	C	10	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456550	TBD	C	11X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456551	TBD	C	12	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456552	TBD	C	13	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456553	TBD	C	14	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456554	TBD	C	15	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456555	TBD	C	16	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456556	TBD	C	17	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456557	TBD	C	18	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456558	TBD	C	19	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456559	TBD	C	20	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456560	TBD	C	21	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456561	TBD	C	22	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456562	TBD	C	23	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456563	TBD	C	24	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456564	TBD	C	25	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456565	TBD	C	26	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456566	TBD	C	27	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456567	TBD	C	28	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456568	TBD	C	29	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456569	TBD	C	30	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456570	TBD	C	31	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456571	TBD	C	32	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456572	TBD	C	33	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456573	TBD	C	34	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456574	TBD	C	35	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456575	TBD	C	36	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456576	TBD	C	37	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456577	TBD	C	38	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456578	TBD	C	39	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456579	TBD	C	40	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456580	TBD	C	41	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456581	TBD	D	1X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456582	TBD	D	2X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456583	TBD	D	3	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456584	TBD	D	4	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456585	TBD	D	5	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456586	TBD	D	6	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456587	TBD	D	7	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456588	TBD	D	8	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456589	TBD	D	9	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456590	TBD	D	10	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456591	TBD	D	11	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456592	TBD	D	12	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456593	TBD	D	13	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456594	TBD	D	14	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456595	TBD	D	15	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456596	TBD	D	16	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456597	TBD	D	17	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456598	TBD	D	18	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456599	TBD	D	19	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456600	TBD	D	20	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456601	TBD	D	21	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456602	TBD	D	22	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456603	TBD	D	23	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456604	TBD	D	24	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456605	TBD	D	25	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456606	TBD	D	26	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456607	TBD	D	27	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456608	TBD	D	28	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456609	TBD	D	29	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456610	TBD	D	30	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456611	TBD	D	31	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456612	TBD	D	32	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456613	TBD	D	33	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456614	TBD	D	34X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456615	TBD	D	35	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456616	TBD	D	36	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456617	TBD	D	37	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456618	TBD	D	38	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456619	TBD	D	39	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456620	TBD	D	40	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456621	TBD	D	41	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456622	TBD	D	42	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456623	TBD	D	43	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456624	TBD	D	44	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456625	TBD	D	45	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80

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PHASE #2 2026-27 ASSESSMENT ROLL

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456626	TBD	D	46	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456627	TBD	D	47	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456628	TBD	D	48	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456629	TBD	D	49	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456630	TBD	D	50	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456631	TBD	D	51	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456632	TBD	D	52	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456633	TBD	D	53	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456634	TBD	D	54X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456635	TBD	E	1	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456636	TBD	E	2	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456637	TBD	E	3	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456638	TBD	E	4	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456639	TBD	E	5	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456640	TBD	E	6	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456641	TBD	E	7	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456642	TBD	E	8	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456643	TBD	E	9	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456644	TBD	E	10	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456645	TBD	E	11	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456646	TBD	E	12	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456647	TBD	E	13	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456648	TBD	E	14	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456649	TBD	E	15	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456650	TBD	E	16	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456651	TBD	E	17	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456652	TBD	E	18	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456653	TBD	E	19	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456654	TBD	E	20	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456655	TBD	E	21	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456656	TBD	E	22	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456657	TBD	E	23	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456658	TBD	E	24	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456659	TBD	E	25	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456660	TBD	E	26	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456661	TBD	E	27	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456662	TBD	E	28	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456663	TBD	E	29	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456664	TBD	F	1	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456665	TBD	F	2	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456666	TBD	F	3	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456667	TBD	F	4	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456668	TBD	F	5	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456669	TBD	F	6	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456670	TBD	F	7	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456671	TBD	F	8	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456672	TBD	F	9	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456673	TBD	F	10	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456674	TBD	F	11	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456675	TBD	F	12	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456676	TBD	F	13	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456677	TBD	F	14	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456678	TBD	F	15	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456679	TBD	F	16	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456680	TBD	F	17	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456681	TBD	F	18	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456682	TBD	F	19	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456683	TBD	F	20	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456684	TBD	F	21	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456685	TBD	F	22	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456686	TBD	F	23	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456687	TBD	F	24	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456688	TBD	F	25	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456689	TBD	F	26	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456690	TBD	F	27	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456691	TBD	F	28	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456692	TBD	F	29	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456693	TBD	F	30	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456694	TBD	G	1	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456695	TBD	G	2	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456696	TBD	G	3	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456697	TBD	G	4	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456698	TBD	G	5	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456699	TBD	G	6	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456700	TBD	G	7	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456701	TBD	G	8	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456702	TBD	G	9	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456703	TBD	G	10	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456704	TBD	G	11	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456705	TBD	G	12	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456706	TBD	G	13	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456707	TBD	G	14	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456708	TBD	G	15	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456709	TBD	G	16	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456710	TBD	G	17	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456711	TBD	G	18	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456712	TBD	G	19	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456713	TBD	G	20	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456714	TBD	G	21	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456715	TBD	G	22	40 FT	0.96	$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
471318	TBD					$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
456716	TBD	G	23	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456717	TBD	G	24	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456718	TBD	G	25	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456719	TBD	G	26	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456720	TBD	G	27	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456721	TBD	G	28	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456722	TBD	G	29	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456723	TBD	G	30	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456724	TBD	G	31	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456725	TBD	G	32	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456726	TBD	G	33	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456727	TBD	G	34	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456728	TBD	G	35	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456729	TBD	G	36	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456730	TBD	G	37	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456731	TBD	G	38	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456732	TBD	G	39	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456733	TBD	G	40	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456734	TBD	G	41	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456735	TBD	G	42	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456736	TBD	G	43	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456737	TBD	G	44	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456738	TBD	G	45	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86

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PHASE #2 2026-27 ASSESSMENT ROLL

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456739	TBD	G	46	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456740	TBD	G	47	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456741	TBD	G	48	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456742	TBD	G	49	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456743	TBD	G	50	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456744	TBD	G	51	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456745	TBD	G	52	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456746	TBD	G	53	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456747	TBD	G	54	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456748	TBD	G	55	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456749	TBD	H	1	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456750	TBD	H	2	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456751	TBD	H	3	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456752	TBD	H	4	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456753	TBD	H	5	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456754	TBD	H	6	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456755	TBD	H	7	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456756	TBD	H	8	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456757	TBD	H	9	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456758	TBD	H	10	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456759	TBD	H	11	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456760	TBD	H	12	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456761	TBD	H	13	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456762	TBD	H	14	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456763	TBD	H	15	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456764	TBD	H	16	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456765	TBD	H	17	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456766	TBD	H	18	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456767	TBD	H	19	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456768	TBD	H	20	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456769	TBD	H	21	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456770	TBD	H	22	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456771	TBD	H	23	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456772	TBD	H	24	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456773	TBD	I	1	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456774	TBD	I	2	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456775	TBD	I	3	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456776	TBD	I	4	40 FT	0.96	$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
471939	TBD					$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456777	TBD	I	5	40 FT	0.96	$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
477066	TBD					$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
456778	TBD	I	6	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456779	TBD	I	7	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456780	TBD	I	8	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456781	TBD	I	9	40 FT	0.96	$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
471449	TBD					$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
456782	TBD	I	10	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456783	TBD	I	11	40 FT	0.96	$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
473210	TBD					$18,212.98	$0.90	$1,693.81	$55.22	$1,749.93
456784	TBD	I	12	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456785	TBD	I	13	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456786	TBD	I	14	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456787	TBD	I	15	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456788	TBD	I	16	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456789	TBD	I	17	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456790	TBD	I	18	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456791	TBD	I	19	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456792	TBD	I	20	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456793	TBD	I	21	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456794	TBD	I	22	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456795	TBD	J	1	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456796	TBD	J	2	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456797	TBD	J	3	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456798	TBD	J	4	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456799	TBD	J	5	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456800	TBD	J	6	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456801	TBD	J	7	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456802	TBD	J	8	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456803	TBD	J	9	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456804	TBD	J	10	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456805	TBD	J	11	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456806	TBD	J	12	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456807	TBD	J	13	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456808	TBD	J	14	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456809	TBD	J	15	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456810	TBD	J	16	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456811	TBD	J	17	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456812	TBD	J	18	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456813	TBD	J	19	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456814	TBD	J	20	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456815	TBD	J	21	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456816	TBD	J	22	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456817	TBD	J	23	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456818	TBD	J	24	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456819	TBD	J	25	40 FT	0.96	$36,425.95	$1.80	$3,387.61	$110.44	$3,499.86
456820	TBD	K	1	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456821	TBD	K	2	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456822	TBD	K	3	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456823	TBD	K	4	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456824	TBD	K	5	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456825	TBD	K	6	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456826	TBD	K	7	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456827	TBD	K	8	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456828	TBD	K	9	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456829	TBD	K	10	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456830	TBD	K	11	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456831	TBD	K	12	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456832	TBD	K	13	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456833	TBD	K	14	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456834	TBD	K	15	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456835	TBD	K	16	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456836	TBD	K	17	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456837	TBD	K	18	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456838	TBD	K	19	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456839	TBD	K	20	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456840	TBD	K	21	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456841	TBD	K	22	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456842	TBD	K	23	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456843	TBD	K	24	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456844	TBD	K	25	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456845	TBD	K	26	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456846	TBD	K	27	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456847	TBD	K	28	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456848	TBD	K	29	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456849	TBD	K	30	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456850	TBD	K	31	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456851	TBD	K	32	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456852	TBD	K	33	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456853	TBD	K	34	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456854	TBD	K	35	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456855	TBD	K	36	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456856	TBD	K	37	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456857	TBD	K	38	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456858	TBD	K	39	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456859	TBD	K	40	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456860	TBD	K	41	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456861	TBD	L	1	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456862	TBD	L	2	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456863	TBD	L	3	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456864	TBD	L	4	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456865	TBD	L	5	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456866	TBD	L	6	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456867	TBD	L	7	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456868	TBD	L	8	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456869	TBD	L	9	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456870	TBD	L	10	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456871	TBD	L	11	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456872	TBD	L	12	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456873	TBD	L	13	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456874	TBD	L	14	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456875	TBD	L	15	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456876	TBD	L	16	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456877	TBD	L	17	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456878	TBD	L	18	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456879	TBD	L	19	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456880	TBD	L	20	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456881	TBD	M	1	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456882	TBD	M	2	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456883	TBD	M	3	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456884	TBD	M	4	60 FT	1.11	$42,306.38	$2.10	$3,934.49	$128.27	$4,064.86
456885	TBD	M	5	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456886	TBD	M	6	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456887	TBD	M	7	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80

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Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456888	TBD	M	8	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456889	TBD	M	9	50 FT	1.00	$25,374.20	$1.26	$2,359.80	$76.93	$2,437.99
466475	TBD					$12,685.20	$0.63	$1,179.72	$38.46	$1,218.81
456890	TBD	M	10	50 FT	1.00	$12,685.20	$0.63	$1,179.72	$38.46	$1,218.81
470896						$25,374.20	$1.26	$2,359.80	$76.93	$2,437.99
456891	TBD	M	11	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456892	TBD	M	12	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456893	TBD	M	13	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456894	TBD	M	14	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456895	TBD	M	15	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456896	TBD	M	16	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456897	TBD	M	17	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456898	TBD	M	18	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456899	TBD	M	19	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456900	TBD	N	1X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456901	TBD	N	2	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456902	TBD	N	3	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456903	TBD	N	4	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456904	TBD	N	5	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456905	TBD	N	6	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456906	TBD	N	7	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456907	TBD	N	8	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456908	TBD	N	9	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456909	TBD	N	10	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456910	TBD	N	11	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456911	TBD	N	12	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456912	TBD	N	13	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456913	TBD	N	14	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456914	TBD	N	15	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456915	TBD	N	16X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456916	TBD	N	17X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456917	TBD	N	18	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456918	TBD	N	19	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456919	TBD	N	20	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456920	TBD	N	21	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456921	TBD	N	22	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456922	TBD	N	23	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456923	TBD	N	24	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03

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BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2026-27 ASSESSMENT ROLL

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456924	TBD	N	25	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456925	TBD	N	26	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456926	TBD	N	27	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456927	TBD	N	28	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456928	TBD	N	29	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456929	TBD	N	30	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456930	TBD	N	31	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456931	TBD	N	32	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456932	TBD	N	33	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456933	TBD	N	34X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456934	TBD	O	1X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456935	TBD	O	2	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456936	TBD	O	3	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456937	TBD	O	4	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456938	TBD	O	5	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456939	TBD	O	6	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456940	TBD	O	7	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456941	TBD	O	8	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456942	TBD	O	9	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456943	TBD	O	10	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456944	TBD	O	11	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456945	TBD	O	12	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456946	TBD	O	13	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456947	TBD	O	14	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456948	TBD	O	15	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456949	TBD	O	16	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456950	TBD	O	17	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456951	TBD	O	18	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456952	TBD	O	19	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456953	TBD	O	20	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456954	TBD	O	21	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456955	TBD	O	22X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456956	TBD	O	23	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456957	TBD	O	24	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456958	TBD	O	25	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456959	TBD	O	26	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456960	TBD	O	27	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456961	TBD	O	28	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03

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BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2026-27 ASSESSMENT ROLL

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456962	TBD	O	29	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456963	TBD	O	30	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456964	TBD	O	31	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456965	TBD	O	32	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456966	TBD	O	33	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456967	TBD	O	34	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456968	TBD	O	35	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456969	TBD	O	36	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456970	TBD	O	37	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456971	TBD	O	38	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456972	TBD	O	39	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456973	TBD	O	40	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456974	TBD	O	41	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456975	TBD	O	42	Townhome	0.83	$31,525.60	$1.56	$2,931.88	$95.58	$3,029.03
456976	TBD	O	43X-HOA	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
456977	TBD	P	1	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456978	TBD	P	2	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456979	TBD	P	3	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456980	TBD	P	4	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456981	TBD	P	5	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456982	TBD	P	6	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456983	TBD	P	7	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456984	TBD	P	8	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456985	TBD	P	9	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456986	TBD	P	10	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456987	TBD	P	11	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456988	TBD	P	12	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456989	TBD	P	13	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456990	TBD	P	14	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456991	TBD	P	15	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456992	TBD	P	16	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456993	TBD	P	17	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456994	TBD	P	18	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456995	TBD	Q	1	50 FT	1.00	$19,029.70	$0.94	$1,769.76	$57.70	$1,828.40
471914	TBD					$19,029.70	$0.94	$1,769.76	$57.70	$1,828.40
456996	TBD	Q	2	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456997	TBD	Q	3	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
456998	TBD	Q	4	50 FT	1.00	$19,029.70	$0.94	$1,769.76	$57.70	$1,828.40
471314	TBD					$19,029.70	$0.94	$1,769.76	$57.70	$1,828.40

Appendix D-1

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2026-27 ASSESSMENT ROLL

Property ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
456999	TBD	Q	5	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457000	TBD	Q	6	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457001	TBD	Q	7	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457002	TBD	Q	8	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457003	TBD	Q	9	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457004	TBD	Q	10	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457005	TBD	Q	11	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457006	TBD	Q	12	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457007	TBD	Q	13	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457008	TBD	Q	14	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457009	TBD	Q	15	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457010	TBD	Q	16	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457011	TBD	Q	17	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
457012	TBD	Q	18	50 FT	1.00	$38,059.40	$1.89	$3,539.52	$115.39	$3,656.80
Total					**530.36**	**$20,185,041.91**	**$1,000.00**	**$1,877,208.90**	**$61,200.00**	**$1,939,408.90**

APPENDIX D-2
PHASE #2 PROJECTED ASSESSMENT SCHEDULES

Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #2 - Lots Triggered for Collection in 2025-26

Lot Size	50' Lot
Assessment	$38,059
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$38,059	$2	$3,540	$115	$3,657
2027	$38,058	$2	$3,539	$118	$3,659
2028	$38,056	$2	$3,539	$120	$3,661
2029	$38,054	$2	$3,539	$122	$3,663
2030	$38,052	$694	$2,397	$125	$3,216
2031	$37,358	$733	$2,354	$127	$3,214
2032	$36,625	$777	$2,307	$130	$3,214
2033	$35,848	$822	$2,258	$133	$3,213
2034	$35,026	$871	$2,207	$135	$3,213
2035	$34,154	$922	$2,152	$138	$3,212
2036	$33,232	$979	$2,094	$141	$3,213
2037	$32,254	$1,037	$2,032	$143	$3,213
2038	$31,217	$1,097	$1,967	$146	$3,210
2039	$30,119	$1,163	$1,898	$149	$3,210
2040	$28,956	$1,235	$1,824	$152	$3,212
2041	$27,721	$1,309	$1,746	$155	$3,210
2042	$26,413	$1,388	$1,664	$158	$3,210
2043	$25,025	$1,473	$1,577	$162	$3,211
2044	$23,552	$1,563	$1,484	$165	$3,212
2045	$21,989	$1,657	$1,385	$168	$3,211
2046	$20,332	$1,759	$1,281	$171	$3,212
2047	$18,573	$1,867	$1,170	$175	$3,212
2048	$16,706	$1,982	$1,052	$178	$3,213
2049	$14,724	$2,102	$928	$182	$3,212
2050	$12,622	$2,232	$795	$186	$3,213
2051	$10,389	$2,370	$655	$189	$3,214
2052	$8,019	$2,515	$505	$193	$3,214
2053	$5,504	$2,670	$347	$197	$3,214
2054	$2,834	$2,834	$179	$201	$3,213
Total		**$38,059**	**$52,413**	**$4,476**	**$94,949**

1 - Annual Installment billed by the Grayson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts are calculated for the Reimbursement Agreement amount and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #2 - Lots Triggered for Collection in 2025-26

Lot Size	40' Lot
Assessment	$36,426
Equivalent Unit	0.96

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$36,426	$2	$3,388	$110	$3,500
2027	$36,424	$2	$3,387	$113	$3,502
2028	$36,422	$2	$3,387	$115	$3,504
2029	$36,421	$2	$3,387	$117	$3,506
2030	$36,419	$664	$2,294	$120	$3,078
2031	$35,755	$702	$2,253	$122	$3,076
2032	$35,053	$743	$2,208	$124	$3,076
2033	$34,309	$787	$2,161	$127	$3,075
2034	$33,522	$834	$2,112	$129	$3,075
2035	$32,689	$882	$2,059	$132	$3,074
2036	$31,806	$937	$2,004	$135	$3,075
2037	$30,870	$993	$1,945	$137	$3,075
2038	$29,877	$1,050	$1,882	$140	$3,073
2039	$28,827	$1,113	$1,816	$143	$3,072
2040	$27,713	$1,182	$1,746	$146	$3,074
2041	$26,531	$1,252	$1,671	$149	$3,073
2042	$25,279	$1,328	$1,593	$152	$3,072
2043	$23,951	$1,409	$1,509	$155	$3,073
2044	$22,541	$1,496	$1,420	$158	$3,074
2045	$21,045	$1,586	$1,326	$161	$3,073
2046	$19,459	$1,684	$1,226	$164	$3,074
2047	$17,775	$1,787	$1,120	$167	$3,074
2048	$15,989	$1,897	$1,007	$171	$3,075
2049	$14,092	$2,012	$888	$174	$3,074
2050	$12,080	$2,137	$761	$178	$3,075
2051	$9,943	$2,268	$626	$181	$3,076
2052	$7,675	$2,407	$484	$185	$3,076
2053	$5,268	$2,555	$332	$189	$3,076
2054	$2,712	$2,712	$171	$192	$3,076
Total		**$36,426**	**$50,164**	**$4,284**	**$90,874**

1 - Annual Installment billed by the Grayson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts are calculated for the Reimbursement Agreement amount and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #2 - Lots Triggered for Collection in 2025-26

Lot Size	Townhomes
Assessment	$31,526
Equivalent Unit	0.83

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$31,526	$2	$2,932	$96	$3,029
2027	$31,524	$2	$2,932	$97	$3,031
2028	$31,522	$2	$2,932	$99	$3,033
2029	$31,521	$2	$2,931	$101	$3,034
2030	$31,519	$575	$1,986	$103	$2,664
2031	$30,945	$608	$1,950	$106	$2,663
2032	$30,337	$643	$1,911	$108	$2,662
2033	$29,694	$681	$1,871	$110	$2,661
2034	$29,013	$722	$1,828	$112	$2,661
2035	$28,291	$764	$1,782	$114	$2,660
2036	$27,527	$811	$1,734	$117	$2,661
2037	$26,717	$859	$1,683	$119	$2,661
2038	$25,858	$909	$1,629	$121	$2,659
2039	$24,949	$964	$1,572	$124	$2,659
2040	$23,985	$1,023	$1,511	$126	$2,660
2041	$22,962	$1,084	$1,447	$129	$2,659
2042	$21,878	$1,150	$1,378	$131	$2,659
2043	$20,729	$1,220	$1,306	$134	$2,660
2044	$19,509	$1,295	$1,229	$137	$2,660
2045	$18,214	$1,373	$1,147	$139	$2,660
2046	$16,841	$1,457	$1,061	$142	$2,660
2047	$15,384	$1,546	$969	$145	$2,660
2048	$13,838	$1,641	$872	$148	$2,661
2049	$12,196	$1,741	$768	$151	$2,661
2050	$10,455	$1,849	$659	$154	$2,662
2051	$8,606	$1,963	$542	$157	$2,662
2052	$6,643	$2,083	$418	$160	$2,662
2053	$4,559	$2,212	$287	$163	$2,662
2054	$2,347	$2,347	$148	$166	$2,662
Total		**$31,526**	**$43,415**	**$3,708**	**$78,649**

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Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #2 - Lots Triggered for Collection in 2025-26

Lot Size	60 Ft
Assessment	$42,306
Equivalent Unit	1.11

Year[1]	Cumulative Outstanding Principal	Phase #1 R.A. Principal[2]	Phase #1 R.A. Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$42,306	$2	$3,934	$128	$4,065
2027	$42,304	$2	$3,934	$131	$4,067
2028	$42,302	$2	$3,934	$133	$4,070
2029	$42,300	$2	$3,934	$136	$4,072
2030	$42,298	$771	$2,665	$139	$3,575
2031	$41,527	$815	$2,616	$142	$3,573
2032	$40,711	$864	$2,565	$144	$3,573
2033	$39,848	$914	$2,510	$147	$3,572
2034	$38,934	$968	$2,453	$150	$3,571
2035	$37,966	$1,025	$2,392	$153	$3,570
2036	$36,941	$1,088	$2,327	$156	$3,571
2037	$35,853	$1,153	$2,259	$159	$3,571
2038	$34,700	$1,220	$2,186	$163	$3,569
2039	$33,480	$1,293	$2,109	$166	$3,568
2040	$32,187	$1,373	$2,028	$169	$3,570
2041	$30,814	$1,455	$1,941	$173	$3,569
2042	$29,360	$1,543	$1,850	$176	$3,568
2043	$27,817	$1,637	$1,752	$180	$3,569
2044	$26,180	$1,738	$1,649	$183	$3,570
2045	$24,443	$1,842	$1,540	$187	$3,569
2046	$22,600	$1,955	$1,424	$191	$3,570
2047	$20,645	$2,075	$1,301	$194	$3,570
2048	$18,570	$2,203	$1,170	$198	$3,571
2049	$16,367	$2,337	$1,031	$202	$3,570
2050	$14,030	$2,482	$884	$206	$3,572
2051	$11,549	$2,635	$728	$210	$3,573
2052	$8,914	$2,796	$562	$215	$3,572
2053	$6,118	$2,968	$385	$219	$3,572
2054	$3,150	$3,150	$198	$223	$3,572
Total		**$42,304**	**$54,328**	**$4,848**	**$101,479**

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APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
CITY OF SHERMAN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Sherman, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Bel Air Village Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Bel Air Village Public Improvement District
City of Sherman, Texas

Presented to City Council on
August 17, 2026

MUNICAP, INC.
PUBLIC FINANCE

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Outstanding Assessments
- Annual Budgets
- Annual Installments
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

MUNICAP, INC.
PUBLIC FINANCE

Authorized Improvements

- Phase #1 Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Assessments	$9,060,054	$9,060,054	$0
Other funding sources	$0	$1,301,673	$1,301,673
Total Sources[1]	**$9,060,054**	**$10,361,727**	**$1,301,673**
Uses of Funds			
Phase #1 Improvements			
Roadway Improvements	$2,168,179	$3,849,764	$1,681,585
Water Improvements	$729,393	$832,756	$103,363
Sanitary Sewer Improvements	$1,021,867	$1,238,197	$216,330
Storm Drainage Improvements	$2,422,332	$1,693,170	($729,162)
Landscaping and Hardscaping	$641,447	$1,235,645	$594,198
Other Soft and Miscellaneous Costs	$2,076,836	$1,512,195	($564,641)
Subtotal: Phase #1 Improvements	*$9,060,054*	*$10,361,727*	*$1,301,673*
Total Uses[1]	**$9,060,054**	**$10,361,727**	**$1,301,673**

1 – According to the Developer as of July 28, 2023.

Authorized Improvements

- Phase #2 Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Assessments	$20,186,042	$20,186,042	$0
Other funding sources	$0	$110,376	$110,376
Total Sources	**$20,186,042**	**$20,296,417**	**$110,376**
Uses of Funds			
Phase #2 Improvements			
Roadway Improvements	$5,261,258	$4,761,152	($500,106)
Water Improvements	$2,012,039	$1,998,921	($13,118)
Sanitary Sewer Improvements	$2,756,226	$3,100,570	$344,344
Storm Drainage Improvements	$4,324,151	$4,412,654	$88,503
Landscaping and Hardscaping	$1,720,657	$2,261,880	$541,223
Other Soft and Miscellaneous Costs	$4,111,711	$3,761,240	($350,471)
Subtotal: Phase #2 Improvements	*$20,186,042*	*$20,296,417*	*$110,375*
Total Uses	**$20,186,042**	**$20,296,417**	**$110,375**

1 – According to the Developer as of July 31, 2024.

Annual Installment Conditions

Annual Installment Conditions refer to when the assessment for each parcel should be collected. The earlier of the three conditions below will trigger the commencement of the collection of Annual Installments for each parcel.

- **Condition i:** Annual Installment collection for a specific parcel shall commence when the building permit for the parcel has been issued.

- **Condition ii:** Annual Installment collection for all parcels in the Phase shall commence the first October after issuance of any Bonds secured by the respective reimbursement agreement for the Assessed Property.

- **Condition iii:** Annual Installment collection for all parcels (or remaining parcels that yet to be triggered) shall commence the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase.

Phase #1 Lots Triggered

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments
2022-23	Condition (i)	24	22.78	$707,773.95
2023-24	Condition (i)	161	142.22	$4,278,186.14
2024-25	Condition (iii)	142	126.44	$3,898,795.97
Total		**327**	**291.44**	**$8,884,756.06**

- Total expected number of Lots in Phase #1 – 327
- 327 Lots triggered as of June 30th represents 100% of the total within Phase #1.
- Each Trigger Period has a separate debt service schedule and annual budget.

MUNICAP, INC.
PUBLIC FINANCE

Annual Budget

Phase #1

	Budget for all Lots Based on Trigger Period			
Descriptions	**2022-23**	**2023-24**	**2024-25**	**TOTAL**
Interest payment on or after March 1, 2027	$28,134	$170,058	$154,977	$353,169
Interest payment on or after September 1, 2027	$28,134	$170,058	$154,977	$353,169
Principal payment on September 1, 2027	$78	$472	$431	$981
Subtotal debt service on R.A.	*$56,346*	*$340,588*	*$310,385*	*$707,319*
Administrative Expenses	$3,880	$23,455	$21,375	$48,709
Subtotal Expenses	*$60,226*	*$364,042*	*$331,760*	*$756,029*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$60,226**	**$364,042**	**$331,760**	**$756,029**

MUNICAP, INC.
PUBLIC FINANCE

Annual Installments

Phase #1

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2022-23	$3.43	$2,470.30	$170.35	$2,644.09
2023-24	$3.43	$2,470.57	$170.37	$2,644.38
2024-25	$3.43	$2,470.85	$170.39	$2,644.67

Per Equivalent Unit

Phase #1	Lots in Trigger Period 2022-23	Lots in Trigger Period 2022-24	Lots in Trigger Period 2022-25
25' Lots	$2,056.51	$2,056.74	$2,056.97
40' Lots	$2,350.30	$2,350.56	$2,350.82
50' Lots	$2,644.09	$2,644.38	$2,644.67

MUNICAP, INC.
PUBLIC FINANCE

Phase #2 Lots Triggered

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments
2025-26	Condition (iii)	561	530.36	$20,185,041.91
Total		**561**	**530.36**	**$20,185,041.91**

- Total expected number of Lots in Phase #2 – 561
- 561 Lots triggered as of June 30th represents 100% of the total within Phase #2.
- All Phase #2 lots triggered at the same time. As a result, all Phase #2 parcels follow the same debt service schedule and annual budget.

MUNICAP, INC.
PUBLIC FINANCE

Annual Budget

Phase #2

Descriptions	Total
Interest payment on or after March 1, 2027	$938,604
Interest payment on or after September 1, 2027	$938,604
Principal payment on September 1, 2027	$1,000
Subtotal debt service on R.A.	*$1,878,209*
Administrative Expenses	$61,200
Subtotal Expenses	*$1,939,409*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$1,939,409**

MUNICAP, INC.
PUBLIC FINANCE

Annual Installments

Phase #2

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2025-26	$1.89	$3,539.52	$115.39	$3,656.80

Per Equivalent Unit

Phase #2	Lots in Trigger Period 2025-26
40' Lots	$3,499.86
50' Lots	$3,656.80
60' Lots	$4,064.86
Townhome Lots	$3,029.03

MUNICAP, INC.
PUBLIC FINANCE

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

MUNICAP, INC.
PUBLIC FINANCE

Parcel Subdivisions and Consolidations

- No changes to the Parcel Subdivision for 2026-27

MUNICAP, INC.
PUBLIC FINANCE

Prepayments

- Phase #1
  - As of June 30, 2026, six Parcels have prepaid their Phase #1 Assessments in full.

- Phase #2
  - As of June 30, 2026, no Parcels have prepaid their Phase #2 Assessments in full.

Next Steps

- City Council Options
  - Approve the ordinance as presented
  - Approve the ordinance with revisions
  - Deny the ordinance as presented

- Upon approval of 2026-27 Annual SAP Update, the approved amounts for each Parcel will be provided to the Grayson County Tax Office for billing with the 2026 property taxes.

- Approved 2026-27 Annual SAP Update and ordinance will be filed and recorded with the Grayson County Clerk's office.

MUNICAP, INC.
PUBLIC FINANCE

Sherman Development Engineering Group

Bel Air Single Family PH 1 and 2

1" = 1200'

NORTH

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. D.4.

Meeting Date: 8/17/2026

Prepared By: Rob Rae, Developmental Services Director

Approved By:

Caption:
INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6957
Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lots 6, 7, 8, 9 And 10 Block C, Of M.Y. Brockett's Addition, City Of Sherman, Grayson County, Texas, Located At 512 North Willow Street, Heretofore Zoned R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, 1010 1st Street-BHCP, LLC (Owner) And Underwood Drafting & 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 0.310 acres of land located at 512 North Willow Street from R-6 (Single-Family Residential) District to R-4 (Patio Home Residential) District.

Background:
The property is located at 512 North Willow Street. The owner is requesting a Zone Change from R-6 (Single-Family Residential) District to R-4 (Patio Home Residential) District. The applicant plans to subdivide this tract into 3 lots for the construction of single-family homes.

Capital Improvement Program:
N/A

Origination:
The request of 1010 1st Street-BHCP, LLC (Owner) and Underwood Drafting & Surveying (Surveyor).

Financial Consideration:
None

Staff Recommendation:
At the July 21, 2026, regular meeting, the Planning and Zoning Commission voted 6/0 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. 6957
2. Exhibit A
3. Location Map
4. Zoning Map
5. Future Landuse Map
6. Property Notification Sign
7. Project Narrative

ORDINANCE NO. 6957

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 BEING LOTS 6, 7, 8, 9 AND 10 BLOCK C, OF M.Y. BROCKETT'S ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 512 NORTH WILLOW STREET, HERETOFORE ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (PATIO HOME RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, 1010 1ST STREET-BHCP, LLC (OWNER) AND UNDERWOOD DRAFTING & 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 512 North Willow Street and all streets, roads and alleyways contiguous and/or adjacent thereto, shall be rezoned and placed in the R-4 (Patio Home Residential) 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 17th day of August 2026.

ADOPTED on this the 17th day of August 2026.

EFFECTIVE DATE on this the 17th day of August 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

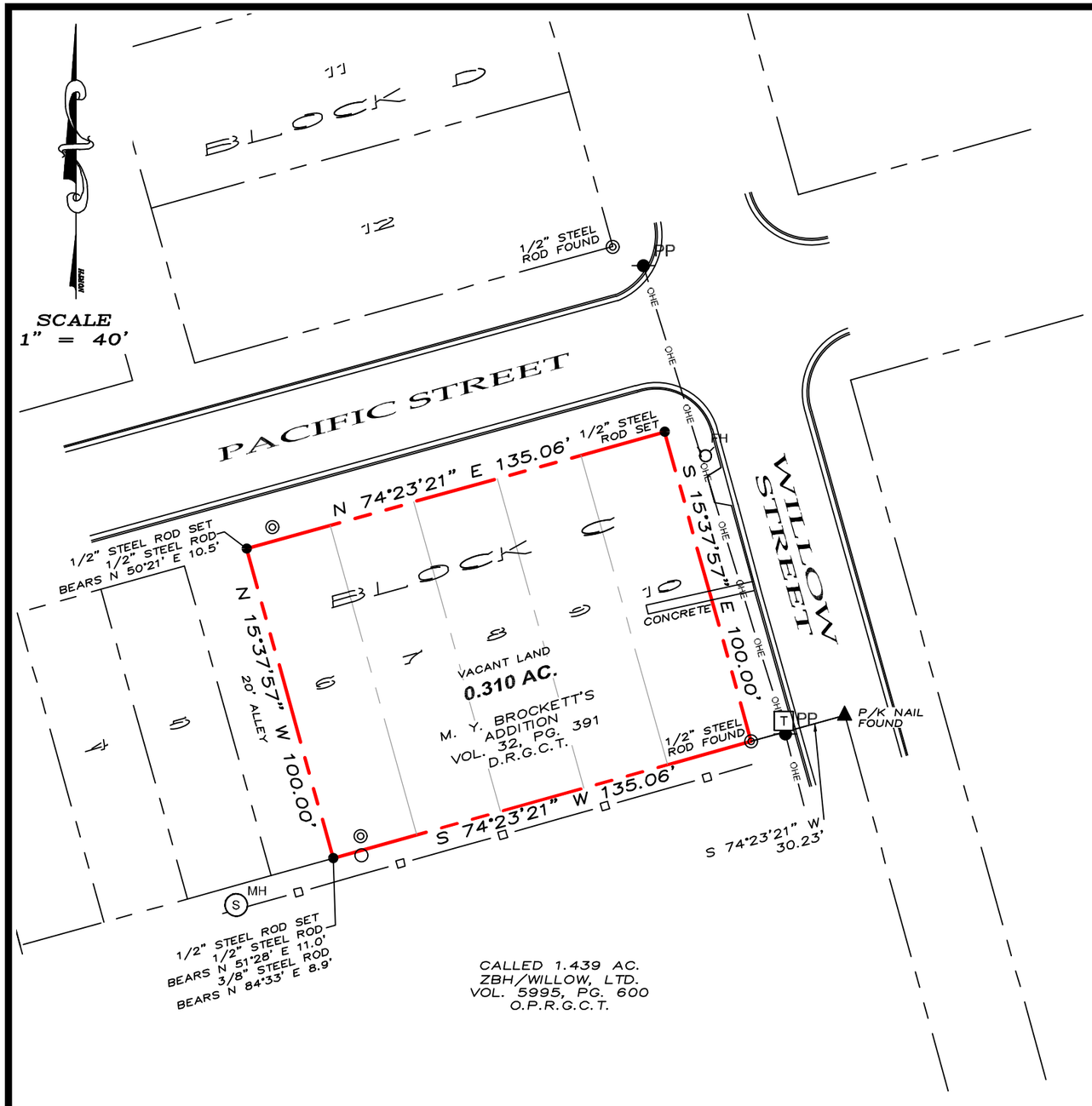
BY: _____
TERI FINE, CITY CLERK

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

BY: _____
RYAN PITTMAN, CITY ATTORNEY

EXHIBIT A

JOB NO. 26040366
FW: CG – DFT: BH



LEGEND

1/2" STEEL ROD SET	FH FIRE HYDRANT
1/2" STEEL ROD FOUND	
3/8" STEEL ROD FOUND	D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
P/K NAIL FOUND	
PP POWER POLE	BOUNDARY LINE
	PROPERTY LINE
MH SEWER MANHOLE	STOCKADE FENCE
	OHE OVERHEAD ELEC.
T TELEPHONE PEDESTAL	

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Red River Title Company Commitment GF No. 0148549, effective date April 20, 2026, at 08:00 am.

10c. The surveyed property is subject to any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of M. Y. Brockett's Addition, an addition to the City of Sherman, Grayson County, Texas, as shown by plat of record in Volume 32, Page 391, Deed Records, Grayson County, Texas.

Certify to: B&H Companies, LLC, a Texas limited liability company; Joe David Bayer; Alliant National Title Insurance Company; Red River Title Company;

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 23rd day of April 2026, a survey was made on the ground of the property shown hereon, described as being Lots Six (6), Seven (7) Eight (8) Nine (9) and Ten (10) all in Block C of the M. Y. Brockett's Addition to the City of Sherman as shown by the map or plat thereof, recorded in Volume 32, Page 391, Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right–of–way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 512 North Willow Street, Sherman, Grayson County, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 04/23/26

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2026
Underwood Drafting & Surveying, Inc.
All rights reserved.

~ BASIS OF BEARINGS ~
Bearings shown hereon are based on Grid North of the Texas Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00.

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

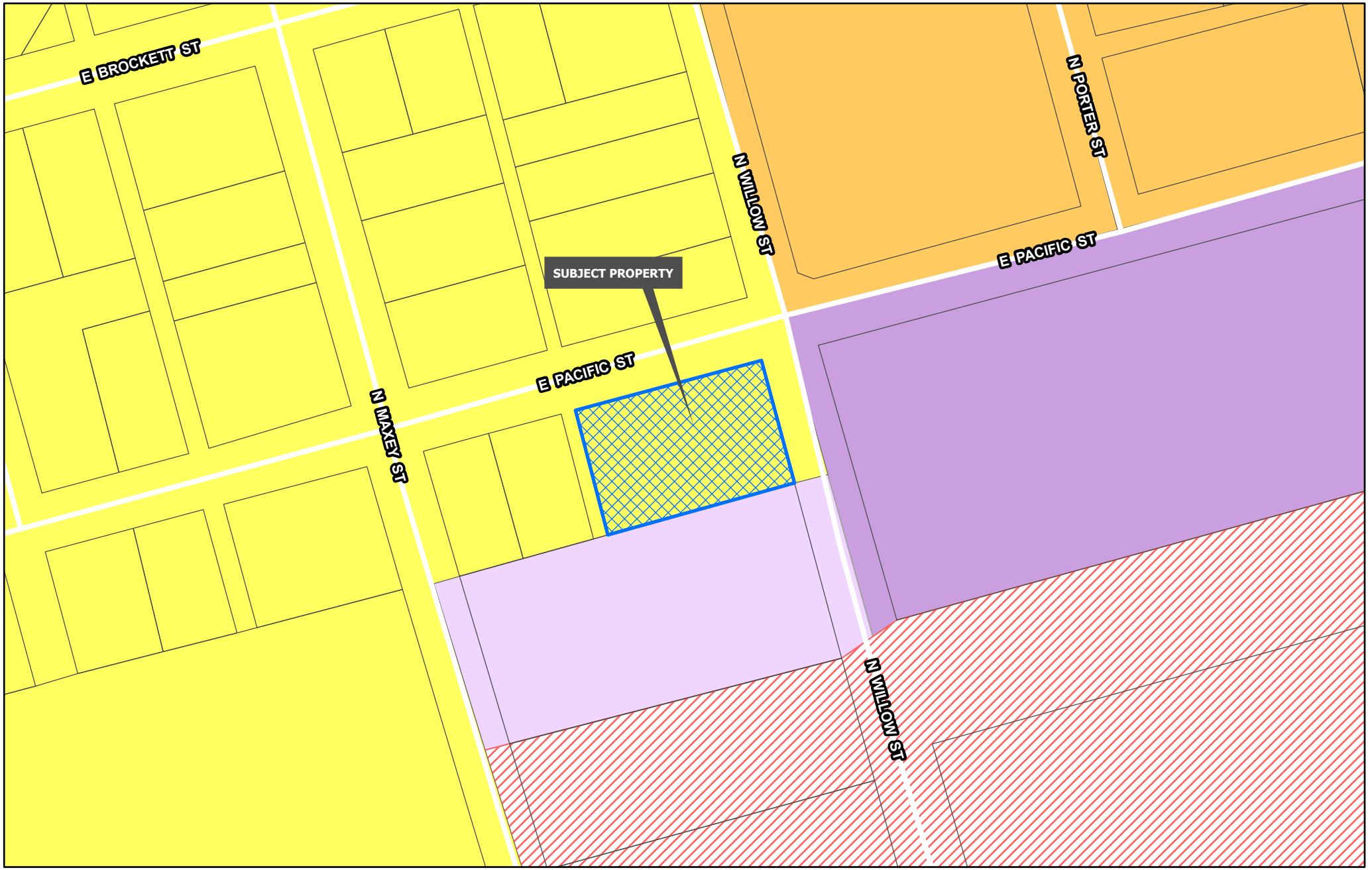
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
512 N WILLOW ST

N
W E
S

Date: 6/23/2026 1:07 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
512 N WILLOW ST

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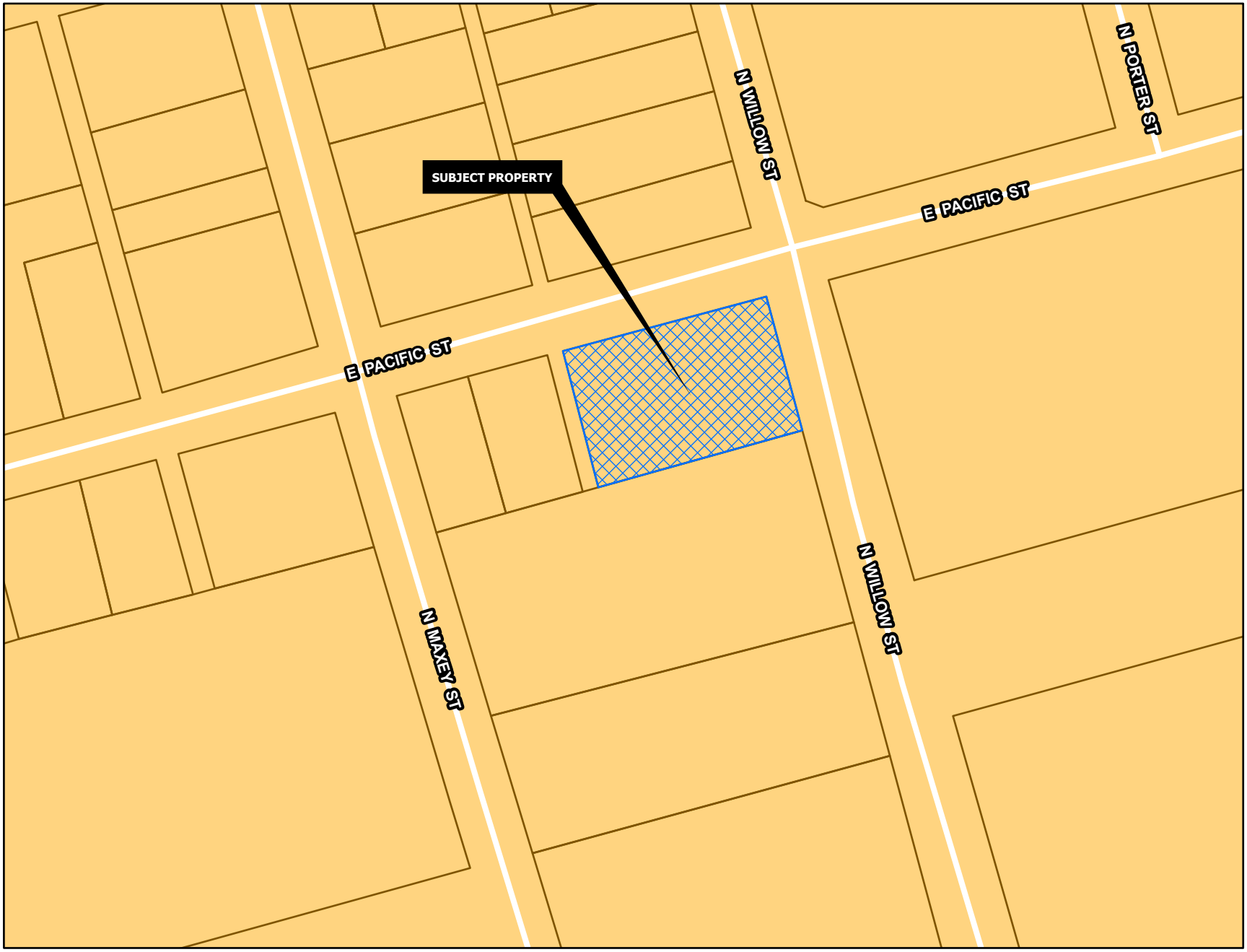
Date: 6/23/2026 1:07 PM



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.

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LANDUSE MAP
512 N WILLOW ST

N
W E
S

Date: 6/23/2026 1:07 PM

NOTICE OF
PROPOSED
ZONE CHANGE
PROJECT #: 000415-2024

Project Narrative

512 N. Willow St. Sherman, TX 75090

This 0.31-acre property is a vacant lot located at the southwest corner of Pacific Street and Willow Street. It is owned by 1010 1st Street – BHCP, LLC (Terrin Bertholf and Zach Hefton).

The purpose of this request is to rezone the property from R-6 to R-4 in order to replat it into three single-family lots with the following dimensions: 42.5' × 100', 42.5' × 100', and 50' × 100'. Following the rezoning and replat, the applicant intends to construct three homes on the site.

The surrounding properties are zoned as follows:

- **North:** R-6 (existing homes sit on 50-foot lots)
- **Northeast:** MF-30
- **East:** M-2
- **South:** M-1
- **West:** R-6 (currently a rental home in disrepair)

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. D.5.

Meeting Date: 8/17/2026

Prepared By: Rob Rae, Developmental Services Director

Approved By:

Caption:
INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6958
Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Secondhand Store Or Rummage Shop, On A Tract Of Land Zoned C-2 (General Commercial) District Located At 1024 South First Street, Consisting Of 0.756 Acres, In The G.B. Pilant Survey, Abstract No. 963 City Of Sherman, Grayson County, Texas, Gustavo Ramirez (Owner); Kelly Schira (Applicant); And Copley Land 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

Issue:
Consideration of a Specific Use Permit consisting of 0.756 acres of land located at 1024 South First Street to allow a Secondhand store or rummage shop in a C-2 (General Commercial) District.

Background:
The property is located at 1024 South First Street. The applicant is requesting a Specific Use Permit to allow a secondhand store.

The applicant is requesting the SUP to operate "Rusty Pickins" which is a retail store that offers customers to pay a fee to enter the store and can take anything they can carry out of the store.

Since this proposed business involves the selling of secondhand goods, a SUP is required for approval before a Certificate of Occupancy can be issued.

The following has been approved for this location:

- 6/17/2025 - Final Plat of Eleanor's 2nd Addition
- 4/22/2025 - Public Hearing and Zone Change from an M-1 (Light Manufacturing) District and R-6 (Single Family Residential) District to a C-2 (General Commercial) District.
- 4/18/2025 - Preliminary Plat of Eleanor's 2nd Addition.
- 11/19/2024 - Public Hearing and Variance under Section 14.02.018 to allow a 20' front setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- 11/19/2024 - Public Hearing and Variance under Section 14.02.018 to allow a 20.1' rear setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- 11/19/2024 - Public Hearing and Variance under Section 14.02.018 to allow an 8' solid metal fence in lieu of the allowed 4' decorative fence in a front yard.
- 11/19/2024 - Public Hearing and Variance under Section 14.04.004(b)(7) to allow a metal fence in lieu of metal panel fences not being permitted.
- 2/20/2007- R-1 (One and Two Family Residential) District to M-1 (Light Manufacturing) District

ORDINANCE NO. 5454

Capital Improvement Program:
N/A

Origination:
The request of Gustavo Ramirez (Owner), Kelly Schira (Applicant) and Copley Land Surveying (Surveyor).

Financial Consideration:
None

Staff Recommendation:
At the July 21, 20206, regular meeting, the Planning and Zoning Commission voted 6/0 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. 6958
2. Exhibit A
3. Exhibit B
4. Exhibit C
5. Project Narrative
6. Location Map
7. Zoning Map
8. Future Landuse Map
9. Property Notification Sign

ORDINANCE NO. 6958

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 SECONDHAND STORE OR RUMMAGE SHOP, ON A TRACT OF LAND ZONED C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 1024 SOUTH FIRST STREET, CONSISTING OF 0.756 ACRES, IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, GUSTAVO RAMIREZ (OWNER); KELLY SCHIRA (APPLICANT); AND COPLEY LAND 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 1024 South First Street, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to allow a Secondhand store or rummage shop, 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 on **Exhibit A – Survey**.

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.
3. 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)*
4. The property must be properly maintained in a state of good repair and neat appearance.
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. 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.
7. Required parking or driveways must be paved concrete or asphalt. *(Sec. 14.04.003(d)(1))*
8. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. *(Sec. 14.04.003(d)(3)(A))*
9. All vehicle maneuvering shall take place on-site. *(Sec. 14.04.003)(2))*
10. 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))*
11. 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.
12. 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.

Additional Comments

13. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B**.
14. The property shall be developed and used in accordance with all City Ordinances and the Building Elevations shown in **Exhibit C**.
15. 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 Kelly Schira is the owner or lessee of the Property.
16. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first 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.
17. All sales activities and merchandise displays must remain within approved indoor area. Outdoor sales and the display of merchandise outside are prohibited.
18. Hours of operation are limited to Saturdays from 9:00 AM to 12:00 PM and Sundays from 10:00 AM to 1:00 PM.
19. Operation of the approved use shall not result in traffic congestion, vehicle queuing, or parking overflow that adversely impacts the adjacent public roadway or surrounding properties; such impacts may constitute a violation of the Specific Use Permit.

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 17th day of August 2026.

ADOPTED on this the 17th day of August 2026.

EFFECTIVE DATE on this the 17th day of August 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

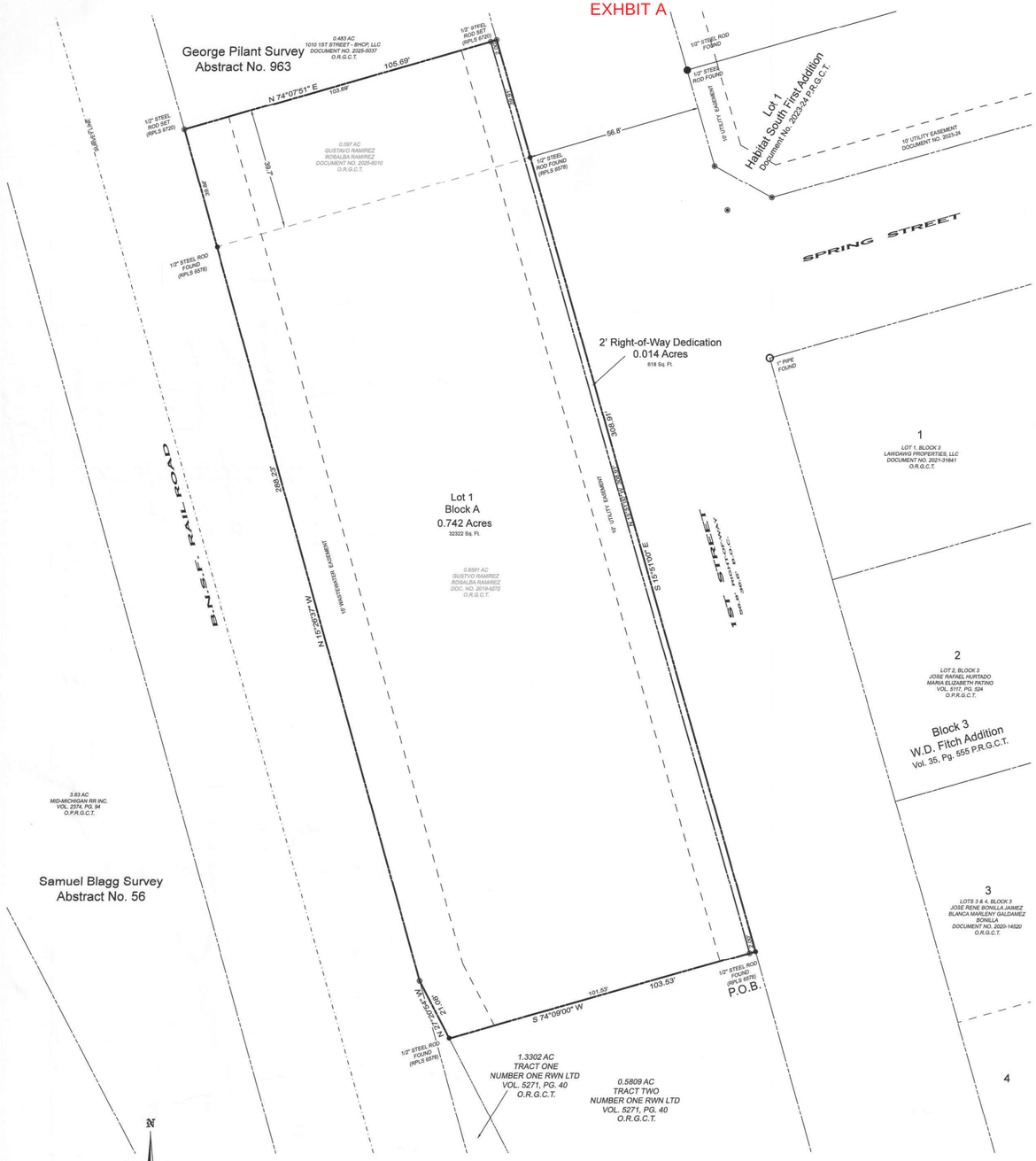
ATTEST:

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

EXHBIT A



22388

Copley Land Surveying
1702 Verdi Lane, Sherman, Texas 75090
TX 903-415-0943,
john@copleylandsurveying.com

OWNERS/DEVELOPER
GUSTAVO RAMIREZ
ROSALBA RAMIREZ
1047 S. IDLEWILD DRIVE
SHERMAN, TEXAS 75090

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

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 7/7/2025 11:05:34 AM
In the PLAT Records
ELEANOR'S 2ND ADDN
Doc Number: 2025 – 122
Number of Pages: 1
Amount: 42.00
Order#: 20250707000053
By: KP

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the G.B. Pilant Survey, Abstract No. 963, and being all of a 0.6591 acre tract of land conveyed to Gustavo Ramirez and Rosalba Ramirez by deed of record in Document No. 2019-9272, Official Records, Grayson County, Texas, and being all of a 0.097 acre tract of land conveyed to Gustavo Ramirez and Rosalba Ramirez by deed of record in Document No. 2025-6010 of said Official Records and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found with a cap marked RPLS 6578 in the west line of 1st Street maintaining the southeast corner of said 0.6591 acre tract and the northeast corner of a 0.5809 acre Tract Two of lands conveyed to Number One RWN LTD by deed of record in Volume 5271, Page 40, Official Public Records, Grayson County, Texas;*

Thence ***South 74°09'00" West****, along the south line of said 0.6591 acre tract and the north line of said 0.5809 acre tract, a distance of* ***103.53 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the southwest corner of said 0.6591 acre tract, the northwest corner of said 0.5809 acre Tract Two and in the east line of a 1.3302 acre Tract One of lands conveyed to Number One RWN LTD, by deed of record in Volume 5271, Page 40 of said Official Records;*

Thence ***North 27°20'54" West****, along the west line of said 0.6591 acre tract and the east line of said 1.3302 acre Tract One, a distance of* ***21.08 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east right-of-way of B.N.S.F. Railroad for an angle point in the west line of said 0.6591 acre tract and the northwest corner of said 1.3302 acre Tract One;*

Thence ***North 15°26'37" West****, along the west lines of said 0.6591 acre tract, and said 0.097 acre tract, and the east right-of-way line of said railroad, passing a 1/2" steel rod found with a cap marked RPLS 6578, at a distance of 248.27 feet, continuing for a total distance of* ***288.23 feet*** *to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 0.097 acre tract, and in the west line of a 0.483 acre tract of land conveyed to 1010 1st Street – BHCP, LLC by deed of record in Document No. 2025-5037 of said Official Records;*

Thence ***North 74°07'51" East****, along the north line of said 0.097 acre tract a distance of* ***105.69 feet*** *to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 0.097 acre tract, in the east line of said 0.483 acre tract and in the west line of 1st Street;*

Thence ***South 15°51'00" East****, along the east lines of said 0.097 acre tract and said 0.6591 acre tract, and the west line of said 1st Street, passing a 1/2" steel rod found with a cap marked RPLS 6578, at a distance of 39.91 feet, continuing for a total distance of* ***308.91 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.756 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
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

6-18-25
Date

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

AVIGATION RELEASE

THE STATE OF.TEXAS §
COUNTY OF GRAYSON §

WHEREAS, GUSTAVO RAMIREZ, 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 Eleanor's 2nd Addition , 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 remiss 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 Eleanor's 2nd Addition, 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 18 *day of* JUNE, *2025.*

By: _____
GUSTAVO RAMIREZ

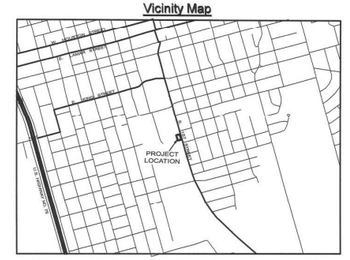
By: _____
ROSALBA RAMIREZ

~ 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 Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway 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. 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.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. *The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.*
11. All easements and rights of way dedicated to the City of Sherman by this plat include the following rights:
    (i) The right of the City to change the size of any facilities installed, maintained, or operated within the area;
    (ii) The right of the City to relocate any facilities within the area; and
    (iii) 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 PLAT is to COMBINE 2 tract into 1 Lot.

Vicinity Map



Owner's Certificate of Dedication

That Gustavo Ramirez and Rosalba Ramirez, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the ELEANOR'S 2nd ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.756 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. Gustavo Ramirez and Rosalba Ramirez does herein certify the following:
1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and other encumbrances.
3. 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.
4. 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.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

WITNESS my hand at ____, GRAYSON *County, Texas, this* 18 *day of* JUNE 2025 *(year).*

_____
GUSTAVO RAMIREZ

_____
ROSALBA RAMIREZ

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 GUSTAVO RAMIREZ 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 18 *day of* JUNE, *2025.*

_____
Notary Public, State of Texas

JONATHAN TODD HITCHCOCK
Notary ID #130513808
My Commission Expires
January 28, 2028

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 ROSALBA RAMIREZ 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 18 *day of* JUNE, *2025.*

_____
Notary Public, State of Texas

JONATHAN TODD HITCHCOCK
Notary ID #130513808
My Commission Expires
January 28, 2028

Approved this 17th *day of* June, *2025, by the City Planning Commission to the City of Sherman, Texas.*

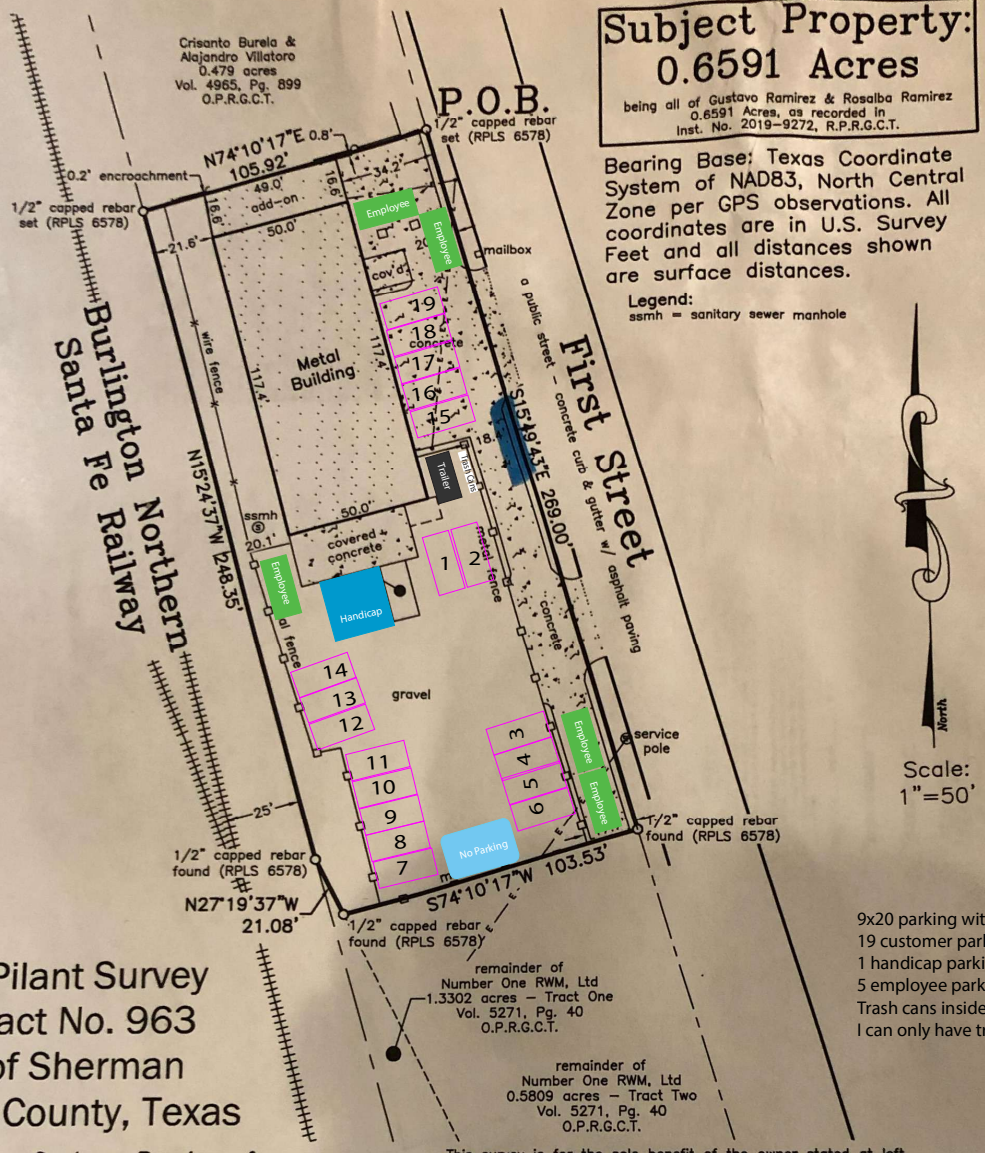
_____ *Chairman*

_____ *Secretary*

Final Plat
Eleanor's 2nd Addition
an addition to the City of Sherman Grayson County, Texas Being 0.756 acres in the George Pilant Survey, Abstract No. 963

5/1/2025

EXHIBIT B



Subject Property: 0.6591 Acres

being all of Gustavo Ramirez & Rosalba Ramirez 0.6591 Acres, as recorded in Inst. No. 2019-9272, R.P.R.G.C.T.

Bearing Base: Texas 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.

Legend:
ssmh = sanitary sewer manhole

Scale: 1"=50'

9x20 parking with 24' turn around
19 customer parking
1 handicap parking space
5 employee parkng
Trash cans inside fence, per pre-deve
I can only have trash cans, no dumps

G. B. Pilant Survey
Abstract No. 963
City of Sherman
Grayson County, Texas

Owner: Gustavo Ramirez & Rosalba Ramirez

Address: 1024 S. First Street Sherman, Texas

This survey is for the sole benefit of the owner stated at left, and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 G, Revised Date: September 1, 2022.

Note: This survey was completed without the benefit of a title commitment.

1024 S First St.

1-2x2

Job No. BGS220824

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 13, 2024

EXHIBIT B

Employee
Handicap
No Parking
Trailer
Trash Cans
Employee
Employee
1
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Exhibit C

PROJECT NARRATIVE

Rusty Pickins operates on a flat-fee model: $25 buys a ***Pickin' Pass*** and one chance to carry out whatever a shopper can physically manage. If they can't take it all in one trip, they must purchase another Pickin' Pass to re-enter. For oversized items like furniture, shoppers can either find a way to carry the item out themselves, stacking smaller items on top or balancing multiple pieces, or pay a fee per item for staff assistance.

The ***Lug-It Line*** marks the beginning of the Rusty Pickins challenge. Once shoppers cross it, everything they plan to take must be carried by hand, on top of furniture, or balanced however they can manage it. Nothing can touch the ground until the customer crosses the door threshold. If anything is dropped or set down, they start over. It's part of the fun and makes the Rusty Pickins experience different.

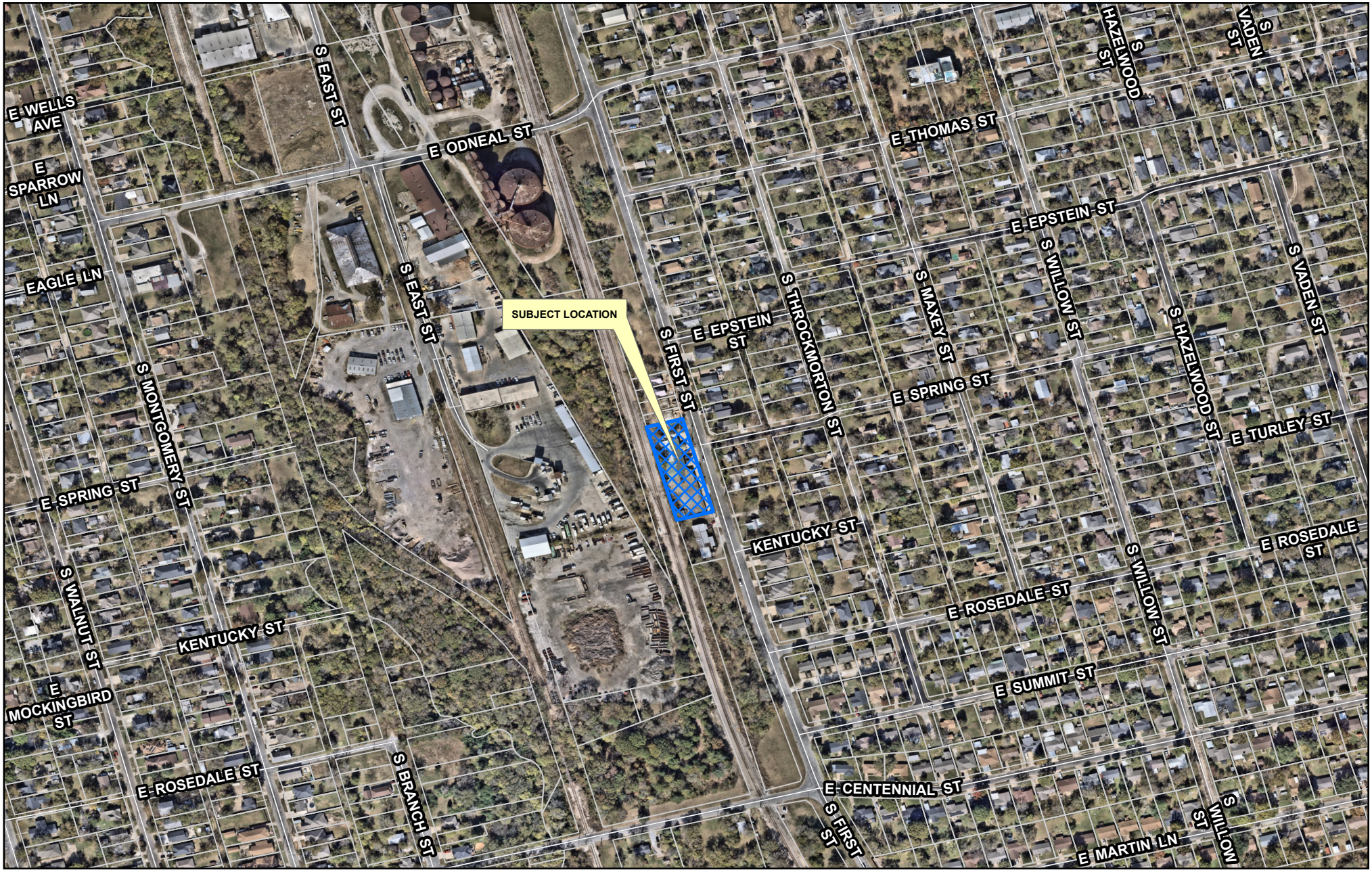
A roped-off section called ***Prime Pickins*** offers higher-value items at fixed prices significantly below online resale or retail market rates. Customers who shop only in this area may do so without paying for a Pickin' Pass, but they are not permitted to enter the main sales floor without paid admission.

New inventory is rolled out every Friday and Saturday to keep the selection fresh and encourage repeat visits.

Rusty Pickins is open Saturdays from 9 AM to 12 PM and Sundays from 10 AM to 1 PM. Limited hours are intentional; they create urgency, encourage early turnout, and ensure that inventory moves quickly.

Rusty Pickins is built on the belief that secondhand shopping should be affordable, fun, and accessible to everyone, without the hassle of traditional pricing.

Approximately 4,000 square feet of open warehouse space will be accessible to customers for shopping. The remaining office space will be used for the owner's existing eBay business, including photography, shipping, inventory storage, and administrative activities.



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1024 S FIRST ST

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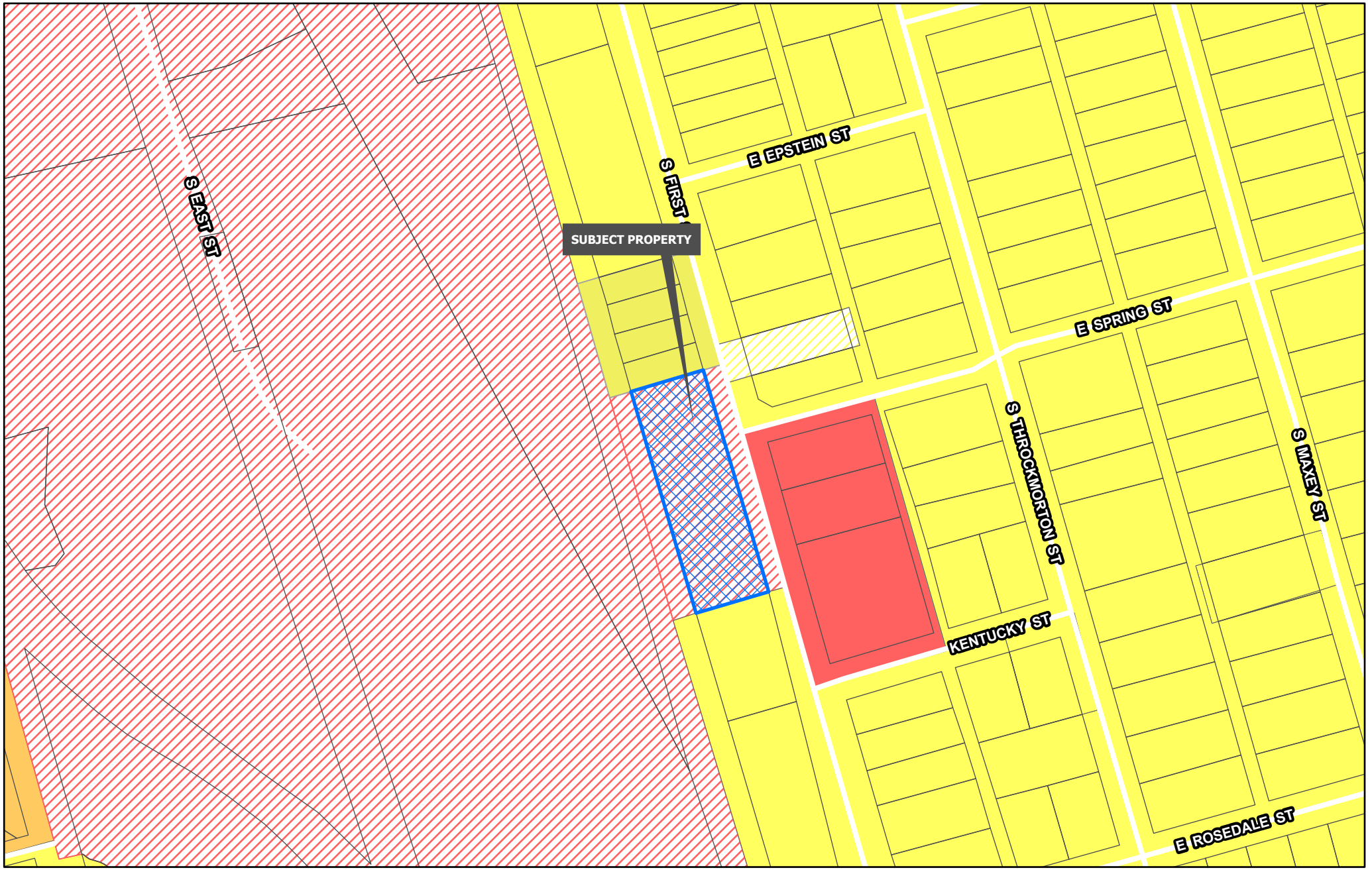

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
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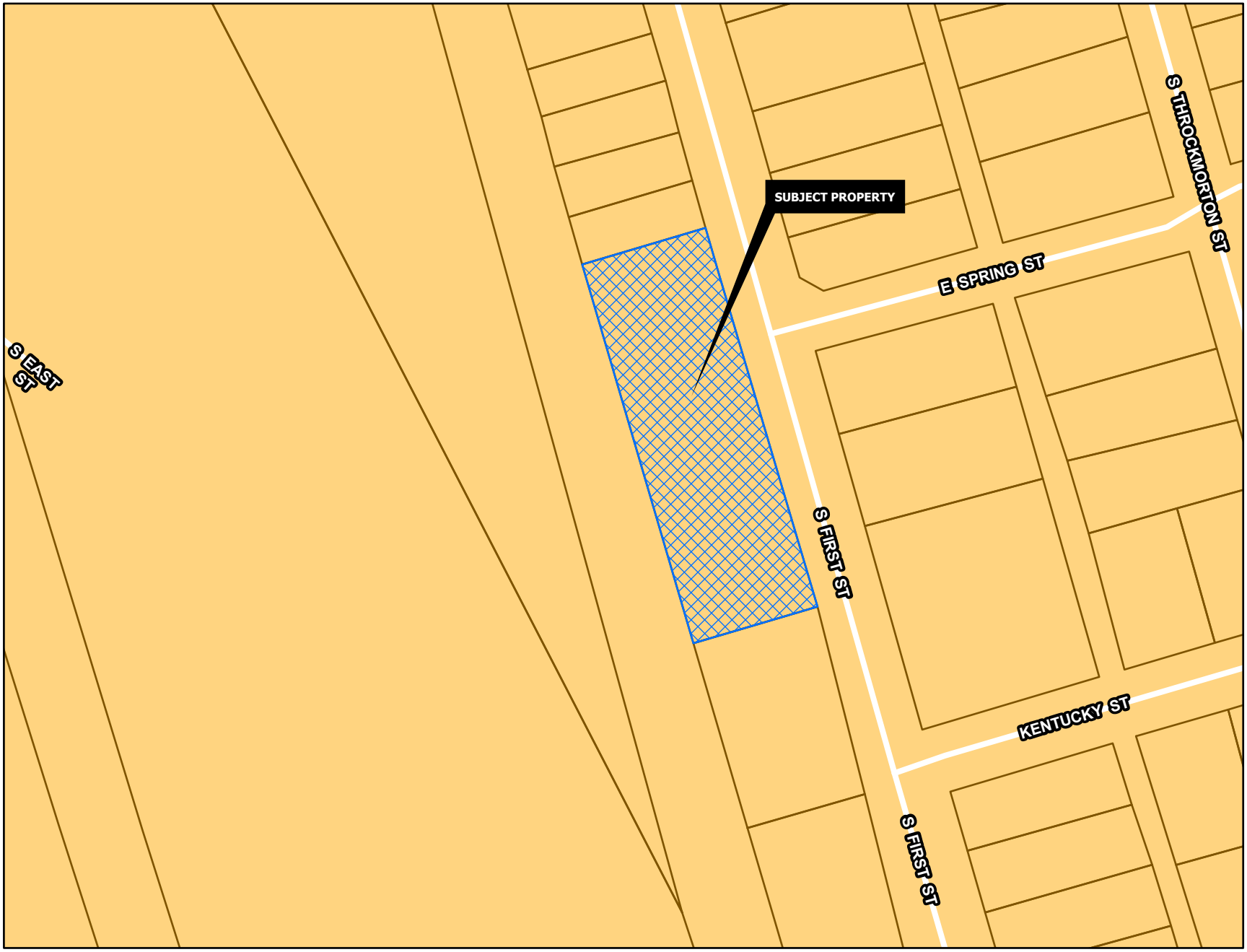

CORE NEIGHBORHOOD

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.

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LANDUSE MAP
1024 S FIRST ST

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Date: 6/24/2026 12:36 PM

NOTICE OF
SPECIFIC USE PERMIT
REQUEST
PROJECT #: 000424-2026

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. D.6.

Meeting Date: 8/17/2026

Prepared By: Rob Rae, Developmental Services Director

Approved By:

Caption:
INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6859
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/College Park Overlay District Located At 430 East Brockett Street, Consisting Of 0.310 Acres, Being Lot 1, Block 7, In The J.B. McAnair Survey, Abstract No. 763 City Of Sherman, Grayson County, Texas, Jason Earnhart (Owner); Brandon Gumaer (Applicant); And Copley Land 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

Issue:
Consideration of a Specific Use Permit consisting of 0.310 acres of land located at 430 East Brockett Street.

Background:
The property is located at 430 East Brockett Street. The applicant is requesting a Specific Use Permit to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/College Park Overlay District.

The applicant, Brandon Gumaer, is requesting an SUP for automobile repair at this location at 430 E. Brockett Street. He wants to open an automotive alignment shop for short-term service. He expects that most customer vehicles will be serviced and returned the same day.

This building was constructed in 1950, according to the Grayson County Appraisal District, and is currently under renovation.

Staff recommends the following conditions for this SUP:

- Tied to the applicant, Brandon Gumaer.
- Limited to one year.
- Limited to the use, Automotive Alignment Shop.
- Required Landscape Buffer at rear of property.

Capital Improvement Program:
N/A

Origination:
The request of Jason Earnhart (Owner), Brandon Gumaer (Applicant) and Copley Land Surveying (Surveyor).

Financial Consideration:
None

Staff Recommendation:
At the July 21, 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. 6859
2. Exhibit A
3. Exhibit B
4. Exhibit C
5. Location Map
6. Zoning Map
7. Future Landuse Map
8. Property Notification Sign
9. Project Narrative

ORDINANCE NO. 6859

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/COLLEGE PARK OVERLAY DISTRICT LOCATED AT 430 EAST BROCKETT STREET, CONSISTING OF 0.310 ACRES, BEING LOT 1, BLOCK 7, IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, JASON EARNHART (OWNER); BRANDON GUMAER (APPLICANT); AND COPLEY LAND 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 430 East Brockett Street, 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 on **Exhibit A – Survey**.

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's office.
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. No work shall be performed outside the structure designated for auto repair.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. 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.
10. 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))*
11. 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.
12. 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

13. Replatting of the property is required prior to any additions being built. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
14. Abandonment of platted alley adjacent to Brockett Street is recommended. Said abandonment to be approved by City Council with instrument information of abandonment shown in General Notes of plat prior to submitting Final Plat. Coordinate with Engineering Department for abandonment requirements by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10.03.007(c); Engineering Design Standards Manual 1.10(E)*
15. New drive approaches and sidewalks shall conform to City of Sherman 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); Engineering Design Standards Manual 2.5*

Additional Comments

16. The property shall be developed and used in accordance with all City Ordinance and the Site Plan shown in **Exhibit B**.
17. The property shall be developed and used in accordance with all City Ordinance and the Building Elevations shown in **Exhibit C**.
18. A fifteen (15) foot landscape buffer is required between any single-family residential land use and non-single family land use. *Sec. (14.06.004 (f)(1))*

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 Brandon Gumaer is the owner or lessee of the property.
20. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first 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.
21. The parking lot shall be improved with asphalt or concrete.
22. This SUP is limited to automotive alignment quick service repair.
23. No outdoor overnight parking is allowed.

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 17th day of August 2026.

ADOPTED on this the 17th day of August 2026.

EFFECTIVE DATE on this the 17th day of August 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

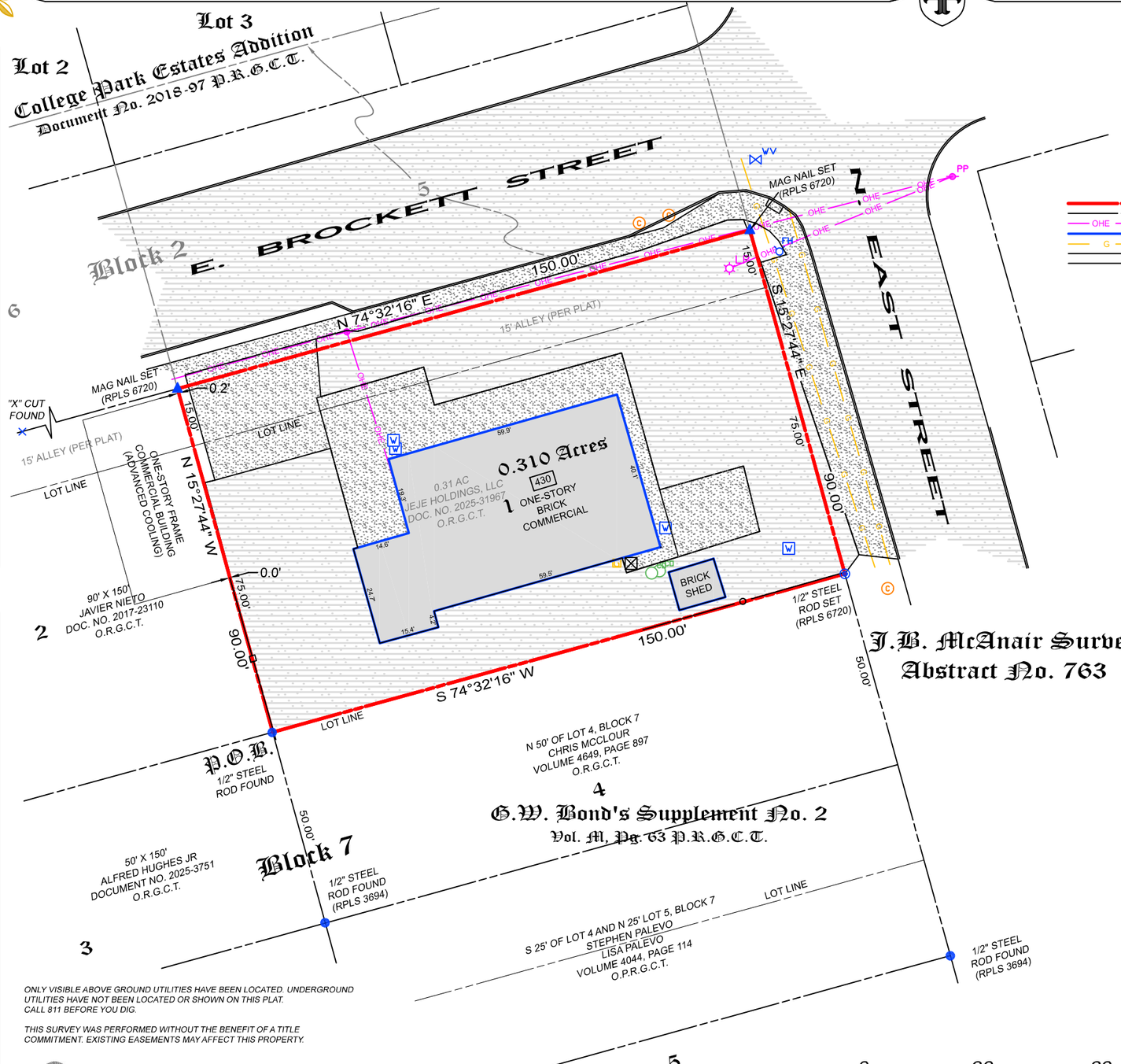
BY: _____
TERI FINE, CITY CLERK

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

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A

CLS Job# 26040121



Legend

- GAS METER
- SEWER CLEANOUT
- A/C
- CABLE MARKER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- BUILDING
- GAS LINE
- STOCKADE FENCE
- CHAINLINK FENCE
- ASPHALT
- CONCRETE

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

N
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S

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair, Abstract No. 763, and being a 0.31 acre tract of land conveyed to JEJE Holdings, LLC by deed of record in Document No. 2025-31967, Official Records, Grayson County, Texas and being all of Lot 1 and that portion adjacent 15' alley, Block 7, G.W. Bond's Supplement No. 2, an addition to the City of Sherman, Texas as shown by plat of record in Volume M, Page 63, 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 southwest corner of said 0.31 acre tract, the northwest corner of Lot 4, of said Block 7, the common northeast corner of Lot 3 of said Block 7 and a 50' X 150' tract, conveyed to Alfred Hughes Jr. by deed of record in Document No. 2025-3751, of said Official Records and the common southeast corner of Lot 2 of said Block 7 and a 90' X 150' tract conveyed to Javier Nieto, by deed of record in Document No. 2017-23110 of said Official Records;*

Thence ***North 15°27'44" West****, along the west line of said Lot 1 and the east line of said Lot 2, a distance of* ***90.00 feet*** *to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the south line of E. Brockett Street, and the north line of said alley, for the northwest corner of said 0.31 acre tract and the northeast corner of said 90' X 150' tract;*

Thence ***North 74°32'16" East,*** *along the south line of said E. Brockett Street and the common north line of said 0.31 acre tract and said alley, a distance of* ***150.00 feet*** *to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 at the intersection of the south line of said E. Brockett Street and the west line of N. East Street for the northeast corner of said 0.31 acre tract;*

Thence ***South 15°27'44" East****, along the west line of said N. East Street and the east lines of said 0.31 acre tract and said Lot 1, a distance of* ***90.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said Lot 1 and the northeast corner of said Lot 4;*

Thence ***South 74°32'16" West****, along the south line of said Lot 1 and the north line of said Lot 4, a distance of* ***150.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.310 acres*** *of land.*

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 4/20/2026

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED OR SHOWN ON THIS PLAT. CALL 811 BEFORE YOU DIG.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EXISTING EASEMENTS MAY AFFECT THIS PROPERTY.

0 30 60
SCALE ~ 1" = 30'

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Copley Land Surveying, Inc.
All rights reserved.

Copley Land Surveying
5586 W. FM 120, Denison, Texas 75020
TX 903-415-0643
john@copleylandsurveying.com

EXHIBIT B

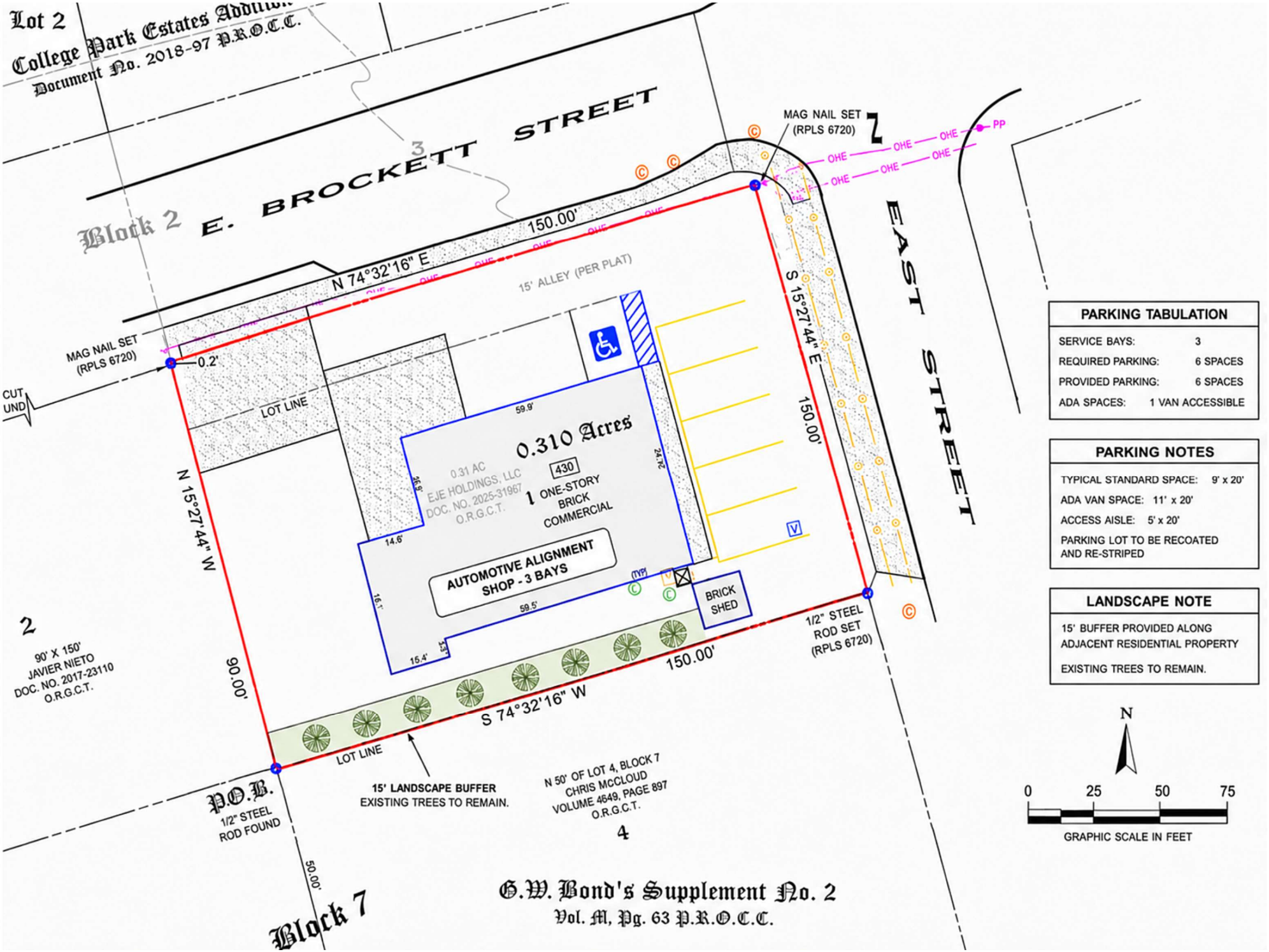
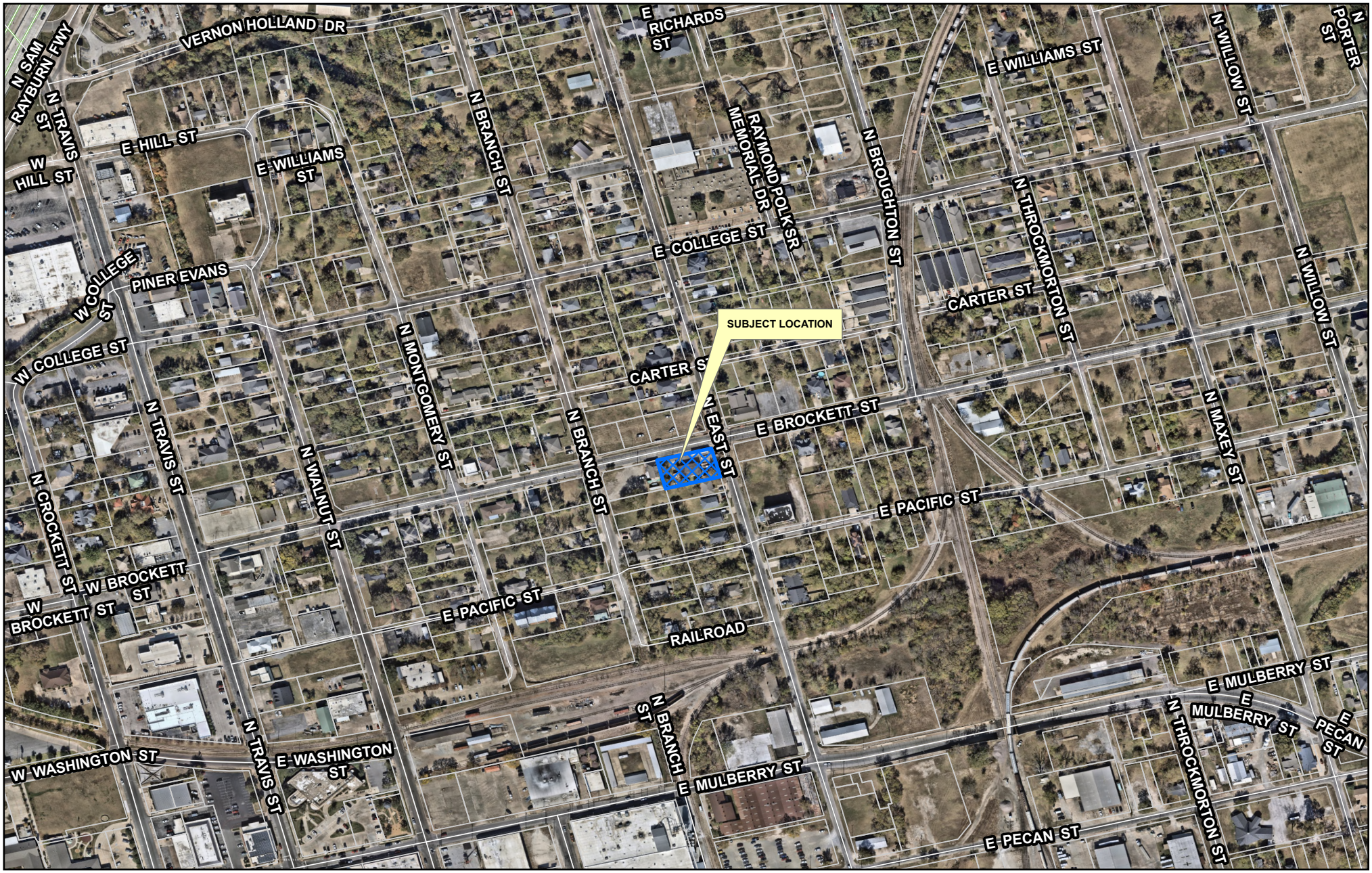

Lot 2
College Park Estates Addition
Document No. 2018-97 P.R.O.C.C.
E. BROCKETT STREET
Block 2
3
150.00'
N 74°32'16" E
15' ALLEY (PER PLAT)
MAG NAIL SET
(RPLS 6720)
MAG NAIL SET
(RPLS 6720)
0.2'
CUT
UND
LOT LINE
N 15°27'44" W
90.00'
S 15°27'44" E
150.00'
EAST STREET
OHE
PP
0.310 Acres
0.31 AC
EJE HOLDINGS, LLC
DOC. NO. 2025-31967
O.R.G.C.T.
430
1 ONE-STORY
BRICK
COMMERCIAL
AUTOMOTIVE ALIGNMENT
SHOP - 3 BAYS
BRICK
SHED
59.9'
24.2'
16.8'
14.6'
16.1'
59.5'
15.4'
2
90' X 150'
JAVIER NIETO
DOC. NO. 2017-23110
O.R.G.C.T.
1/2" STEEL
ROD SET
(RPLS 6720)
150.00'
S 74°32'16" W
LOT LINE
15' LANDSCAPE BUFFER
EXISTING TREES TO REMAIN.
N 50' OF LOT 4, BLOCK 7
CHRIS MCCLOUD
VOLUME 4649, PAGE 897
O.R.G.C.T.
4
P.O.B.
1/2" STEEL
ROD FOUND
50.00'
Block 7
G.W. Bond's Supplement No. 2
Vol. M, Pg. 63 P.R.O.C.C.
PARKING TABULATION
SERVICE BAYS: 3
REQUIRED PARKING: 6 SPACES
PROVIDED PARKING: 6 SPACES
ADA SPACES: 1 VAN ACCESSIBLE
PARKING NOTES
TYPICAL STANDARD SPACE: 9' x 20'
ADA VAN SPACE: 11' x 20'
ACCESS AISLE: 5' x 20'
PARKING LOT TO BE RECOATED AND RE-STRIPED
LANDSCAPE NOTE
15' BUFFER PROVIDED ALONG ADJACENT RESIDENTIAL PROPERTY
EXISTING TREES TO REMAIN.
N
0
25
50
75
GRAPHIC SCALE IN FEET

EXHIBIT C

Before

After



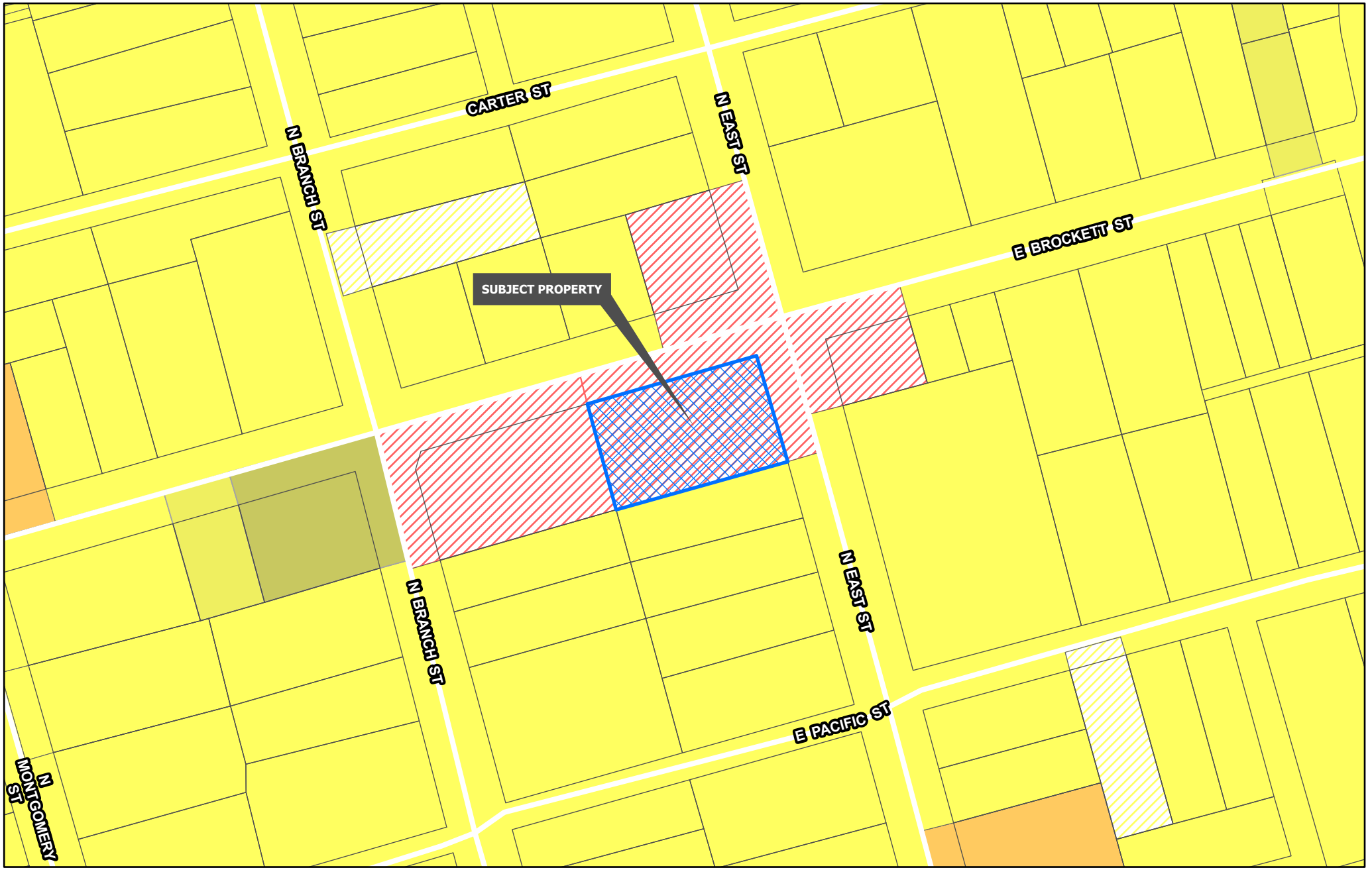
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
430 E BROCKETT ST

N
W E
S

Date: 6/26/2026 5:48 PM



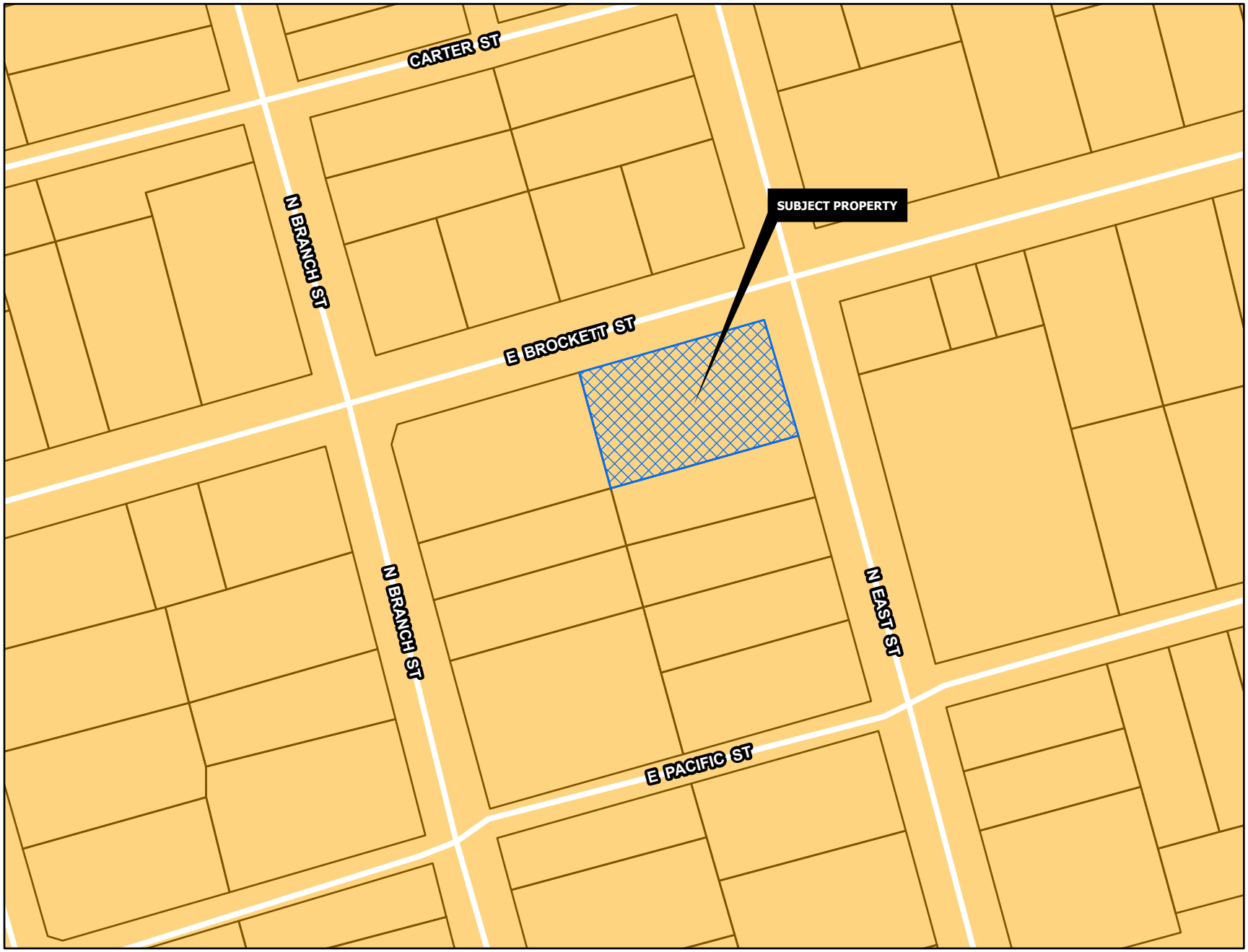
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
430 E BROCKETT ST

N
W E
S

Date: 6/26/2026 5:48 PM



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.

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LANDUSE MAP
430 E BROCKETT ST

N
W E
S

Date: 6/26/2026 5:48 PM

NOTICE OF
SPECIFIC USE PERMIT
REQUEST
PROJECT #: 000430-2026
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7210
People - Quality - Image

Project Narrative
430 E. Brockett Street, Sherman, Texas
Proposed Use: Automotive Alignment Shop

The proposed project at **430 E. Brockett Street** is for the renovation and reuse of an existing commercial automotive-style building for a new locally owned business operated by **Brandon Gumaer**. Mr. Gumaer intends to open an **automotive alignment shop**, which is a specialized automotive service focused primarily on wheel alignments and related minor vehicle adjustments.

The business will operate out of the existing building using **three service bays**. This proposed use is different from a general automotive repair shop because the work is specific, controlled, and typically completed within a short period of time. Most customer vehicles are expected to be serviced and returned the same day, often within only a few hours. Because alignment work does not usually require ordering major parts, disassembling vehicles for extended repairs, or storing disabled vehicles, the business is not expected to create the long-term vehicle storage issues that can sometimes be associated with broader automotive repair operations.

The property has historically been used in a manner that has left the building and site in need of cleanup and improvement. This project will significantly improve the appearance and function of the property. Planned exterior improvements include cleaning up the site, repainting the building, installing new overhead garage doors, improving the front appearance of the building, recoating and restriping the parking area, and adding decorative planters and landscaping to create a more attractive street presence.

The intent of the project is to take an existing commercial building and bring it back into productive use in a clean, organized, and professional manner. The business will operate indoors within the existing building bays, and customer vehicles will move through the site in a timely manner. The property will not be used as a salvage yard, vehicle storage lot, body shop, paint shop, or long-term repair facility. Inoperable vehicles, vehicles awaiting major parts, and outside storage of parts or materials are not part of the proposed operation.

Parking will be organized and striped to meet City requirements, including accessible parking as required. The parking lot will be recoated, striped, and improved to provide a clear and orderly layout for customers and employees. The added planters and exterior improvements will help soften the site and provide a more finished commercial appearance along E. Brockett Street.

The proposed alignment shop is compatible with the existing commercial character of the area and represents an improvement over the property's current condition. The project will clean up an underutilized site, improve the building façade, provide a needed automotive service, and support a new small business in Sherman.

Approval of this request will allow the property to be improved and returned to active commercial use while maintaining a specialized automotive alignment operation that does not rely on outdoor vehicle storage or heavy repair activity. The applicant is committed to maintaining the property in a clean, professional, and orderly condition and to making the improvements necessary to create a positive appearance for the surrounding area.

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. D.7.

Meeting Date: 8/17/2026

Prepared By: Wayne Lee, Director of Engineering

Approved By: Zachary Flores, City Manager

Caption:
INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6960
Temporarily Reducing the Maximum Rates of Speed on Certain Portions of U.S. Highway 75 and Certain Portions of the Northbound and Southbound Frontage Roads of U.S. Highway 75 in the Corporate Limits of Sherman, Grayson County, Texas, During Construction, Providing for a Penalty Clause with a Maximum Fine of $2,000: Declaring an Emergency; Providing for Severability; Providing for a Repealer

Issue:
The Texas Department of Transportation (TxDOT) is requesting speed limit changes on U.S. Highway 75 (US Hwy 75) in Sherman's city limits, for the duration of their construction activities on TxDOT's Federal Project F 2026(545).

Background:
This project is the continued reconstruction of U.S. Highway 75.

With ongoing construction, TxDOT has deemed it necessary to modify the speed limit within the construction limits until completion of the project. The speed limit will be set at 65 MPH on the main lanes and 45 MPH on the frontage road from approximately FM 902 to approximately north of West Travis Street, in both northbound and southbound directions of U.S. Highway 75.

Capital Improvement Program:
N/A

Origination:
Texas Department of Transportation

Financial Consideration:
None

Staff Recommendation:
It is recommended that TxDOT's recommended speed limits be approved for construction purposes.

Alternatives:
As may be directed by the City Council

Attachments:

1. Ordinance No. 6960
2. Location Map

ORDINANCE NO. 6960

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, TEMPORARILY REDUCING THE MAXIMUM RATES OF SPEED ON CERTAIN PORTIONS OF U.S. HIGHWAY 75 AND CERTAIN PORTIONS OF THE NORTHBOUND AND SOUTHBOUND FRONTAGE ROADS OF U.S. HIGHWAY 75 IN THE CORPORATE LIMITS OF SHERMAN, GRAYSON COUNTY, TEXAS, DURING CONSTRUCTION; PROVIDING FOR A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Texas Department of Transportation ("TxDOT") has asked the City of Sherman, Texas ("Sherman") to consider reducing the maximum speed limits on certain sections of U.S. Highway 75 and certain portions of the northbound and southbound frontage roads of U.S. Highway 75 during TxDOT's US75 widening/reconstruction project, Federal Project F 2026(545); and

WHEREAS the City Council of the City of Sherman, Texas ("City Council") finds that it would be advantageous and beneficial to the citizens of Sherman to establish new maximum speed limits on certain sections of U.S. Highway 75 and certain portions of the northbound and southbound frontage roads of U.S. Highway 75 during TxDOT's US75 widening/reconstruction project.

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

SECTION 1. The prima facie speed limit is hereby set at sixty-five (65) miles per hour for vehicles traveling on the following sections of the northbound and southbound mainlanes of U.S. Highway 75: from approximately the southern City limits of Sherman, near F.M. 902, north to approximately 0.5 miles north of W. Travis Street. The prima facie speed limit is hereby set at forty-five (45) miles per hour per hour for vehicles traveling on the following sections of the northbound and southbound frontage roads of U.S. Highway 75: from approximately the southern City limits of Sherman, near F.M. 902, north to approximately 0.5 miles north of W. Travis Street. The City Council finds that such speed limits for vehicles are safe, reasonable and prudent. Such speed limits shall be in effect from the effective date of this Ordinance until TxDOT's US75 widening/reconstruction project (Federal Project F 2026(545)) is complete. When no special hazards exist that require a lower speed, the speed of any vehicle not in excess of the limits specified shall be lawful, but any speed in excess of the limits specified shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful.

SECTION 2. Signs indicating the speed limits provided herein shall be placed at the most advantageous points to be conspicuous to approaching vehicular traffic in accordance with the Texas Uniform Manual on Traffic Control Devices, as amended. Each sign shall be permanently affixed to a stationary post or installed on permanent buildings or walls or as otherwise approved. The signs shall in no way be obstructed from view and shall comply with applicable state laws. The City Manager, or his/her authorized representative, is authorized and directed to cause to be erected such appropriate signs.

SECTION 3. That any person violating the provisions of this ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a work zone fine not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00).

SECTION 4. That the fact that present traffic regulations are inadequate to control traffic in the area covered by this ordinance creates an emergency which is here and now declared, and all rules and regulations providing for the reading of ordinance is passed as an emergency measure and shall be in full force and effect from and after its passage and publication and after the installation of speed limit signs.

SECTION 5. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

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

INTRODUCED on this the 17th day of August 2026.

ADOPTED on this the 17th day of August 2026.

EFFECTIVE DATE on this the 17th day of August 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

Mainlane - 65 mph
Frontage Road - 45 mph
US 75
W. Travis St
TRIBUN
FM 1417
HILTON
US 75
FM 902

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. D.8.

Meeting Date: 8/17/2026

Prepared By: Teri Fine, Assistant to the City Manager

Approved By:

Caption:
INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6961
Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 3rd day of November 2026, for the Purpose of Electing two City Council Members (District 2 and District 4) to Fill Expiring Terms; Providing that the Election Shall be Administered by Grayson County, Texas; Designating Early Voting Polling Places and Hours; Designating Election Day Polling Places and Hours; Designating Filing Deadlines; Ordering Notices of Election to be Given as Prescribed by Law in Connection with Such Election; Providing for the Appointment of Election Judges; Authorizing the Mayor and City Clerk to Take All Actions Necessary to Comply With Applicable Election Laws.

Issue:
To call an Election for November 3, 2026, to elect two City Council Members (District 2 and District 4).

Background:
In compliance with applicable law, the City must, by ordinance, call an Election.

Capital Improvement Program:

Origination:
City Clerk's Office

Financial Consideration:
Based on prior years, the estimated cost of the upcoming election is projected to range between $10,000 and $15,000.

Staff Recommendation:
It is recommended that the City Council approve the ordinance calling the Election for Tuesday, November 3, 2026.

Alternatives:
There is no viable alternative.

Attachments:
1. Ordinance No. 6961

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 3rd DAY OF NOVEMBER, 2026, FOR THE PURPOSE OF ELECTING TWO CITY COUNCIL MEMBERS (DISTRICT 2 AND DISTRICT 4) TO FILL EXPIRING TERMS; PROVIDING THAT THE ELECTION SHALL BE ADMINISTERED BY GRAYSON COUNTY, TEXAS; DESIGNATING EARLY VOTING POLLING PLACES AND HOURS; DESIGNATING ELECTION DAY POLLING PLACES AND HOURS; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; PROVIDING FOR THE APPOINTMENT OF ELECTION JUDGES; AUTHORIZING THE MAYOR AND CITY CLERK TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH APPLICABLE ELECTION LAWS; 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") duly authorizes and hereby orders a general election to be held within the City of Sherman, Texas ("Sherman") on November 3, 2026, for the purpose of electing a Mayor and two members of the Sherman City Council (District 2 and District 4), with each such term being for a period of three years.

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

SECTION 1. That, in compliance with the Sherman Home Rule Charter, and in accordance with the laws and the Constitution of the State of Texas, an election is hereby called and ordered for November 3, 2026, at which all qualified voters may vote for the purpose of electing City Council Members for District 2 and District 4 to fill expiring terms.

SECTION 2. That said election shall be administered by Grayson County, Texas in accordance with a Joint Election Agreement executed pursuant to the authority of a Resolution approved by the City Council.

SECTION 3. That the County Elections Administrator shall prepare electronic ballots for early and election day voting and paper ballots for mail ballots and provisional ballots to be used in said election and shall label the same *"Official Ballot"* on which ballot shall be printed the names of the candidates and the designation of each position sought, which shall be "Council Member, District 2," and "Council Member, District 4," respectively.

SECTION 4. That no person's name shall be placed upon the official ballot as a candidate for the position of Council Member unless such person has filed his/her sworn application for a place on the ballot, as provided by the laws of the State.

SECTION 5. Candidates must file for a specific place and adhere to the filing deadlines. The candidate filing period for the election is as follows:

Beginning: July 18, 2026 at 8:00 a.m.
Ending: August 17, 2026 at 5:00 p.m.

SECTION 6. That early voting will begin on October 19, 2026, and continue through October 30, 2026, at times and locations to be determined by the Grayson County Elections Administration. Voting times and locations are subject to change. Applications for ballots by mail shall be requested from and mailed to Early Voting Clerk, Elections Administration Building, 115 W. Houston, Sherman, Texas 75090, or faxed to (903) 891-4370 or emailed to votegrayson@co.grayson.tx.us. (If faxed or emailed, the original application must be mailed and received within 4 days.) Applications for ballots by mail must be received no later than the close of business on October 23, 2026.

SECTION 7. That Election Day voting by personal appearance shall be conducted at designated vote centers from 7:00 a.m. to 7:00 p.m. Voting locations and election judges shall be determined by the Grayson County Elections Administration.

SECTION 8. That notice of said election shall be given by the Mayor of Sherman by causing an election notice to be posted at City Hall not later than the twenty-first day before Election Day, and by publishing the caption for this ordinance at least one time not more than thirty days nor less than ten days prior to the election date, in at least one daily newspaper published in the City of Sherman in accordance with the provisions of the Texas Election Code.

SECTION 9. That for early voting in person, early voting by mail, election day voting and provisional voting, the following voting equipment will be used: ES&S ExpressVote Universal voting machines (EVS 6.1.1.0); ES&S DS200 Digital Precinct Scanners (EVS 6.1.1.0), at least one per polling site for Early Voting; at least one per polling site for Election Day; ES&S DS450 Digital Central Count Scanner/Tabulator (EVS 6.1.1.0) along with the required ancillary parts and services required for such voting tabulation system.

SECTION 10. That the Presiding Judge for Early Voting shall be determined, the Alternate Judge shall be determined and additional Voting Clerks shall be appointed.

SECTION 11. That an Early Voting Ballot Board for verifying Early Voting ballots shall be appointed, by the Early Voting Judge, consisting of a Presiding Judge and additional Clerks.

SECTION 12. That the rate of pay set by Subchapter E, Sections 32.091 and 32.092 of Title 3 of the Election Code for Election Judges and Clerks shall be at an amount fixed by the appropriate authority, which is at least the federal minimum hourly wage. Two judges will deliver the election returns and will split the $25.00 pay for that service. No judge may be paid for more than two hours of work before the polls open.

SECTION 13. That Julie Phillips, County Elections Administrator, is hereby appointed Counting Station Presiding Manager.

SECTION 14. That the election shall be conducted in accordance with the Texas Election Code and other applicable law, and all qualified voters of Sherman shall be eligible to vote at the election.

SECTION 15. That the Mayor and City Clerk, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Texas Election Code and any other state or federal law in carrying out and conducting the election, whether or not expressly authorized herein.

SECTION 16. That 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 and phrase thereof regardless of whether any one or more sections, subsections, sentences, clauses or phrases may be declared unconstitutional and/or invalid.

SECTION 17. That all provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 18. That this order for an election becomes effective immediately upon its passage.

SECTION 19. That it is hereby officially found and determined that the meeting at which this ordinance 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.

INTRODUCED on this the 17th day of August 2026.

ADOPTED on this the 17th day of August 2026.

EFFECTIVE DATE on this the 17th day of August 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

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. F.1.

Meeting Date: 8/17/2026

Prepared By: Sarah McRae, Tourism Manager

Approved By:

Caption:
Resolution No. 7664 (This item was tabled at the August 3, 2026 Regular City Council Meeting)
Declaring the MoonLight Market as an Event serving a public purpose and accepting an agreement between the State of Texas, acting by and through the Texas Department of Transportation and the City of Sherman for the Temporary Closure of a Segment of State Right of Way State Highway 56 (Houston St.), from Crocket Street to South Elm Street.

Issue:
Wildflowers on Sunday, The Impeccable Poppy and Rutledge Ryan Ranch aka, Moonlight Market Team, will host a Moonlight Market every second and fourth Friday of each month in the Crockett St. Parking Lot and along Highway 56 (Houston St.) from Crocket Street to S. Elm Street.

Background:
The Moonlight Market is an after-hours shopping experience in the heart of Downtown Sherman, Texas. This event is held on the second and fourth Friday from April through November, with a break in July for Summer. The Market brings together a carefully curated selection of local makers, artist, bakers food vendors, and small businesses for an evening of shopping, community and entertainment.

Capital Improvement Program:

Origination:
May Gingras, Wildflowers on Sunday
Teresa Slaton, The Impeccable Poppy
Lisa Rutledge, Rutledge Ryan Ranch

Financial Consideration:
Labor and equipment to provide traffic control assistant and place/remove barricades and cones

Staff Recommendation:
it is recommended that the City Council approve this request and authorize the necessary traffic control and assistance to accommodate the event.

Alternatives:
As directed by Council

Attachments:

1. Resolution No. 7664
2. Support Letter from Chief Jeffcoat
3. MM Letter
4. Moonlight Market Special Event Packet
5. MM Map 6.26
6. Gmail - Placer AI Data
7. Agreement: Closure - Incorporated (TEA30A)

RESOLUTION NO. 7664

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DECLARING THE MOONLIGHT MARKET AS AN EVENT SERVING A PUBLIC PURPOSE AND ACCEPTING AN AGREEMENT BETWEEN THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF SHERMAN OF THE TEMPORARY CLOSURE OF A SEGMENT OF STATE RIGHT OF WAY STATE HIGHWAY 56 (HOUSTON ST.), FROM CROCKET STREET TO SOUTH ELM STREET FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, The City Council of the City of Sherman, Texas declare the Moonlight Market to be an event serving a public purpose, and

WHEREAS, the State owns and operates a system of highways for public use and benefit, including a segment of State Highway 56 (Houston St.) from Crocket Street to South Elm Street, and

WHEREAS, The City of Sherman is requesting temporary closure of a segment of State Highway of 56 (Houston St.) from Crocket to South Elm Street for the purpose of the Moonlight Market, and

WHEREAS, The State in recognition of the public purpose of the event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the state's right of way will be performed within the state requirements.

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

SECTION 1. The City Council of the City of Sherman authorizes the City to enter into the agreement with the state for the temporary closure of the segment of State Highway 56 known as Houston Street from Crocket Street to South Elm Street for the purpose of the Moonlight Market to be held on August 14, 2026, August 28, 2026, September 11, 2026, September 25, 2026, October 9, 2026, October 23, 2026 and November 13, 2026.

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 8th day of August 2026.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____ **BY:** _____
TERI FINE, CITY CLERK **SHAWN TEAMANN, MAYOR**

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

BY: _____
NAME: _____
CITY ATTORNEY

SHERMAN POLICE DEPARTMENT
2600 West Travis Street
Sherman, Texas 75092

Jason Jeffcoat

Chief of Police

Sherman Police Department

July 29, 2026

To: Texas Department of Transportation Officials

I am writing in support of the Traffic Control Plan submitted for the Moonlight Market events held in Downtown Sherman. The organizers have requested the temporary closure of one block of West Houston Street during the evening markets, which occur on the second and fourth Fridays of each month from 6:00 p.m. to 9:00 p.m., with vendor setup beginning at 4:30 p.m.

I have reviewed the proposed closure area and associated detour options provided to the me. Based on my review, I am confident that the Sherman Police Department can adequately enforce the Traffic Control Plan for these closures. This includes enforcing the approved barricade placement, detour routing, and maintaining clear travel lanes as required under TxDOT guidelines for temporary closures of state right-of-way.

Additionally, the organizers have followed the proper process by coordinating with TxDOT and supplying the required maps, event schedules, and supporting documentation for Council review. Their request aligns with prior similar community events in nearby jurisdictions, where local law enforcement successfully enforced comparable TxDOT-approved traffic control measures.

The Sherman Police Department supports this initiative and stands ready to assist in facilitating a safe and successful market season for downtown visitors, vendors, and businesses.

Please contact me if additional information or coordination is needed.

Respectfully,

Jason Jeffcoat
Chief of Police
Sherman Police Department

July 22, 2026

Dear Sherman City Council,

We are writing on behalf of the Moonlight Market on W Houston requesting the use of the parking lot on the corner of West Houston and North Crockett Street. The market is scheduled for every 2nd & 4th fridays of every month from 6-9pm. Local market vendors are allowed to set up by 4:30pm, so we will need to have the spaces available from 4:30-10pm. Attached is a map of the spots we would like reserved for the remainder of the market season. (August-November)

Our goal from the beginning has always been to bring more foot traffic to the mercantiles and show others how much downtown Sherman has to offer. We have enjoyed showcasing local vendors and artisans to the public.

Statistics provided by the Mainstreet office have supported our goal and show an increase of visitors to downtown during Moonlight Market nights. As our market continues to grow we want to be able to offer the best location to accommodate more vendors and guests.

We thank you for considering this request and look forward to more fun Friday nights in downtown Sherman.

Sincerely,

May Gingras, Wildflowers on Sunday
Teresa Slaton, The Impeccable Poppy
Lisa Rutledge, Rutledge Ryan Ranch

Moonlight Market Team

Enclosures:
Event Application
Market Stats
Map

Sherman

CLASSIC TOWN. BROAD HORIZON.

Special Events

Policies and Procedures Manual & Application

Community and Support Services Department
405 N. Rusk
903-892-7230

The City of Sherman is host to a wide variety of special events each year. Those events range from small gatherings to larger community events. The City has recognized that these special events have become an important part of our resident's life by enhancing tourism, culture, recreation and education as well as providing economic benefit to businesses in the City.

Some gatherings due to their size and special requirements may place unique demands on public resources. In order to plan for those demands and to ensure that public health and safety is protected, it is necessary that the city have advance notice of these special events. This manual will provide details outlining what types of events can be hosted and where.

The purpose of the Special Events Policies and Procedures Manual is to provide a consolidated manual to enable special event coordinators or those thinking of hosting an event easy access to the necessary information to help make the event a success. The primary goal of this manual is to create a win-win relationship between the City of Sherman and event organizers. By creating this relationship both parties will be able to receive, in a timely manner, the required information to plan a special event, big or small.

The specific objectives of the policy and procedure manual ensure that:

- The City of Sherman's assets are protected;
- The City of Sherman's citizens interests are met;
- The event organizers work with the merchants and residents to ensure that any negative impact is kept to a minimum;
- All Federal, County and Municipal laws, regulations and statutes are observed;
- The event organizers work closely with the Community and Support Services Department or designee;
- All special event applications are handled in a fair and equitable manner;
- Each event is evaluated in a consistent manner;
- All direct costs related to the services provided by the City of Sherman are recovered.

A special event is defined as a one time, annual, or infrequently occurring event on City of Sherman property that is reserved for exclusive use. Types of events may include but are not limited to: Cultural events that celebrate/educate heritage and cultures; Theatrical events; Commemorative events acknowledging significant dates or occurrences; Community events that provide the community with an opportunity to celebrate; Athletic events; Artistic events that celebrate/display creative and artistic works; or Commercial events designed to generate surplus revenue.

Special Event Permit Application Process

1. Complete the Special Event Permit Application and submit it to the Department of Community and Support Services, along with any applicable fees, sixty (60) days prior to the event date. The Community and Support Services Office is located in the Sherman Municipal Building at 405 N. Rusk on the 2nd Floor.

2. To ensure that your event is moved along in a timely manner, include as much information as possible on the application. You will be contacted for verification if questions arise.

3. After departmental approval from all affected departments, event approval will be placed on the City Council agenda.

4. You will be notified within 30 days of application submittal the date your event will go to City Council for approval. (All special events require City Council approval.)

5. It is advised, but not required; that you or someone from your organization is present at the City Council meeting to answer any questions that may arise.

6. After the City Council has approved your event you will receive written notification of the approval of your Special Event Application.

Events that will be held on the Municipal Grounds or at a park facility will require facility reservation prior to completion of the Special Event Application. Facility reservation does not guarantee event approval, nor does event approval guarantee facility reservation. Facility reservations will be checked prior to event approval and any event that does not have the appropriate facility reserved will be denied.

For annual events, you can submit a Date Request Form to hold the date of your event for the following year. Event date requests should be submitted by October 31st prior to the event year. An event date request may still be submitted after October 31st; however, the event application must be submitted a minimum of sixty (60) days prior to your event. Remember to check facility availability prior to submitting a Date Request Form.

General Policies and Procedures

1. All legislation, bylaws, regulations and City of Sherman Code of Ordinances must be adhered to.

2. The special event staff and volunteers must adhere to all special event policies and procedures. In the interest of public safety, a zero tolerance policy is enforced for all special events. This means failure to comply with standards will result in ticketing and/or closure of event.

3. The special event operator is required to provide evidence of all necessary licenses/permits required to operate the event.

4. The special event operator is required to submit an Emergency Plan with the special event application. The Emergency Plan must identify potential risks and provide information on how to respond to those risks (i.e. severe weather, notification system and evacuation plan).

5. All special events must comply with current ADA standards to allow participation of all residents at the special event they are planning. For useful information on planning an accessible event, please contact the Community and Support Services Office.

6. No person may be permitted at any special event to: (a) carry or sell firearms or prohibited weapons or (b) carry or sell illegal drugs or (c) carry or sell alcohol.

7. Notwithstanding any of the above, the community and support services department or its designee may vary any element of this policy at their sole discretion.

8. Chalk can be used on a limited basis, as outlined by the Public Works Department or designate to enhance the event setup.

9. Facilities will not be used for anything other than what is permitted by the Community and Support Services Department.

Special Event Insurance

1. The special event organizer must maintain commercial liability insurance, with the city listed as an additional insured before the special events permit will be issued.

2. The certificate shall serve as evidence of a policy written by a company licensed in the state.

3. The policy is to be in effect for the duration of the event, with minimum limits of liability of $500,000.00 per occurrence, $1,000,000.00 aggregate for bodily injury, personal injury and property damage, and $100,000.00 per injury, $300,000.00 per occurrence and $100,000.00 per occupational disease.

4. The liability insurance requirements shall not apply to private parties that will not be open to the general public.

5. The City of Sherman reserves the right, solely at its discretion, to set higher insurance limits. This may be required depending on the type of activity planned during the event (e.g. fireworks displays, amusement rides).

6. The special event organizer shall indemnify and hold the City of Sherman harmless from and against all liability, loss, claims, demands, costs, and expenses, including reasonable legal fees, occasioned wholly or in part by any negligence or act of omissions by the above names, their officers, agents, employees, volunteers or others for whom they are responsible at law, arising out of any cause whatsoever, either direct or indirect, through its use and/or operation of city property in connection with the special event.

Special Event Emergency Procedures

1. Fire Code requires a Public Safety Plan for certain events. If a Plan is required, it must address how the organizer plans to alert both the attendees and emergency services personnel to the emergency, how they plan to move attendees to safety and provide Fire and Police access to the scene. The City will notify you if a Plan is required.

2. At no time may the activities of the special event restrict access to the street by police and fire vehicles.

3. Prepare an emergency plan to address the following issues:

   - Medical Aid: Know the location of first-aid kits; identify people who have knowledge of CPR and/or a medical background.
   - Fire Emergencies: Provide fire extinguishers/extinguishing equipment, garden hoses, etc., for all cooking areas.
   - Maintaining and/or providing emergency access (moving barricades, tables, etc.) when necessary.

   The emergency plan should identify all persons assigned to execute the emergency plan operation, the method to alert the personnel (i.e., bullhorn, whistle, bell, etc.), and the response to put into action for the emergency situation.

4. Fire hydrants shall not be blocked at any time by vehicles, tables, decoration, etc. A minimum six-foot clearance must be maintained around hydrants at all times, and a clear unobstructed path from the street to the hydrant. Ropes or other objects shall not be attached to fire hydrants at any time.

5. In the event an emergency vehicle must enter the event area, a minimum sixteen (16) foot wide road clearance must be maintained for the emergency vehicles. At all times during the event, persons shall be designated to be available to move barricades, tables, chairs, etc. if necessary.

6. If emergency vehicles are requested to respond to your event, the designated personnel must immediately go to the appropriate barricades and standby, as the responding vehicles will need access to your event. Having this standby procedure will prevent any delays for the emergency vehicles.

City of Sherman – Police & Fire Rescue Services

1. Crowd control will be the responsibility of the event organizer. A detailed plan outlining the measures put in place to deal with crowd control will be the responsibility of the event organizer. The plan will need to be submitted to the Community and Support Services department along with application submission.

2. The need for the use of security will be evaluated by the Sherman Police Department on an event by event basis. The cost of special/additional support will be the responsibility of the event organizer.

3. The plan will be forwarded by the Community and Support Services department, as needed, to the City of Sherman Fire Department to ensure adequate measures are in place for fire and life safety concerns. If there are any concerns, the event organizer will be contacted prior to your event being placed on the City Council agenda.

Street Closure

1. Applicants requesting a temporary street (meaning any part of the municipal road allowance) closure for any special event will need to request the street closure on the Special Event application.

2. Approval is contingent upon ensuring adequate signage and barricades, a traffic control plan and providing adequate emergency access at all times to the satisfaction of the Community and Support Services department or designate.

3. To request a temporary street closure, the applicant may be asked to submit a petition signed and approved by 100% of the business and residence owners or habitants of adjacent properties on the affected street(s) or block(s).

4. In the event an emergency vehicle must enter the closed area, a minimum sixteen (16) foot wide road clearance must be maintained.

5. The applicant or designee must be present on the site during the entire duration of the street closure.

6. Possession and/or consumption of alcoholic beverages on the closed portion of the street is prohibited, unless approval is granted by motion and order by the City Council.

Noise Policy

1. Noise issues will fall subject to the guidelines set forth in Article 8.07 of the Sherman Code of Ordinances.

2. The creating of any unreasonably loud, disturbing and unnecessary noise within the corporate city limits of the city is prohibited.

3. Any noise of such character, intensity or duration as to be detrimental to the life or health of any individual, or in disturbance of the public peace and welfare, is prohibited.

4. The maintenance or operation of any loudspeaker or amplifying device on the outside of any building or structure in the city whereby music, speaking or noises of any type are or may be transmitted outside the confines of a fully enclosed stone or wood structure is prohibited.

5. The amplification of sound for special events will be limited to the hours of 8:00a.m. until 9:00p.m., per City Ordinance.

Garbage/Recycling/Site Cleanup/General Maintenance

1. The special event organizer is responsible for the cleanup of the location to the satisfaction of the Community and Support Services Director or designee and the removal of all garbage by noon the day after the event ends.

2. The City will provide all normal maintenance services to its current routine standards including, but not restricted to, grass cutting, snow and ice clearing and any regular janitorial services and supplies at the event location before and during the event. Any additional maintenance required by the special event organizer prior to or during the event, may be at the cost and responsibility of the special event organizer.

3. The City of Sherman will not supply any additional garbage containers over and above the current level for special events, without prior notification. It will be the sole responsibility of the special event organizer to notify the City of collection service needs for the event. Additional fees may be required for additional services.

4. The special event organizer will use recycling containers for beverage cans and bottles.

5. Each event should have the same number of recycling containers as garbage containers and place them appropriately throughout the site.

6. The special event organizer will ensure that a suitable location is provided for food and merchandise vendors to place flattened corrugated cardboard boxes. These will be kept separate from any other recyclables or garbage.

Miscellaneous Requirements

1. Bathroom Facility Requirements

A. The following should be considered when determining the number of toilets to provide at your event.

- Duration of the event
- Weather conditions
- Crowd size, and
- Ticketed or unticketed event.

Where local laws or regulations do not exist, the following table can be used as a guide. Assume a 50/50 male/female split unless otherwise advised.

Crowd Size	Number of Facilities Necessary (dependent on event hours)								
	1	2	3	4	5	6	7	8	9
500	2	4	4	5	6	7	9	9	10
1,000	4	6	8	8	9	9	11	12	13
2,000	5	6	9	12	14	16	18	20	23
3,000	6	9	12	16	20	24	26	30	34
4,000	8	13	16	22	25	30	35	40	45
5,000	12	16	20	25	31	38	44	50	56
10,000	15	25	38	50	63	75	88	100	113

B. A copy of the contract with the Waste Disposal Company must be provided to the Community and Support Services Department no less than 14 days prior to the event.

- Note: the special event coordinator must ensure all washroom/hand wash stations are kept stocked with toilet paper and hand sanitizer.

C. There should be a minimum of one handwashing station with hot/warm water, liquid soap and paper towels immediately adjacent to the bathroom facilities. Washrooms in nearby stores or restaurants are not sufficient. The use of antiseptic hand gels can be used, but it is a good practice to have one handwashing station in case the need arises. The handwashing facilities must be accessible to all event attendees.

D. For more information on portable bathroom facilities please visit the Portable Sanitation Association website at www.psai.org/about.html.

2. Vendors

A. In the interest of public safety, a zero tolerance policy is enforced for all special events. This means failure to comply with standards may result in ticketing and/or closure.

B. All vendors will be required to ensure:

- All outdoor electrical cords used are in good operating condition.
- The use of manufactured extension cords with a three wire configuration or 2 wire polarized outdoor rated cords are acceptable (no modification to cords or equipment is permitted).
- The use of panels that are properly assembled and contained in an approved weatherproof enclosure supplying 15 and 20 amp receptacles only which are protected by Ground Fault Circuit Interrupters.
- Any non weatherproof equipment used in display enclosures (tents, gazebos etc) shall be protected from inclement weather.
- All vendors shall supply the event organizer with the voltage and current that their equipment will require to eliminate overloading of circuits.
- All trailers that are self contained and/or have lighting and equipment may be subjected to a field evaluation by the City of Sherman.

3. Food Vendors

A. The City of Sherman has adopted the provisions of the current rules or rules as amended by the state board of health found in 25 Texas Administrative Code, chapter 229, sections 161 through 171 and 173 through 175, regarding the regulation of food establishments in this jurisdiction.

B. All food vendors must have a temporary food permit.

C. For further information regarding permitting of food vendors please contact the Grayson County Health Department.

4. Alcohol & TABC Licensing

A. The drinking of any alcoholic beverages or the possession of any open container which contains an alcoholic beverage is prohibited and unlawful in the following places:

- In any public park; on the sidewalks, streets and alleys; on any public parking lot; the Ham Center and the Youth Center.
- In or on any public school district campus or facility.

- On any private parking lot of any shopping center or any parking lot of any retail or commercial business.
- In any theatre building and/or drive-in theater within the corporate limits of the city.

B. An alcoholic beverage is defined as any spirits, wine, beer, ale or other liquid containing more than one-half of one (1) percent alcohol by volume.

C. Event organizers must acquire the appropriate temporary permit from the TABC for all events where alcohol will be consumed. If a letter of permission is needed from the City, the request must be made no later than 2 (two) weeks prior to the event date.

5. Petting Zoos or Open Farms

A. Your petting zoo or farm is designed to provide children and students with the joy of coming close to animals. You must remember, however, animals can carry diseases that can make humans ill, and proper precautions must be taken to ensure that the health and safety of all visitors are protected, especially children.

B. For the safety of attendees, the City of Sherman requires the following:

Handwashing:

- Staff/Volunteers must encourage all visitors to wash their hands after handling the animals and before consuming food or drinks.
- There should be a minimum of one handwashing station with hot/warm water, liquid soap and paper towels immediately adjacent to the animal petting area. Washrooms in nearby stores or restaurants are not sufficient.
- The use of antiseptic hand gels can be used, but it is a good practice to have one handwashing station in case the need arises.
- Temporary handwash stations should be installed when permanent facilities are not immediately available.
- The exit to the animal area should be controlled to ensure that all participants pass by the handwash facilities and can use them if they choose.
- Handwashing facilities must be accessible to all visitors.

Operation:

- The public should not be permitted access to any animal enclosure except under the direct supervision of trained personnel. These enclosures should be kept locked outside of regular business hours.

- Ensure that any manure is quickly and thoroughly cleaned up, and appropriately discarded. Straw and sawdust bedding should be replaced at least daily.
- Staff/Volunteers must report all animal bites or scratches, or other injuries resulting from animal contact to Sherman Police Dispatch at 903-892-7290.

Animals:

- Potentially dangerous animals should not be included in a petting zoo. Reptiles and amphibians are not recommended.
- All animals must be in good health, and any animals with diarrhea must be excluded from display immediately.
- All animals must have up to date vaccinations for diseases applicable to the region. Vaccination records must be readily available when requested.
- All animals must have a friendly disposition, and must be comfortable with extensive petting or handling.

Signs:

- Ensure signs are erected at the entrance of the petting zoo or farm encouraging the act of washing hands upon leaving the animal area and before eating.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Special Event Application

This agreement is between the City of Sherman, hereinafter referred to as City, and an event/event coordinator, hereinafter referred to as event, for the cooperation of planning and operating a Special Event.

City reserves the right to close down or cancel any Event that is in violation of any City Ordinance or deviation from this agreement. The City also reserves the right to close down or cancel the Event if public safety or affected department supervisors deem the event unsafe for public participation.

- Application must be submitted at least 60 days prior to the event date.
- The Event must carry property, bodily injury and municipal liability insurance of $1,000,000.00 per occurrence. The City of Sherman must be shown as an additional named insured on the insurance declaration. One (1) original copy of insurance must be submitted 30 days prior to event date.
- Alcohol distribution or consumption in any City Park and/or street is prohibited, unless approval is granted by motion and order by the City Council. A special event permit for alcohol on private property in conjunction with a Sherman private club may be permitted with a T.A.B.C license. Certain city-owned properties may allow for the consumption of alcohol.
- Please provide all information pertaining to the event as accurately as possible.

General Event Information

Official Name of Event: Moonlight Market on W. Houston

Type of Event: (i.e. Carnival, Circus, 1 Mile/5 K Run, etc.) Night Market

Event Date: 8/14, 8/28, 9/11, 9/25, 10/9, 10/23, 11/13 Event Times: Set up 4:30-6pm, Event time 6-9pm

Alternate Date: _____ Event Times: _____

*Alternate date required in case of weather delays

Location of Event: W Houston Street & Parking spaces

Event Contact Name: May Gingras, Teresa Slaton, Lisa Rutledge

Event Contact Address: 218 W. Houston St, Suite 200, Sherman Tx 75090

Event Contact Phone: May 909-936-4106, Teresa 469-584-1783, Lisa 562-715-9053

Event Contact Email: moonlightmarketonwhouston@gmail.com

Alternate Event Contact Name: _____

Alternate Event Contact Address: _____

Alternate Event Contact Phone: _____

Alternate Event Contact Email: _____

Event Day Emergency Contact: _____ Phone: _____

Event Day Emergency Contact: _____ Phone: _____

Estimated # of Participants: ~60 Spectators: ~1000

Is Event Private or Open to the Public? _____ Private Event ___x___ Public Event

Description of Event

Include background/history of this event or type of event and a timeline of event. Maps and site plans are required; site plans should include location of concessions, port-a-lets and dumpsters; description of routes to be used, severe weather emergency plan, etc. Clean-up deposit may be required.

Moonlight market is an after-hours shopping experience in the heart of Downtown Sherman, Texas. Held on the 2nd & 4th Fridays from April through November (With a summer break in July), the market brings together a carefully curated selection of local makers, artist, bakers, food vendors, and small businesses for an evening of shopping, community, and entertainment.

Vendors are allowed to set up by 4:30, Event hours 6-9pm, Teardown 9-10pm

Public Services

Will event take place at a public park/facility? _____ Yes ___x___ No

If yes, which park/facility? NA

*Park and/or facility reservation(s) required prior to completing this application.

Will you need any public street closures? __x__ Yes _____ No

If Yes, which streets? _____

Request for W. Houston/S Crockett have been submitted to Txdot Sherman Area Office.

*Closure of TxDOT controlled streets will need prior approval by TxDOT.
*Police and Fire vehicles must have access through street closures if the need arises.

Street closure time: 4:30 Time closure removed: 10:00 pm

*Barricades will be provided by the City for the listed street closures. Fees may be required for additional barricade requests.

Where are the parking areas located: (Include on site plan) Parking along the square:

S Crockett, W. Lamar, S. Travis, W. Laurel Parking Lot

Does your event require special/additional support? (Fee may be required)

____ Police
(crowd control, traffic control, etc.)
If yes, contact Jarena Capps, Police Department, 903-892-7397

____ Fire Department
(EMT Support, etc.)
If yes, contact Chief Jones, Fire Department, 903-892-7263

____ Other
(provide detail)

If any special/additional support is checked above it is the responsibility of the event coordinator to contact the person listed above, prior to approval. If no contact is made by the event coordinator, the approval process for your special event will cease.

Number of trash containers and size requested over and above the current level: _____

*Per city ordinance, all solid waste services must be provided by the city. Additional fees are possible for solid waste services.

Concessions

Will food concessions be present at the event? __x__ Yes _____ No

Name, Address & Phone Number for Food Vendors: _____

The Picnic Truck, The Savoy Tamale Lady, Mochi's Boba Tea Cafe:

*All food vendors are required to have the appropriate permits required by the city or the county.

Fire Prevention

Will you have any tents at the event? __x__ Yes _____ No

Will any tents be over 200sq. ft.? _____ Yes __x__ No

*No smoking signs and 5lb. ABC extinguishers are required in all tents over 200sq. ft.

Will any tents be enclosed? _____ Yes __x__ No

*A permit ($50.00 fee) must be obtained from the Developmental Services Department for enclosed tents.

*A flame certificate for the tent and a site plan showing the setback from the property lines will be required to obtain this permit.

Will you have bounce houses? __x__ Yes _____ No Number: _____

Will you have other air supported structures? _____ Yes __x__ No

Will there be fireworks? _____ Yes __x__ No

Will there be any temporary structures built or placed on site? _____ Yes __x__ No

If Yes, describe: _____

Miscellaneous

Will you need the use of city water and/or electricity? _____ Yes __x__ No

*Additional fees will apply to the usage of city utilities

Where will restroom facilities be located? Located in shops

*Depending on accessibility of restroom facilities, city may require portable toilets to be used

Will there be music or any other use of a loudspeaker? x Yes _____ No

If Yes, please fill out the following:
Type of loudspeakers: _____ How many: _____

Type of Amplifiers: _____ How many: _____

Type of electrical devices: _____ How many: _____

Date and time loudspeakers/amplifiers/electrical devices will be in use: 6-9pm
*Loudspeakers/Amplifiers/Electrical Devices cannot be used during the hours of 9pm to 8am

Will you have any animals at the event? _____ Yes x No

If yes, are any prohibited/regulated animals? _____

*All pet owners must abide by Grayson County leash law

Public Information

Describe signage that will be used for the event, to include placement of signs: A frames with posters 24x36: Placed along W. Houston St, 18x24 lawn signs: Along Court House, 11x17 Posters on windows of brick & mortar shops.

Describe how you will notify residents affected by the event either living on the route/course or nearby. Neighboring business owners will be notified via email.

*Proof of notification may be required

Overnight Accommodation Needs

Will event produce overnight stays in Sherman hotels, motels or bed and breakfasts? If so, how many rooms potentially? NA

* The Sherman Chamber of Commerce is available for assistance with hotel information and accommodation needs for the event.

Agreement:

Initial mg I hereby attest that the information contained in this application is true and correct. I understand that this is only an application and not a guarantee that a permit will be issued. If a permit is issued, I agree that: (1) if any of the information contained in this application is found to be false: or (2) should my conduct, or the conduct of any participants or guests, not adhere to the Special Event Policies and Procedures: or (3) should any applicable city, county, state or federal rules, regulations, codes or laws be violated, any permit issued shall automatically become null and void and any activity associated with this permit will immediately cease.

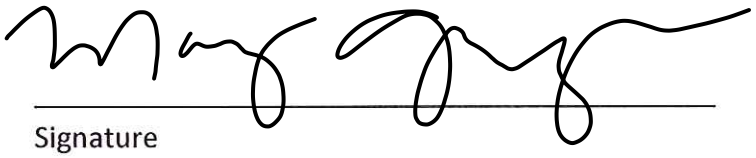
Initial mg Applicant agrees to assume the defense of and indemnify and save harmless the City, its council members, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such temporary street closure and the activities permitted in connection therewith. The city may require, as a condition of issuance of a permit, that the applicant obtain insurance to serve this end, in such an amount and with such terms as the City determines to be appropriate under the circumstances. This shall be a continuing release and shall remain in effect until revoked in writing.

Initial mg In case of emergency or for reasons beyond the City's control, the City reserves the right to cancel the permit prior to scheduled use without liability. Refunds will be made if cancellation by the City is necessary.

Initial mg Alcohol must be confined to private property. Alcohol consumed on Public property is a violation of city Ordinance and is prohibited.

Signature:

I the undersigned representative have read the policies and procedures with reference to this application. The information contained herein is complete and accurate.



Signature

7/21/2026

Date

For Office Use Only

DEPARTMENT APPROVALS

DEPARTMENT	DATE	SIGNATURE
City Council Approval		
Fire Department		
Police Department		
Public Works Department		
Solid Waste & Recycling Department		
Parks & Recreation Department		

Sherman
CLASSIC TOWN. BROAD HORIZON.

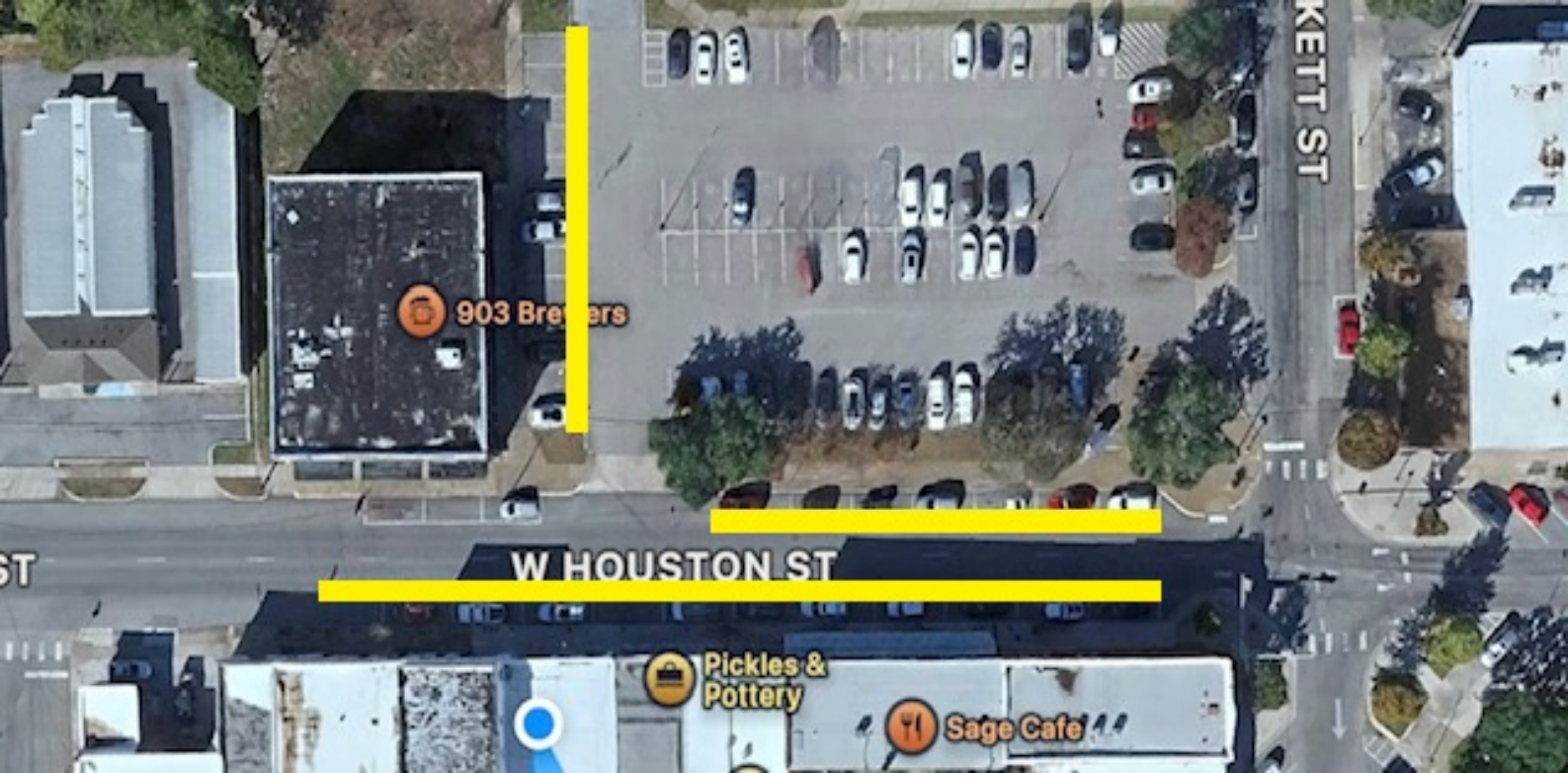
Special Event
Date Request Form

Name of Event:	Moonlight Market on W. Houston
Type of Event (i.e. Carnival, Circus, Festival, 1 Mile/5 K Run, etc.):	Night Market
Location of Event:	W. Houston Street
Date of Event:	8/14, 8/28, 9/11, 9/25, 10/9, 10/23, 11/13
Event Contact Name:	May Gingras, Teresa Slaton
Event Contact Address:	218 W. Houston St, Sherman
Event Contact Phone:	May 909-936-4106, Teresa 469-584-1783, Lisa 562-715-9053
Event Contact Email:	moonlightmarketonwhouston@gmail.com

Completion and approval of the Special Event Date Request Form does not guarantee event approval. The Community and Support Services Department must receive the completed Special Event Application 60 days prior to the event date. If the application is not received the date will be released 60 days prior to the event.

Requester Signature:	Date: 7/21/2026

*Office Use Only
Date Request Received:
Event Date Hold Approved: YES NO
If NO, reason:
Date 60 Days Prior to the Event Date:
Date Special Event Application Received:
Requested Event Date Released: YES NO Date:
Community and Support Services Department Signature:


KETT ST
903 Brewers
W HOUSTON ST
ST
Pickles &
Pottery
Sage Cafe

Gmail **Moonlight Market on W. Houston <moonlightmarketonwhouston@gmail.com>**

Placer AI Data

McRae, Sarah <SarahM@cityofsherman.com> Wed, Jun 17, 2026 at 4:45 PM
To: "Moonlight Market on W. Houston" <moonlightmarketonwhouston@gmail.com>
Cc: "James, India" <indiaj@cityofsherman.com>

Hi ladies!

So sorry, I've had overlapping filmings and meetings all day, so I was just able to run those reports!

Y'all are doing such an amazing job, Friday was another wonderful Market!!

I looked up April and May in Downtown, but used a bigger perimeter than just y'all's block, but figured we could compare it to a typical Friday when nothing special is going on to compare…I filtered it to look at **Friday evenings in Downtown from 5pm-10pm, that stayed for 10 minutes or more** in that larger perimeter for downtown, just to make sure we captured it all, here's what it showed:

April 3rd (on a regular Friday evening, except there was a St. Mary's/Church Easter event happening nearby) 1,200 people downtown- I included these other random Fridays to show the control group since it's hard to measure a just a block of sidewalk

April 10th (1st Moonlight Market) **2,500** people!

April 17th (just a regular Friday evening) only 930

April 24th (2nd MM) **2,000**

May 1st (Cinco de Mayo) 2,300

May 8th (3rd MM) **1,900**

May 15th (no major events to note) 1,200

May 22nd (4th MM…and SHS graduation nearby- but had also been threats of bad weather all day) **1,400**

May 29th (regular Friday) 842

I attached the report from April just so that you could take a look at some of the other fun data it shows you…median household income, percentage that hold bachelor's degrees or higher, median age, most common ethnicity, where they came from and went next etc. it does look like your busiest peaks are at 7pm, then 6pm, and the average time people stay is 86 minutes. 😊 Let me know if you have any questions, I find this stuff so interesting!

Sarah McRae-Smith
City of Sherman
Tourism & Main Street Manager
100 N. Travis St. Suite D
Sherman, TX 75090
903.892.7230
www.cityofsherman.com

From: Moonlight Market on W. Houston <moonlightmarketonwhouston@gmail.com>
Sent: Tuesday, June 16, 2026 2:58 PM
To: McRae, Sarah <SarahM@cityofsherman.com>
Subject: Placer AI Data

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

[Quoted text hidden]

Property Overview - Downtown Sherman - Apr 1, 2026 - Apr 30, 2026.pdf
4010K

Agreement No._____

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of _____, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "local government."

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including _____, in _____, County; and

WHEREAS, the local government has requested the temporary closure of _____ for the purpose of _____, from _____to _____as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the local government's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right of way will be performed within the State's requirements; and

WHEREAS, on the _____ day of _____, 20____, the _____ City Council passed Resolution / Ordinance No._____, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the local government to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The physical description of the limits of the Event, including county names and highway numbers, the number of lanes the highway has and the number of lanes to be used, the

proposed schedule of start and stop times and dates at each location, a brief description of the proposed activities involved, approximate number of people attending the Event, the number and types of animals and equipment, planned physical modifications of any man-made or natural features in or adjacent to the right of way involved shall be attached hereto along with a location map and identified as “Exhibit C.”

Article 3. OPERATIONS OF THE EVENT

A. The local government shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The local government shall submit to the State for review and approval the construction plans, if construction or modifications to the State’s right of way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State. The State may require that any traffic control plans of sufficient complexity be signed, sealed and dated by a registered professional engineer. The traffic control plan shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices. All temporary traffic control devices used on state highway right of way must be included in the State’s Compliant Work Zone Traffic Control Devices List. The State reserves the right to inspect the implementation of the traffic control plan and if it is found to be inadequate, the local government will bring the traffic control into compliance with the originally submitted plan, upon written notice from the State noting the required changes, prior to the event. The State may request changes to the traffic control plan in order to ensure public safety due to changing or unforeseen circumstances regarding the closure.

C. The local government will ensure that the appropriate law enforcement agency has reviewed the traffic control for the closures and that the agency has deemed them to be adequate. If the law enforcement agency is unsure as to the adequacy of the traffic control, it will contact the State for consultation no less than 10 workdays prior to the closure.

D. The local government will complete all revisions to the traffic control plan as requested by the State within the required timeframe or that the agreement will be terminated upon written notice from the State to the local government. The local government hereby agrees that any failure to cooperate with the State may constitute reckless endangerment of the public and that the Texas Department of Public Safety may be notified of the situation as soon as possible for the appropriate action, and failing to follow the traffic control plan or State instructions may result in a denial of future use of the right of way for three years.

E. The local government will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

F. The local government will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right of way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The local government will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the local government shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

G. The local government hereby assures the State that there will be appropriate passage allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the local government’s traffic control plan.

H. The local government will avoid or minimize damage, and will, at its own expense, restore

or repair damage occurring outside the State's right of way and restore or repair the State's right of way, including, but not limited to, roadway and drainage structures, signs, overhead signs, pavement markings, traffic signals, power poles and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural and cultural environment in accordance with federal and state law, including landscape and historical features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the local government will remain the property of the local government. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

(1) By mutual written agreement and consent of both parties.

(2) By the State upon determination that use of the State's right of way is not feasible or is not in the best interest of the State and the traveling public.

(3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.

(4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations, and liabilities of the State and local government under this agreement. If the potential termination of this agreement is due to the failure of the local government to fulfill its contractual obligations as set forth herein, the State will notify the local government that possible breach of contract has occurred. The local government must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the local government does not remedy the breach to the satisfaction of the State, the local government shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right of way, the local government and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period that the local government and/or its contractors are encroaching upon the State right of way.

B. In the event the local government is a self-insured entity, the local government shall provide the State proof of its self-insurance. The local government agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS
Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the local government and the State.

Article 10. COMPLIANCE WITH LAWS
The local government shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right of way.

Article 11. LEGAL CONSTRUCTION
In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES
All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

Local Government:	**State:**
_____	Texas Department of Transportation
_____	_____
_____	_____
_____	_____

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT
This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

Each party is signing this agreement on the date stated beside that party's signature.

THE CITY OF _____
Executed on behalf of the local government by:

By_____ Date_____
City Official

Typed or Printed Name and Title _____

_____

THE STATE OF TEXAS
Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By_____ Date_____
District Engineer

Exhibit A

Exhibit B

Exhibit C

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. F.2.

Meeting Date: 8/17/2026

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Zachary Flores, City Manager

Caption:
**** RESOLUTION NO. 7665***
Appointing and Authorizing the Execution of an Agreement with Weaver and Tidwell, L.L.P. to Perform the Fiscal Year 2026 Audit.

Issue:
Independent audit services for fiscal year (FY) 2026

Background:
By City Charter, we are required to annually appoint an independent auditor to perform a financial audit of the City. Weaver and Tidwell, L.L.P., a certified public accounting firm in Dallas, performed the annual audit for the City and SEDCO last fiscal year and the staff was pleased with their performance. Three optional renewal periods remain available at the consent of both parties.

Capital Improvement Program:

Origination:
Council Audit Committee

Financial Consideration:
The fee estimate for these services is $XXXXX for the audit of the City, SEDCO, federal programs, and the Texas Commission on Environmental Quality (TCEQ) compliance report. Funds have been allocated in the budget for this expenditure.

Staff Recommendation:
The staff recommends the City Council accept the recommendation of the Council Audit Committee to appoint Weaver and direct the City Manager to negotiate an agreement to perform the annual audit for the fiscal year ending September 30, 2026.

Alternatives:
As may be directed by the City Council.

Attachments:
1. Resolution No. 7665

RESOLUTION NO. 7665

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPOINTING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH WEAVER AND TIDWELL, L.L.P. TO PERFORM THE FISCAL YEAR 2026 AUDIT; 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 Council hereby appoints Weaver and Tidwell, L.L.P. to perform the annual audit for the City of Sherman for fiscal year ending September 30, 2026.

SECTION 2. That the City Manager be and is hereby authorized and directed, subject to all agreement documents being properly completed and approved as to form and content by the City Attorney, to execute a contract with Weaver and Tidwell, L.L.P. to perform the annual audit for the City of Sherman for the fiscal year ending September 30, 2026.

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 17th day of August 2026.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____ **BY:** _____

TERI FINE, CITY CLERK **SHAWN TEAMANN, MAYOR**

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

BY: _____

RYAN PITTMAN, CITY ATTORNEY

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. F.3.

Meeting Date: 8/17/2026

Prepared By: Kim Hobbs, Quality Services Administrative Assistant

Approved By: Zachary Flores, City Manager

Caption:
** RESOLUTION NO. 7666*
Awarding Year Two of a Renewal Option Under the Contract with Ferguson Waterworks, LLC for the Annual Supply of Water and Sewer Maintenance Parts and Supplies

Issue:
To consider aurthorizing the renewal option of year two with Ferguson Waterworks, LLC for the annual supply of water and sewer parts and supplies.

Background:
The City wishes to renew the annual contract with Ferguson Waterworks, LLC for water and sewer parts and supplies. Ferguson Waterworks has presented a 6.37% pass-thru increase in the cost of parts. This price increase is acceptable to the City, as Ferguson Waterworks, LLC has proved to be a dependable and reliable source for the required materials.

Capital Improvement Program:

Origination:
Department of Utilities Services

Financial Consideration:
Proposed cost is approximately $2,620,816.74, with funding in the current fiscal year FY2026 and included in the proposed budget submitted for FY2027.

Staff Recommendation:
It is recommended that the City be authorized to renew the contract with Ferguson Waterworks, LLC for the annual supplies of water and sewer parts and supplies.

Alternatives:
As may be recommended by the City Council

Attachments:
1. Resolution No. 7666
2. Ferguson Waterworks
3. Ferguson New Pricing

4. Manufacturer Price Increases
5. Resolution No. 7549

RESOLUTION NO. 7666

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING YEAR TWO OF A RENEWAL OPTION UNDER THE CONTRACT WITH FERGUSON WATERWORKS, LLC FOR THE ANNUAL SUPPLY OF WATER AND SEWER MAINTENANCE PARTS AND SUPPLIES; 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 of Sherman, Texas awards year two of a renewal option under that certain contract with Ferguson Waterworks, LLC and the City for the annual supply of water and sewer maintenance parts and supplies, originally awarded July 21, 2025, under Resolution No. 7549. Ferguson Waterworks has presented a 6.37% pass-thru increase for the cost of parts. The price increase is acceptable to the City. Proposed cost is approximately $2,620,816.74, with funding in the current fiscal year FY2026 and included in the proposed budget submitted for FY2027.

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 17th day of August 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

Orig. Dept.: _____ File/I.D. No.: _____

INSTRUCTION: Entities using an assumed name should disclose such fact to avoid rejection of the affidavit. The following format is recommended: Corporate/Legal Name d.b.a. Assumed Name.

Document 00455

AFFIDAVIT OF OWNERSHIP OR CONTROL

BEFORE ME, the undersigned authority, on this day personally appeared Corey Ivie (Full Name, hereafter "Affiant"), General Manager (state title/capacity with Contracting Entity) of Ferguson Waterworks, LLC (Contracting Entity's Corporate/Legal Name) ("Contracting Entity"), who being by me duly sworn on oath stated as follows:

1. Affiant is authorized to give this affidavit and has personal knowledge of the facts and matters herein stated.

2. Contracting Entity seeks to do business with the City in connection with Annual Water and Sewer Parts PW-IFB4003-27 (describe project or matter) which is expected to be in an amount that exceeds $50,000.

3. The following information is submitted in connection with the proposal, submission or bid of Contracting Entity in connection with the above described project or matter.

4. Contracting Entity is organized as a business entity as noted below (check box as applicable):

FOR PROFIT ENTITY:
[ ] SOLE PROPRIETORSHIP
[ ] CORPORATION
[ ] PARTNERSHIP
[ ] LIMITED PARTNERSHIP
[ ] JOINT VENTURE
[X] LIMITED LIABILITY COMPANY
[ ] OTHER (Specify type in space below)

NON-PROFIT ENTITY:
[ ] NON-PROFIT CORPORATION
[ ] UNINCORPORATED ASSOCIATION

AFFIDAVIT OF
OWNERSHIP OR CONTROL

Orig. Dept.: _____ File/I.D. No.: _____

5. The information shown below is true and correct for the Contracting Entity and all owners of 5% or more of the Contracting Entity and, where the Contracting Entity is a non-profit entity, the required information has been shown for each officer. (NOTE: In all cases, use full names, local business and residence addresses and telephone numbers. Do not use post office boxes for any address. Inclusion of e-mail addresses is optional, but recommended. Attach additional sheets as needed.)

Contracting Entity

Name: Ferguson Enterprises, LLC

Business Address (No./Street) 751 Lake Commons

(City/State/Zip Code) New Port News, VA 23606

Telephone Number (757) 874-7795

Email Address (optional) _____

Residence Address (No./Street) N/A Business Entity

(City/State/Zip Code) _____

Telephone Number (_____)_____

Email Address (optional) _____

5% Owner(s) or More (IF NONE, STATE "NONE.")

Name: Ferguson Enterprises, LLC Please see attached Reps and Certs

Business Address (No./Street) _____

(City/State/Zip Code) _____

Telephone Number (_____)_____

Email Address (optional) _____

Residence Address (No./Street) _____

(City/State/Zip Code) _____

Telephone Number (_____)_____

Email Address (optional) _____

6. ***Optional Information***

Contracting Entity and/or N/A (Name of Owner or Non-Profit Officer) is actively protesting, challenging or appealing the accuracy and/or amount of taxes levied against N/A (Contracting Entity, Owner or Non-Profit Officer) as follows:

Orig. Dept.: _____ File/I.D. No.: _____

AFFIDAVIT OF OWNERSHIP OR CONTROL

Name of Debtor: NONE

Tax Account Nos. _____

Case or File Nos. _____

Attorney/Agent Name _____

Attorney/Agent Phone No. (_____) _____

Tax Years _____

Status of Appeal (Describe) _____

Affiant certifies that he or she is duly authorized to submit the above information on behalf of the Contracting Entity, that Affiant is associated with the Contracting Entity in the capacity noted above and has personal knowledge of the accuracy of the information provided herein, and that the information provided herein is true and correct to the best of Affiant's knowledge and belief.

Affiant

SWORN TO AND SUBSCRIBED before me this 29 day of July, 2026.

(Seal)

JANET K. ADDAMZ
Notary Public, State of Texas
Comm. Expires 09-25-2026
Notary ID 11364061

Notary Public

NOTE:
This affidavit constitutes a **government record** as defined by Section 37.01 of the Texas Penal Code. Submission of a false government record is punishable as provided in Section 37.10 of the Texas Penal Code. Attach additional pages if needed to supply the required names and addresses.

END OF DOCUMENT

Summary News Research Chart Community Statistics Historical Data Profile Financials Analysis Options Hol

NYSE - Nasdaq Real Time Price • USD

Ferguson Enterprises Inc. (FERG) ☆

- Publicly traded - Form 1295 not Required

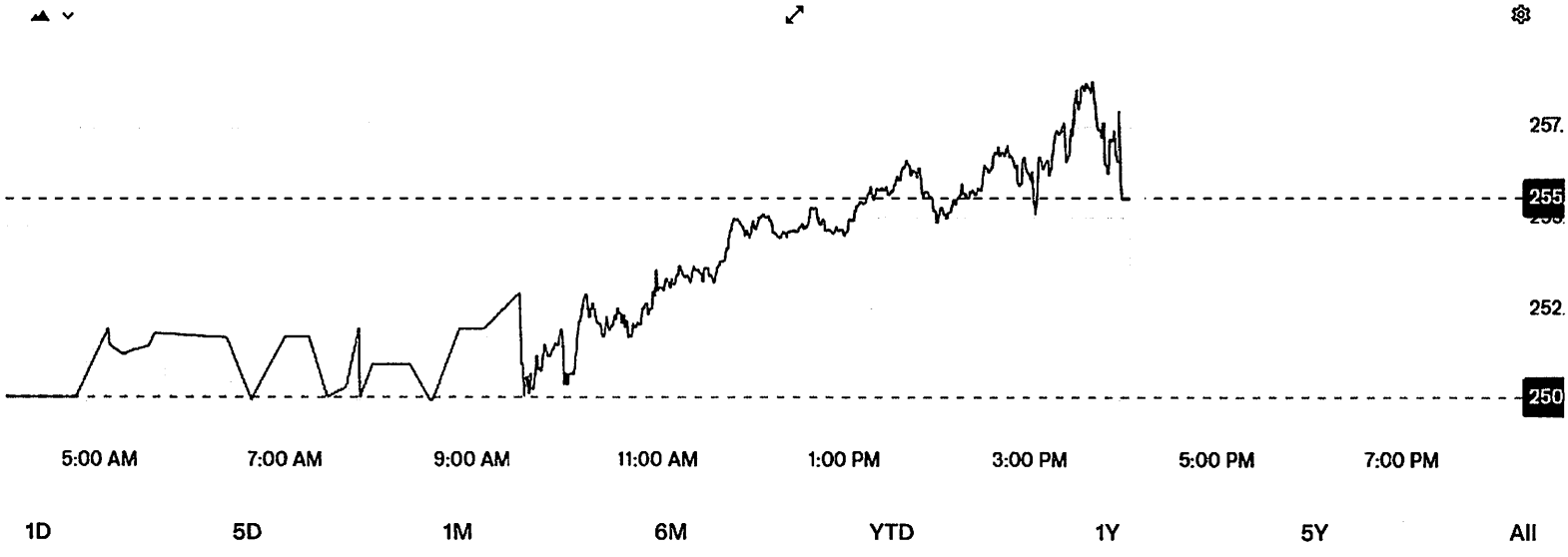
255.51 +5.43 (+2.17%)

At close: 3:59:57 PM EDT

255.51 0.00 (0.00%)

After hours: 4:06:30 PM EDT

Trade FERG on Coinbase Trading disclosure ⓘ



1D 5D 1M 6M YTD 1Y 5Y All

Previous Close 250.08	Market Cap (intraday) 49.553B
Open 249.84	Beta (5Y Monthly) 1.12
Bid 255.53 x 40000	PE Ratio (TTM) 25.17
Ask 257.07 x 30000	EPS (TTM) 10.15
Day's Range 249.80 - 258.92	Earnings Date Aug 10, 2026
52 Week Range 207.64 - 271.64	Forward Dividend & Yield 3.56 (1.42%)
Volume 7,731,432	Ex-Dividend Date May 15, 2026
Avg. Volume 1,379,429	1y Target Est 279.42

Ferguson Enterprises Inc. Overview - Industrial Distribution / Industrials

Ferguson Enterprises Inc. distributes essential water and air solutions to specialized professional in the United States and Canada. The company provides various products and services, including plumbing; pipe, valves, and fittings; heating, ventilation, and air conditioning; appliances; lighting; and water and wastewater solutions to residential and non-residential customers. It also supplies specialized water and wastewater treatment products to residential, commercial, and infrastructure contractors, as well as supplies pipe, valves, and fittings solutions to industrial customers....

www.corporate.ferguson.com

35,000 Full Time Employees	December 31 Fiscal Year Ends	Explore FERG

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman Verifications and Certifications Required by Law

HOUSE BILL 89 – SECTION 2271 VERIFICATION Pursuant to Section 2271.001, Texas Government Code, as amended:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli- controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Corey Ivie, the undersigned representative of Ferguson Enterprises, LLC being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2271, as amended:

Does not boycott Israel currently; and Will not boycott Israel during the term of the contract with the City of Sherman.

SENATE BILL 252 – CHAPTER 2252 CERTIFICATION

Effective September 1, 2017, contracts with companies engaged in business with Iran, Sudan, or foreign terrorist organization is prohibited. A governmental entity may not enter a governmental contract with a company that is identified on a list prepared and maintained under Section 806.051, 807.051 or 2252.153. The comptroller shall prepare and maintain,

and make available to each governmental entity, a list of companies known to have contracts with or provide supplies and services to a foreign terrorist organization.

I, Corey Ivie, the undersigned representative of Ferguson Enterprises, LLC being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, as amended, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153, as amended. I further certify that should the above-named company enter a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify the City of Sherman.

SENATE BILL 13 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.001, Texas Government Code, as amended:

1. "Boycott Energy Companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company:

a. engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or

b. does business with a company described by Paragraph (a) above; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Corey Ivie, the undersigned representative of Ferguson Enterprises, LLC being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended: Does not boycott energy companies currently; and Will not boycott energy companies during the term of the contract with the City of Sherman.

SENATE BILL 19 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.001, Texas Government Code, as amended:

1. "Discriminate against a firearm entity or firearm trade association"

a. means, with respect to the entity or association, to:

i. refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;

ii. refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or

iii. terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and

b. does not include:

i. the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories;

ii. a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Corey Ivie, the undersigned representative of Ferguson Enterprises, LLC being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

Does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade associations currently; and Will not discriminate against a firearm entity or firearm trade association during the term of the contract with the City of Sherman.

SENATE BILL 2116 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.0101, Texas Government Code, as amended:

1. "Critical Infrastructure" means a communication infrastructure system, cybersecurity system, electrical grid, hazardous waste treatment system, or water treatment facility.

2. "Cybersecurity" means" the measures taken to protect a computer, computer network, computer system, or other technology infrastructure against unauthorized use or access.

3. "Designated Country" means a country designated by the Governor as a threat to the critical infrastructure under Section 113.003.

I, Corey Ivie, the undersigned representative of Ferguson Enterprises, LLC being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

1. Will not be granted direct or remote access to, or control of, critical infrastructure in this State, excluding access specifically allowed by the governmental entity for product warranty and support purposes; and

2. Is not owned by or the majority of stocks or other ownership interest of the company is held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia or a designated country; or (ii) a company or other entity, including a government entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia or a designated country; or headquartered in China, Iran, North Korea, Russia or a designated country. Regardless of whether the company's or its parent company's securities are publicly traded; or the company or its parent company is listed on the New York Stock Exchange as: a Chinese, Iranian, North Korean or Russian company; or a company of a designated country "Cybersecurity" means" the measures taken to protect a computer, computer network, computer system, or other technology infrastructure against unauthorized use or access.

Signature Page to Follow

Signature of Company Representative

7-21-26 Date

General Manager Position/Title

THE STATE OF Texas

COUNTY OF Tarrant

BEFORE ME, the undersigned notary public on this day personally appeared Corey Ivie, on behalf of Ferguson Enterprises, LLC (Company), who, being duly sworn, stated under oath that he/she has read the foregoing verification required by Texas Government Code Section 2270.002 and said statements contained therein are true and correct.

SWORN TO AND SUBSCRIBED before me on the 21 day of July 2026.

MELBA P MARTIN
Notary Public, State of Texas
Comm. Expires 03-06-2030
Notary ID 131477481

Melba P. Martin
NOTARY PUBLIC IN AND
FOR THE STATE OF Texas

CERTIFICATE OF LIABILITY INSURANCE

5/1/2027

DATE (MM/DD/YYYY): 4/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED 1531924 Ferguson US Holdings, Inc. Ferguson Enterprises, LLC (See attached for named insured listing) 751 Lakefront Commons Newport News VA 23606	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : ACE American Insurance Company — 22667 INSURER B : ACE Property and Casualty Insurance Company — 20699 INSURER C : Indemnity Insurance Co of North America — 43575 INSURER D : ACE Fire Underwriters Insurance Company — 20702 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 20116338 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X Retained Limit $4m GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	N	N	XSL G49384622	5/1/2026	5/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 10,000,000 $ 10,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY X Self Insured X Physical Damage	N	N	ISA H1137296A	5/1/2026	5/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 5,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	N	N	XOO G72519802 006	5/1/2026	5/1/2027	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $ XXXXXXX
C A D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] N/A If yes, describe under DESCRIPTION OF OPERATIONS below		N	WLR C72808162 (AOS) WLR C72808150 (OR) SCF C72808174 (WI)	5/1/2026 5/1/2026 5/1/2026	5/1/2027 5/1/2027 5/1/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.
Workers Compensation Policy WLR C72808162 provides coverage for AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, NE, NH, NJ, NM, NV, NY, OK, PA, RI, SC, SD, TN, TX, UT, VA, VT, WV- $2,000,000 Stop Gap Liability is provided for OH, WA, ND, and WY

Issued for informational purposes only.

CERTIFICATE HOLDER

20116338
Evidence of Insurance

CANCELLATION See Attachment

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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NAMED INSURED ADDENDUM

Effective Date	Company
6/16/2003	A-1 Pipe
5/23/2022	Aaron & Company, LLC
4/1/1975	Acquisition - Charleston, SC
8/20/2018	Action Automation
11/16/2015	Action Fire Fab & Supply, Inc.
7/15/2019	Action Supply Co.
12/1/2022	Airefco, Inc
3/13/2006	Alamo Pipe
3/30/1999	Alamo Plumbing Supply Co.
1/11/2021	Amerock Corporation
4/4/2016	Andrews Lighting Gallery, Inc.
3/21/2022	AP Supply Company
4/27/2015	Arkansas Supply, Inc.
8/2/1993	Armstrong Plumbing Supply Company, Inc.
10/19/2015	Atlantic American Fire Equipment Company
11/16/2020	Atlantic Construction Fabrics
11/1/1977	Atlas Supply Company, Inc.
6/27/1994	Automatic Temperature Supplies Inc.
4/22/2024	AVCO Supply (AVCO Supply, Inc.)
9/15/1999	Baker Pipe and Supply Company
12/11/2018	Blackman
7/30/2018	Brock McVey
7/31/2023	Bruce Supply Corp
5/23/2016	Bruce-Rogers Company
2/9/2015	Builders Appliance Center
1/19/2004	Builder's Plumbing Supply
12/29/1989	C. Selzer & Sons, Inc.
3/4/1992	Cain & Bulirnan, Inc.
12/29/2006	Cal-Steam
10/17/2005	Camellia Valley Supply
5/9/2022	Canadian Safe-Step Tubs, Inc.
7/26/2021	Canyon Pipe & Supply
1/8/2024	Capital City Appliances LLC dba Harway Appliances
10/29/2018	Capital Distributing
5/31/2014	Capstone Global Solutions
10/2/2006	Castle North
10/2/2006	Castle Supply
5/5/1997	Central Engineering and Supply, Co., Inc.
5/22/2006	Central Lighting Supply

3/10/1983	Central Plumbing Supply Company
5/8/2006	Central Supply
3/16/1992	Chatham Pipe & Supply
8/25/1997	Cities Supply Company, Inc.
1/21/2026	Chesapeake Environmental Equipment
11/22/2004	Clark Supply
1/11/2021	Clarksville Lighting and Appliance
8/1/2016	Clawfoot Supply LLC d/b/a Signature Hardware
4/8/2002	Clayton Acquisition Company
10/8/1997	Climate Makers of Charleston, Inc.
9/1/2004	Cline Contract Sales
1/9/2006	Colgan
3/13/2020	Columbia Pipe & Supply
2/26/1996	Columbia Supply Corporation
4/1/1990	Consumer's Supply Company, Inc.
9/12/2005	Contractor's Field Products
10/30/1984	Cooper Supply Company
2/20/2017	Custom Lighting & Hardware
7/18/2022	D2 Land & Water Resource, Inc
8/27/2007	Davidson Pipe & Supply
4/24/2006	Davies Water
10/1/2012	Davis & Warshow
4/18/2016	Dealernet, LLC
2/21/2006	Dixie Plumbing Supply
10/22/2018	Dogwood Building Supply
1/24/2000	Donovan Industrial Supply Corporation
9/1/2009	DPS
1/22/2018	Duhig Stainless
1/25/1999	Dunaway's Wides Pipe & Supply Co., Jnc.
6/12/2000	Eastern Sewer Pipe Corp.
5/18/2015	Ecomfort Holdings Inc.
9/19/2005	Economy Plumbing Supply
9/30/2005	Endries International
10/29/1993	Energy & Process Corporation
3/9/2015	Equarius Waterworks, Inc.
7/1/1998	Esco Supply Company
4/28/2014	Factory Direct Appliance
8/27/2018	FE Products Inc.
9/11/2000	Ferguson Fire & Fab, Inc
3/31/2019	Ferguson Enterprises, LLC
12/23/1998	Fields & Company of Lubbock, Inc.
7/30/2007	Fire Fab
9/11/2000	Fire Protection Supply Company

2/11/2013	Fluid Systems Hawaii, Inc.
6/1/1998	Forward Enterprises
4/25/2022	Founders Kitchen & Bath, Inc.
11/30/2005	Frischkorn
5/1/2005	Full Service Supply
11/1/2021	Galkos Construction (Safe Step Walk In Tubs)
5/16/2024	GAR Engineering
10/15/1996	General Plumbing Supply Co. of MD, Inc.
1/5/1988	Geo. McGinley Supply Co., Inc.
7/30/2024	Gerster Equipment Co.
11/17/2014	Global HVAC Distributors, Inc.
8/4/1999	Goldberg Company (GCI)
5/20/1991	Gonnan Air Conditioning Company, Inc.
9/24/2018	Grand Junction Pipe & Supply
9/30/1996	Great Lakes Plumbing Supply, Inc.
2/7/2007	Grif-Fab
11/7/2011	Groeniger
1/29/2024	Grove Supply, Inc.
11/7/2022	Guarino Distributing Co, LLC
10/16/2006	Gulf Refrigeration
12/18/2006	Guntersville Fab
4/14/2003	Hanco Supply, Inc.
1/8/2024	Harway Supply, LLC
12/15/2003	High Country
9/18/2017	HM Wallace, Inc.
11/13/2021	Hot Water Products, Inc.
6/9/2014	HP Products (and HP Logisitics)
6/17/2025	HPS Specialties, LLC
10/4/1993	Hub Inc.
6/2/2003	Huskey, Inc.
2/28/2007	Improvement Direct
3/31/2025	Independent Pipe & Supply Corp.
3/20/2006	Indiana Plumbing Supply
7/29/2019	Innovative Soil Solutions
11/23/1996	J&G Products Company, Inc.
12/15/1997	Jaime Salicrup, Inc.
1/28/2019	James Martin Furniture
12/30/2007	JC Plumbing
1/31/2005	JD Daddario
11/5/2007	JD Wholesale
8/13/2018	Jones Stephens
8/18/2014	Joseph G. Pollard Co. Inc.
10/16/2006	Kandall

1/20/2014	Karl's Sales and Service - Karls Appliance
7/25/2023	Kennedy Companies
2/4/2019	Kitchen Art
6/21/2021	Kitchen Showcase
10/29/1998	L&H Plumbing & Heating Supply
11/7/2005	LAB Appliances
10/2/2006	Lawrence Supply
1/29/1988	LBS Supply, Inc.
9/15/2003	Liberty Equipment
4/15/2025	Light Innovations, Inc.
7/9/2018	Lighting Design Center
4/4/2022	Lighting Plus
3/27/2017	Lighting Unlimited, LLC
7/31/2010	Lincoln Products
4/7/2003	Linwood Pipe and Supply Co., Inc.
10/1/2015	Living Direct, Inc.
8/29/2011	Louisiana Chemical PVF
6/5/1995	Lyon, Conklin & Co., Inc.
7/22/2025	Manufactured Duct & Supply
2/18/2008	Mastercraft Cabinets
12/12/2016	Matera Paper Company, Inc.
12/8/2014	McFarland Supply Co., Inc.
5/1/1984	McKenna Supply Company
2/8/2005	Meckco Supply
9/20/2021	Meyer Appliances, Kitchens and Baths
7/11/2016	Michigan Meter Technology Group, Inc.
6/13/2016	Michigan Pipe and Valve-Flint, Inc.
6/27/2016	Michigan Pipe and Valve-Lansing, Inc.
6/18/2001	Mid-Cities - Dallas, TX
5/21/2001	Mid-Cities - Plant City, FL
6/1/1999	Midwest Pipe & Supply
7/25/2022	Minka Lighting LLC
6/3/2019	Mission Valley Pipe and Supply
11/15/2005	Mobile Supply
8/29/2022	Monark Premium Appliance (Transform Midco LLC)
7/12/2021	Moore Industrial Supply, Co.
3/29/2004	Municipal Pipe
5/14/2018	National Fire
10/2/2006	Northern Water Works Supply
10/26/2020	Old Dominion Supply
12/4/2006	Ondalay Pipe
2/13/2017	P.V. Sullivan

12/11/2006	Page's Appliance
8/1/2006	Palermo
8/15/2005	Park Supply
12/31/2004	Parnell Martin
8/21/2000	Pesco Pipe and Supply Co.
4/10/2006	Pipe Products
1/30/2023	Pipelines, INC
1/29/2024	PLCC Enterprises LLC
4/26/1999	Plumbers Specialty Company, Inc.
1/24/2022	Plumbers Supply Company of St Louis
1/15/1985	Plumbers Supply Company, Inc.
3/6/2000	Plumbing & Mill Supplies, Incorporated
9/14/2014	Powell Pipe & Supply Co.
9/25/2012	Power Equipment Direct, Inc. (PED)
12/5/2022	Power Process Equipment Co
9/9/2019	Process Instruments & Controls
1/25/2016	Professional Cleaning Service and Supply Corporation (PCS Industries)
12/7/2004	R Supply
6/4/1985	R. W. Farmer Supply Co., Inc.
9/22/1997	Raleigh Supply Company, Inc.
10/10/2016	Ramapo Wholesalers Inc.
3/1/2001	Red Hed Supply
3/16/2015	Redlon & Johnson Supply
4/23/2012	Reese Kitchens
3/16/2020	Rencor Controls
10/27/2015	Renwes Appliances, Inc.
6/24/2025	Ritchie Environmental Solutions, LLC
1/1/1984	Riverside Supply Company, Inc.
11/19/2018	Roberston Supply
11/22/2021	RP Lighting & Fans (Royal Pacific)
7/26/2022	Rybak Engineering. Inc
8/24/2015	S&P Investment, Inc. (dba - Central Pipe & Supply)
8/29/2005	S&S Fabricators
6/13/2023	S.G. Torrice
4/15/2024	Safe Step Walk In Tub, LLC
7/31/2018	Safe Step Walk-In Tub Co
12/31/1980	SCL Equipment Corporation
10/16/2023	SecureVision of America
9/26/2011	SG Supply
12/8/2014	Ship-Pac, Inc.
11/3/1997	South Bend Supply Company, Inc.

12/19/2005	South Lake Tahoe
5/1/1976	Southern States Supply Company, Inc.
5/20/2024	Southwest GeoSolutions, Inc.
10/6/2014	Spillius, Inc. (dba City Lights and Design)
6/30/1997	Standard of Lynn, Inc.
5/25/2022	STE LLC
1/7/1998	Steel City Wholesalers
12/31/2010	Summit Pipe & Supply
5/6/2002	Sumner & Dunbar
1/8/2001	Sunbelt Marketing
10/25/2021	Sunstate Meters and Supply, Inc
5/22/2006	Supply North Central Group
11/11/2019	SW Anderson
5/13/2002	Tahoe Truckee Supply
2/17/2026	Technology Sales Associates, Inc.
11/13/2024	Templeton & Associates Equipment Sales
11/13/2024	TEMSCO
12/30/1986	Terry Supply Company
1/8/2024	Texas State Appliances, LLC
2/23/2015	The Ar-Jay Center
4/18/2016	The Bath + Beyond
8/30/1999	The Gage Company
10/24/2016	The Plumbing Source, Inc.
1/7/1986	The Warner Company, Inc.
8/2/1999	Thrall Distribution, Inc.
3/30/1998	Tozour Unitary Product Division
1/13/2003	Triangle Supply, Inc.
6/27/2022	Triton Environmental, LLC
11/2/1992	U.S. Supply Company
2/7/2022	Uncle Sam Piping Solutions. Inc.
11/14/2016	Underground Pipe & Valve, Inc.
10/1/1986	Underground Supply Company, Inc.
8/21/2006	United Automatic
5/23/2005	United Supply & Distributing
7/30/2024	United Water Works, Inc.
1/28/1983	Universal Supply Company, Inc.
12/31/1986	Virginia Supply and Well Company
11/13/1995	Walden Industrial Supply Co., Inc.
12/10/2018	Wallwork Bros., Inc
3/31/2014	Waterworks Industries
8/1/2006	Waterworks Supply
6/26/2005	Webb Distributors, Inc.
6/30/2001	Westburne Supply, Inc.

8/13/2007	Western Air
8/29/2016	Westfield Lighting Co., Inc.
8/7/2017	Wholesale Group, Inc.
7/10/1995	Wilmington Plumbing Supply Co., Inc.
12/18/1995	Wisconsin River Supply Company
1/29/2024	Wolfe Family Partnership, Ltd
6/8/2015	WR White Supply
7/2/2018	Wright Plumbing
1/29/2024	Wvhc Enterprises, LLC
1/13/2003	York Factory Branch - Corona, CA
3/4/2024	Yorkwest Plumbing Supply Inc.

Price Quotation # B639531

Ferguson Waterworks #1232
10077 West University Drive
McKinney, TX 75071
Phone : 972-434-2600
Fax : 972-434-2612

Bid No.....: **B639531**
Bid Date...: **07/10/26** **Cust Phone:**
Quoted By: **SBS** **Terms.....:**
Customer.: **CITY OF SHERMAN** **Ship To.....:**
PO BOX 1106
SHERMAN, TX 75090

Cust PO#..: **RFP 2025-15** **Job Name.:**

Item	Description	Quantity	Net Price
	RFP # 2024-10		
	WATER & SEWER MAINTENANCE		
	PARTS & SUPPLIES		
	==========		
SP-MA236219KOL	2 DI MJ X FLG RW OL GATE VLV L	6	457.50
MA236119POL	4 DI MJ X FLG RW OL GATE VLV L	15	635.86
MA236119UOL	6 MJ X FLG RW OL GATE VLV L/A	25	844.78
MA236119XOL	8 MJ X FLG RW OL GATE VLV L/A	15	1,322.58
MA23611910OL	10 DI MJ X FLG RW OL GATE VLV	2	2,101.41
MA23611912OL	12 DI MJ X FLG RW OL GATE VLV	4	2,541.06
M23611914	14 DI MJ X FLG RW OL GATE VLV	1	8,203.05
MA23611916OL	16 MJ X FLG RW OL GATE VLV L/A	1	8,872.31
MA23611918OL	18 MJ X FLG RW OL GATE VLV L/A	1	14,431.03
MA23612320LAOL	20 MJ RW OL GATE VLV L/A	1	17,250.86
SP-MA23611924LAO	24 MJ X FLG GATE VLV RW OL	1	24,559.84
SP-MA236223KOL	2 MJ RW OL C509 GATE VLV FULL	20	385.48
MA236123POL	4 DI MJ RW OL GATE VLV L/A	20	639.46
MA236123UOL	6 DI MJ RW OL GATE VLV L/A	50	815.16
MA236123XOL	8 DI MJ RW OL GATE VLV L/A	10	1,298.33

MA23612310OL	10 DI MJ RW OL GATE VLV L/A	10	1,962.43
MA23612312OL	12 DI MJ RW OL GATE VLV L/A	10	2,533.67
MA23612314OL	14 DI MJ RW OL GATE VLV L/A	1	7,543.45
MA23612316OL	16 MJ RW OL GATE VLV L/A	1	8,182.26
MA23612318OL	18 MJ RW OL GATE VLV L/A	1	13,392.60
MA23612320LAOL	20 MJ RW OL GATE VLV L/A	1	16,232.51
MA23612324OL	24 MJ X MJ RW OL GATE VLV L/A	1	22,869.60
MA236106POL	4 FLG RW OL GATE VLV W/ H/WHI	2	662.43
MA236106UOL	6 FLG RW OL GATE VLV W/ H/WHI	2	844.17
MA236106G204XOL	8 FLG RW OL GATE VLV W/ H/WHI	2	1,344.98
MA23610610OL	10 FLG RW OL GATE VLV W/ H/WH	2	2,008.86
MA23610612OL	12 FLG RW OL GATE VLV W/ H/WH	2	2,595.83
MA2361616OL	16 FLG RW OL GATE VLV W/ H/WH	2	8,384.17
MA23610618	18 FLG RW OL GATE VLV W/ H/WH	2	13,709.69
MA23610620	20 DI FLG RW OL GATE VLV	2	16,465.19
MA2361624OL	24 FLG RW OL GATE VLV W/ H/WH	2	23,212.64
FNWNBGS41RF8P	4 304 SS 150# RR FF 1/8 FLG PKG	15	22.01
FNWNBGS41RF8U	6 304 SS 150# RR FF 1/8 FLG SET	25	32.86
FNWNBGS41RF8X	8 304 SS 150# RR FF 1/8 FLG PKG	15	43.11
FNWNBGS41RF810	10 304 SS 150# RR FF 1/8 FLG PKG	5	83.11
FNWNBGS41RF812	12 304 SS 150# RR FF 1/8 FLG PKG	5	82.11
MB32112312OL	12 MJ OL 150# BFV L/A	1	2,276.92
SP-DMJBFVOLOPNU	14 DEZURIK MJ BFV OL W/OP NUT	1	3,157.34
SP-DMJBFVOLOPNU	16 DEZURIK MJ BFV OL W/OP NUT	1	3,918.37
SP-DMJBFVOLOPNU	18 DEZURICK MJ BFV OL W/OP NU	1	4,122.09
SP-DMJBFVOLOPNU	20 DEZURIK MJ BFV OL W/OP NUT	1	5,437.66
SP-DMJBFVOLOPNU	24 DEZURIK MJ BFV OL W/OP NUT	1	6,727.34
MB321119EOL12	12 MJ X FLG OL 150# BFV L/A	1	2,390.15
SP-M141BR0134EAA	14 150B FM BFV MDT3S BSN OL N/	1	3,910.85
MB321119OLLA16	16 MJ X FLG OL BFV L/A	1	4,654.06
HGHMFLA18	18 MJXFLG BFV L/A	1	5,226.72
HGHMFLA20	20 MJXFLG BFV L/A	1	7,034.31
HGHMFLA24	24 MJXFLG BFV L/A	1	9,764.37

MB321106OL12	12 FLG OL BFV	1	2,274.65
SP-DFBFVOL14OPNU	14 DEZURIK FLG BFV OL W/OP NU	1	3,099.15
SP-DFBFVOL16OPNU	16 DEZURIK FLG BFV OL W/OP NU	1	3,888.55
SP-DFBFVOL18OPNU	18 DEZURIK FLG BFV OL W/OP NU	1	4,648.71
SP-DFBFVOL20OPNU	20 DEZURIK FLG BFV OL W/OP NU	1	5,467.36
MB321123OL24	24 MJ OL BFV L/A	1	9,300.80
MJSCAPLAK	2 MJ C153 SLD CAP L/A	5	68.39
MJSCAPLAP	4 MJ C153 SLD CAP L/A	5	36.77
MJSCAPLAU	6 MJ C153 SLD CAP L/A	10	64.52
MJSCAPLAX	8 MJ C153 SLD CAP L/A	5	105.16
MJSCAPLA10	10 MJ C153 SLD CAP L/A	6	126.19
MJSCAPLA12	12 MJ C153 SLD CAP L/A	6	196.13
MJLSLAP	4X12 MJ C153 LONG SLV L/A	5	86.74
MJLSLAU	6X12 MJ C153 LONG SLV L/A	20	144.79
MJLSLAX	8X12 MJ C153 LONG SLV L/A	10	231.52
MJLSLA10	10X12 MJ C153 LONG SLV L/A	6	277.18
MJLSLA12	12X12 MJ C153 LONG SLV L/A	6	373.05
MJLSLA14	14X15 MJ C153 LONG SLV L/A	2	537.20
MJLSLA16	16X15 MJ C153 LONG SLV L/A	2	712.82
MJLSLA18	18X15 MJ C153 LONG SLV L/A	2	939.12
MJLSLA20	20X15 MJ C153 LONG SLV L/A	2	1,134.12
MJLSLA24	24X15 MJ C153 LONG SLV L/A	2	1,492.16
MJSPK	2 MJ C153 SLD PLUG	5	62.83
MJSPP	4 MJ C153 SLD PLUG	5	44.68
MJSPU	6 MJ C153 SLD PLUG	10	84.26
MJSPX	8 MJ C153 SLD PLUG	5	123.83
MJSP10	10 MJ C153 SLD PLUG	6	215.11
MJSP12	12 MJ C153 SLD PLUG	6	211.92
MJ2LAK	2 MJ C153 22-1/2 BEND L/A	4	89.70
MJ2LAP	4 MJ C153 22-1/2 BEND L/A	4	74.53
MJ2LAU	6 MJ C153 22-1/2 BEND L/A	4	113.68
MJ2LAX	8 MJ C153 22-1/2 BEND L/A	4	177.48

MJ2LA10	10 MJ C153 22-1/2 BEND L/A	4	261.47
MJ2LA12	12 MJ C153 22-1/2 BEND L/A	2	342.31
MJ2LA14	14 MJ C153 22-1/2 BEND L/A	1	622.10
MJ2LA16	16 MJ C153 22-1/2 BEND L/A	1	735.15
MJ2LA18	18 MJ C153 22-1/2 BEND L/A	1	930.93
MJ2LA20	20 MJ C153 22-1/2 BEND L/A	1	1,263.15
MJ2LA24	24 MJ C153 22-1/2 BEND L/A	1	1,695.79
MJ1LAP	4 MJ C153 11-1/4 BEND L/A	2	71.00
MJ1LAU	6 MJ C153 11-1/4 BEND L/A	2	118.75
MJ1LAX	8 MJ C153 11-1/4 BEND L/A	2	160.21
MJ1LA10	10 MJ C153 11-1/4 BEND L/A	2	258.85
MJ1LA12	12 MJ C153 11-1/4 BEND L/A	2	319.79
MJ1LA14	14 MJ C153 11-1/4 BEND L/A	1	706.18
MJ1LA16	16 MJ C153 11-1/4 BEND L/A	1	772.77
MJ1LA18	18 MJ C153 11-1/4 BEND	1	1,168.59
MJ1LA20	20 MJ C153 11-1/4 BEND L/A	1	1,183.66
MJ1LA24	24 MJ C153 11-1/4 BEND L/A	1	1,580.09
MJ9LAK	2 MJ C153 90 BEND L/A	4	88.05
MJ9LAP	4 MJ C153 90 BEND L/A	4	97.82
MJ9LAU	6 MJ C153 90 BEND L/A	20	159.79
MJ9LAX	8 MJ C153 90 BEND L/A	10	229.56
MJ9LA10	10 MJ C153 90 BEND L/A	6	363.26
MJ9LA12	12 MJ C153 90 BEND L/A	2	489.13
MJ9LA14	14 MJ C153 90 BEND L/A	1	815.22
MJ9LA16	16 MJ C153 90 BEND L/A	1	1,106.08
MJ9LA18	18 MJ C153 90 BEND L/A	1	1,373.48
MJ9LA20	20 MJ C153 90 BEND L/A	1	1,914.12
MJ9LA24	24 MJ C153 90 BEND L/A	1	2,857.16
MJ4LAK	2 MJ C153 45 BEND L/A	4	68.48
MJ4LAP	4 MJ C153 45 BEND L/A	4	81.52
MJ4LAU	6 MJ C153 45 BEND L/A	8	129.13
MJ4LAX	8 MJ C153 45 BEND L/A	6	188.47
MJ4LA10	10 MJ C153 45 BEND L/A	4	270.66
MJ4LA12	12 MJ C153 45 BEND L/A	4	405.00
MJ4LA14	14 MJ C153 45 BEND L/A	1	633.92
MJ4LA16	16 MJ C153 45 BEND L/A	1	791.09
MJ4LA18	18 MJ C153 45 BEND L/A	1	1,170.66

MJ4LA20	20 MJ C153 45 BEND L/A	1	1,248.27
MJ4LA24	24 MJ C153 45 BEND L/A	1	1,895.87
MJRLAPK	4X2 MJ C153 RED L/A	10	116.09
MJRLAUK	6X2 MJ C153 RED L/A	4	151.95
MJRLAUP	6X4 MJ C153 RED L/A	15	92.61
MJRLAXP	8X4 MJ C153 RED L/A	1	126.53
MJRLAXU	8X6 MJ C153 RED L/A	1	135.00
MJRLA10P	10X4 MJ C153 RED L/A	1	204.14
MJRLA10U	10X6 MJ C153 RED L/A	2	172.83
MJRLA10X	10X8 MJ C153 RED L/A	2	190.43
MJRLA12P	12X4 MJ C153 RED L/A	1	258.92
MJRLA12U	12X6 MJ C153 RED L/A	3	227.61
MJRLA12X	12X8 MJ C153 RED L/A	1	231.52
MJRLA1210	12X10 MJ C153 RED L/A	1	257.60
MJRLA1412	14X12 MJ C153 RED L/A	1	405.00
MJRLA1612	16X12 MJ C153 RED L/A	1	525.00
MJRLA1812	18X12 MJ C153 RED L/A	1	808.04
MJRLA2012	20X12 MJ C153 RED L/A	1	898.69
MJRLA2412	24X12 MJ C153 RED L/A	1	1,372.79
MJTLAPK	4X2 MJ C153 TEE L/A	4	191.09
MJTLAP	4 MJ C153 TEE L/A	5	127.83
MJTTLAUK	6X2 MJ C153 TAP TEE L/A	4	259.57
MJTLAUP	6X4 MJ C153 TEE L/A	4	211.96
MJTLAU	6 MJ C153 TEE L/A	20	228.27
MJTLAXP	8X4 MJ C153 TEE L/A	1	246.51
MJTLAXU	8X6 MJ C153 TEE L/A	6	283.04
MJTLAX	8 MJ C153 TEE L/A	2	341.74
MJTLA10P	10X4 MJ C153 TEE L/A	1	376.31
MJTLA10U	10X6 MJ C153 TEE L/A	2	364.57
MJTLA10X	10X8 MJ C153 TEE L/A	2	426.52
MJTLA10	10 MJ C153 TEE L/A	2	487.17
MJTLA12P	12X4 MJ C153 TEE L/A	1	461.09
MJTLA12U	12X6 MJ C153 TEE L/A	3	461.09
MJTLA12X	12X8 MJ C153 TEE L/A	1	530.22
MJTLA1210	12X10 MJ C153 TEE L/A	1	681.52
MJTLA12	12 MJ C153 TEE L/A	4	678.91
MJTLA14U	14X6 MJ C153 TEE L/A	1	733.70
MJTLA14X	14X8 MJ C153 TEE L/A	1	830.87
MJTLA1410	14X10 MJ C153 TEE L/A	1	1,107.39
MJTLA1412	14X12 MJ C153 TEE L/A	1	1,189.57

MJTLA14	14 MJ C153 TEE L/A	1	1,126.31
MJTLA16U	16X6 MJ C153 TEE L/A	1	946.31
MJTLA16X	16X8 MJ C153 TEE L/A	1	1,027.18
MJTLA1610	16X10 MJ C153 TEE L/A	1	1,358.48
MJTLA1612	16X12 MJ C153 TEE L/A	1	1,228.04
MJTLA1614	16X14 MJ C153 TEE L/A	1	1,529.99
MJTLA16	16 MJ C153 TEE L/A	1	1,549.56
MJTLA18U	18X6 MJ C153 TEE L/A	1	1,381.96
MJTLA1810	18X10 MJ C153 TEE L/A	1	1,529.99
MJTLA1812	18X12 MJ C153 TEE L/A	1	1,775.21
MJTLA1814	18X14 MJ C153 TEE L/A	1	2,296.30
MJTLA1816	18X16 MJ C153 TEE L/A	1	2,398.04
MJTLA18	18 MJ C153 TEE L/A	1	2,312.60
MJTLA20U	20X6 MJ C153 TEE L/A	1	1,554.78
MJTLA20X	20X8 MJ C153 TEE L/A	1	1,589.99
MJTLA2010	20X10 MJ C153 TEE L/A	1	2,151.52
MJTLA2012	20X12 MJ C153 TEE L/A	1	1,966.96
MJTLA2014	20X14 MJ C153 TEE L/A	1	2,457.38
MJTLA2016	20X16 MJ C153 TEE L/A	1	1,936.29
MJTLA18	18 MJ C153 TEE L/A	1	2,312.60
MJTLA20	20 MJ C153 TEE L/A	1	2,131.30
MJTLA24U	24X6 MJ C153 TEE L/A	1	1,871.08
MJTLA24X	24X8 MJ C153 TEE L/A	1	1,893.26
MJTLA2410	24X10 MJ C153 TEE L/A	1	2,541.52
MJTLA2412	24X12 MJ C153 TEE L/A	1	2,199.78
MJTLA2414	24X14 MJ C153 TEE L/A	1	3,012.38
MJTLA2416	24X16 MJ C153 TEE L/A	1	2,769.13
MJTLA2418	24X18 MJ C153 TEE L/A	1	3,198.91
MJTLA2420	24X20 MJ C153 TEE L/A	1	3,550.43
MJTLA24	24 MJ C153 TEE L/A	1	3,162.33
MJCRLAP	4 MJ C153 CRS L/A	2	260.73
MJCRLAUP	6X4 MJ C153 CRS L/A	2	285.87
MJCRLAU	6 MJ C153 CRS L/A	2	319.80
MJCRLAXP	8X4 MJ C153 CRS L/A	1	449.85
MJCRLAXU	8X6 MJ C153 CRS L/A	1	331.73
MJCRLAX	8 MJ C153 CRS L/A	1	348.69
MJCRLA10P	10X4 MJ C153 CRS L/A	1	440.42
MJCRLA10U	10X6 MJ C153 CRS L/A	1	427.23
MJCRLA10X	10X8 MJ C153 CRS L/A	1	529.00
MJCRLA10	10 MJ C153 CRS L/A	1	557.91
MJCRLA12P	12X4 MJ C153 CRS L/A	1	546.59
MJCRLA12U	12X6 MJ C153 CRS L/A	1	539.06
MJCRLA12X	12X8 MJ C153 CRS L/A	1	618.85

MJCRLA1210	12X10 MJ C153 CRS L/A	1	977.59
MJCRLA12	12 MJ C153 CRS L/A	1	977.57
MJFALAP	4 MJXFLG C153 ADPT L/A	5	92.62
MJFALAU	6 MJXFLG C153 ADPT L/A	5	127.83
MJFALAX	8 MJXFLG C153 ADPT L/A	5	191.75
MJFALA10	10 MJXFLG C153 ADPT L/A	5	331.95
MJFALA12	12 MJXFLG C153 ADPT L/A	5	424.55
MJF9LAP	4 MJXFLG C153 90 BEND L/A	5	111.52
MJF9LAU	6 MJXFLG C153 90 BEND L/A	5	195.00
MJF9LAX	8 MJXFLG C153 90 BEND L/A	5	339.13
MJF9LA10	10 MJXFLG C153 90 BEND L/A	5	552.40
MJF9LA12	12 MJXFLG C153 90 BEND L/A	5	793.03
SSLCEP4	4 PVC WDG REST GLND PK *ONEL	20	51.42
SSLCEP6	6 PVC WDG REST GLND PK *ONEL	100	70.59
SSLCEP8	8 PVC WDG REST GLND PK *ONEL	50	95.06
SSLCEP10	10 PVC WDG REST GLND PK *ONE	20	165.65
SSLCEP12	12 PVC WDG REST GLND PK *ONE	20	173.65
SSLCEP14	14 PVC WDG REST GLND PK *ONE	10	273.88
SSLCEP16	16 PVC WDG REST GLND PK *ONE	10	358.10
SSLCEP18	18 PVC WDG REST GLND PK *ONE	10	434.35
SSLCEP20	20 PVC WDG REST GLND PK *ONE	10	531.75
SSLCEP24	24 PVC WDG REST GLND PK *ONE	10	615.99
SSLDEP4	4 DI MJ WDG REST GLND PK *ONE	20	48.95
SSLDEP6	6 DI MJ WDG REST GLND PK *ONE	100	60.71
SSLDEP8	8 DI MJ WDG REST GLND PK *ONE	50	82.83
SSLDEP10	10 DI MJ WDG REST GLND PK *ON	20	117.18
SSLDEP12	12 DI MJ WDG REST GLND PK *ON	10	157.64
SSLDEP14	14 DI MJ WDG REST GLND PK *ON	10	209.40
SSLDEP16	16 DI MJ WDG REST GLND PK *ON	10	282.81
SSLDEP18	18 DI MJ WDG REST GLND PK *ON	10	382.10
SSLDEP20	20 DI MJ WDG REST GLND PK *ON	10	466.32
SSLDEP24	24 DI MJ WDG REST GLND PK *ON	10	631.96

MJAPK	*0605 2 MJ C153 ACC PK	10	22.12
MJAPP	4 MJ C153 ACC PK	20	28.70
MJAPU	6 MJ C153 ACC PK	100	38.87
MJAPX	8 MJ C153 ACC PK	50	43.05
MJAP10	10 MJ C153 ACC PK	20	61.59
MJAP12	12 MJ C153 ACC PK	20	63.38
MJAP14	14 MJ C153 ACC PK	10	96.87
MJAP16	16 MJ C153 ACC PK	10	103.44
MJAP18	18 MJ C153 ACC PK	10	133.94
MJAP20	20 MJ C153 ACC PK	10	184.17
MJAP24	24 MJ C153 ACC PK	10	257.11
SPWPC4	4 SIGMA BELL REST F/ C900 *PVLC	20	53.20
SPWPC6	6 SIGMA BELL REST F/ C900 *PVLC	20	66.27
SPWPC8	8 SIGMA BELL REST F/ C900 *PVLC	20	110.45
SPWPC10	10 SIGMA BELL REST F/ C900	20	192.06
SPWPC12	12 SIGMA BELL REST F/ C900 *PVL	10	210.10
SPWPC14	14 SIGMA BELL REST F/ C900 *PVL	10	457.28
SPWPC16	16 SIGMA BELL REST F/ C900 *PVL	10	465.02
SPWPC18	18 SIGMA BELL REST F/ C900 *PVL	10	576.01
SPWPC20	20 SIGMA BELL REST F/ C900 *PVL	10	813.04
SPWPC24	24 SIGMA BELL REST F/ C900 *PVL	10	1,198.05
IMJAPP	4 MJ C153 ACCY PK W/GLND	20	23.03
IMJAPU	6 MJ C153 ACCY PK W/GLND	100	30.00
IMJAPX	8 MJ C153 ACCY PK W/GLND	50	45.78
IMJAP10	10 MJ C153 ACCY PK W/GLND	20	67.75
IMJAP12	12 MJ C153 ACCY PK W/GLND	20	89.09
IMJAP14	14 MJ C153 ACCY PK W/GLND	10	125.69
IMJAP16	16 MJ C153 ACCY PK W/GLND	10	177.96
MJAP18	18 MJ C153 ACC PK	10	232.54
MJAP20	20 MJ C153 ACC PK	10	312.61
MJAP24	24 MJ C153 ACC PK	10	434.13
SP-MA423534682	2'0 BURY WITH STORZ OR SHERM	1	3,018.70
SP-MA423-534683	2-1/2 BURY WITH STORZ OR SHER	1	3,018.70
SP-MA423534684SHE	3'0 BURY W/STORZ OR SHERMAN	1	3,081.43
SP-MA423534685SHE	3'6 BURY W/ STORZ OR SHERMAN	1	3,144.17
SP-MA423534720SHE	4'0 BURY W/ STORZ OR SHERMAN	1	3,206.91

SP-MA423534519SHE	4'6 BURY WITH STORZ OR SHERM	10	3,269.64
SP-MA423530843SHE	5'0 BURY WITH STORZ OR SHERM	10	3,332.38
SP-MA423534686SHE	5'6 BURY W/ STORZ OR SHERMAN	5	3,395.11
SP-MA423534687SHE	6'0 BURY WITH STORZ OR SHERM	3	3,457.85
SP-MA423543688SHE	6'6 BURY WITH STORZ OR SHERM	3	3,520.59
SP-MA423534689SHE	7'0 BURY WITH STORZ OR SHERM	2	3,583.32
MA320006	0'6 HYD EXT 5-1/4 A423	10	414.74
MA320010	1'0 HYD EXT 5-1/4 A423	5	481.05
MA301	5-1/4 SAF FLG REP KIT	10	342.86
M280359	5-1/4 M.V.O. MAIN VLV REP KIT C(	10	745.21
	SUBTOTAL		
FFS126375	2X7-1/2 SS REP CLMP 2.35-2.63	50	67.87
FFS126310	2X10 FS1 SS REP CLMP 2.35-2.63	50	97.09
FFS1263125	2X12-1/2 FS1 SS REP CLMP 2.35-2.6	50	107.08
FFS126315	2X15 SS REP CLMP 2.35-2.63	50	122.21
FFS151475	4X7-1/2 SS REP CLMP 4.74-5.14	50	84.38
FFS151410	4X10 SS REP CLMP 4.74-5.14	50	110.97
FFS1514125	4X12-1/2 SS REP CLMP 4.74-5.14	50	125.39
FFS151415	4X15 FS1 SS REP CLMP 4.74-5.14	50	143.63
FFS151420	4X20 SS REP CLMP 4.74-5.14	10	216.77
FFS172475	6X7-1/2 SS REP CLMP 6.84-7.24	100	98.27
FFS172410	6X10 SS REP CLMP 6.84-7.24	100	128.89
FFS1724125	6X12-1/2 SS REP CLMP 6.84-7.24	100	147.07
FFS172415	6X15 SS REP CLMP 6.84-7.24	50	173.26
FFS172420	6X20 SS REP CLMP 6.84-7.24	25	250.40
FFS193975	8X7-1/2 SS REP CLMP 8.99-9.39	25	114.91
FFS193910	8X10 SS REP CLMP 8.99-9.39	25	142.86
FFS1939125	8X12-1/2 SS REP CLMP 8.99-9.39	50	169.03
FFS193915	8X15 SS REP CLMP 8.99-9.39	50	207.17
FFS193920	8X20 SS REP CLMP 8.99-9.39	20	270.54
FFS1114475	FS1-11.44 X 7.5 REP CLMP	20	138.97
FFS1114410	10X10 REPR CLMP	20	175.77
FFS11144125	10X12-1/2 SS REP CLMP 11.04-11.44	25	218.19
FFS1114415	10X15 FS1 SS REP CLMP 11.04-11.4(	25	242.15

FFS1114420	10X20 SS REP CLMP 11.04-11.44	10	335.06
FFS1135075	FS1-13.50 X 7.5 REP CLMP	10	157.89
FFS1135010	FS1-13.50 X 10 REP CLMP	10	194.24
FFS11350125	12X12-1/2 SS REP CLMP 13.10-13.50	25	234.93
FFS1135015	12X15 SS REP CLMP 13.10-13.50	25	287.70
FFS1135020	12X20 SS REP CLMP 13.10-13.50	25	385.89
FFS2158224	FS2-15.82 X 24 CLMP	6	639.99
FFS2179024	16X24 SS REP CLMP 17.15-17.90	6	713.32
FFS3207024	FS3-20.70 X 24 REPAIR CLMP	6	947.76
FFS3228024	FS3-22.80 X 24 REP CLMP	6	1,075.12
FFS3270024	FS3-27.00 X 24 REP CLMP	6	1,567.19
	SUBTOTAL		
FFAST4804A	4X4 SS TAP SLV 4.50-4.80	4	543.76
FFAST7004A	6X4 SS TAP SLV 6.60-7.00	6	580.59
FFAST7006A	6X6 SS TAP SLV 6.60-7.00	10	643.23
FFAST9054A	8X4 SS TAP SLV 8.63-9.05	1	645.22
FFAST9056A	8X6 SS TAP SLV 8.63-9.05	4	699.34
S66509050800200	8X8 SS TAPN SLV 8.99-9.45	4	914.06
FFAST11154A	10X4 SS TAP SLV 10.75-11.15	1	747.78
FFAST11156A	10X6 SS TAP SLV 10.75-11.15	4	772.85
FFAST11158A	10X8 SS TAP SLV 10.75-11.15	2	983.72
FFAST111510A	10X10 SS TAP SLV 10.75-11.15	2	1,298.72
FFAST13204A	FAST-13.20 X 4A TAPPING SLEEV	1	834.59
FFAST13206A	12X6 SS TAP SLV 12.75-13.20	2	866.33
FFAST13208A	12 X 8 SS TAP SLV 12.75-13.20	2	1,106.71
FFAST132010A	FAST-13.20X10A TAPPING SLV	2	1,409.72
FFAST132012A	12X12 SS TAP SLV 12.75-13.20	2	1,707.78
FFAST15706A	14X6 SS TAP SLV 15.30-15.70	1	1,115.84
FFAST15708A	14X8 SS TAP SLV 15.30-15.70	1	1,411.51
FFAST157010A	14X10 SS TAP SLV 15.30-15.70	1	1,435.43
FFAST157012A	14X12 SS TAP SLV 15.30-15.70	1	1,762.62
SP-FFAST17706A	16X6 SS TAP SLV CS FLG 17.30-17.7	1	1,296.88
SP-FFAST17708A	16X8 SS TAP SLV 17.30-17.70	1	1,619.86
SP-FFAST177010A	16X10 SS TAP SLV CS FLG 17.30 - 1	1	1,785.96
SP-FFAST177012A	16X12 SS TAP SLV 17.30-17.70	1	2,082.03
SP-FFAST19206A	18X6 SS TAP SLV CS FLG	1	1,241.29
SP-FFAST1708A	18X8 SS TAP SLV CS FLG 19.30-19.7	1	1,570.81
SP-FFAST197010A	18X10 SS TAP SLV 19.30-19.70	1	1,641.51
SP-FFAST197012A	18X12 SS TAP SLV 19.30-19.70	1	2,048.48
FFAST21606A	20X6 SS TAP SLV 21.20-21.60	1	1,263.13
FFAST21608A	20X8 ALL SS TAP SLV 21.20-21.60	1	1,617.98
FFAST216010A	FAST-21.60X10A TAPN SLV	1	1,766.99
FFAST216012A	FAST-21.60X12A TAPPING SLV	1	2,070.48

FFAST26006A	FAST-26.00 X 6A TAPN SLEEV	1	1,373.91
FFAST26008A	24X8 SS TAP SLV 25.60-26.00	1	1,772.07
FFAST260010A	FAST-26.00X10A TAPPING SLV	1	1,918.51
FFAST260012A	FAST-26.00X12A TAPN SLV	1	2,243.96
	SUBTOTAL		
GBRNDCL	LF 1/2XCLOSE BRS NIP GBL	50	2.52
GBRNDJ	LF 1/2X1-1/2 BRS NIP GBL	50	2.91
GBRNDK	LF 1/2X2 BRS NIP GBL	50	3.33
GBRNDL	LF 1/2X2-1/2 BRS NIP GBL	50	2.91
GBRNDM	LF 1/2X3 BRS NIP GBL	50	4.58
GBRNDN	LF 1/2X3-1/2 BRS NIP GBL	50	5.21
GBRNDP	LF 1/2X4 BRS NIP GBL	50	5.86
GBRNDR	LF 1/2X4-1/2 BRS NIP GBL	50	6.68
GBRNDS	LF 1/2X5 BRS NIP GBL	50	7.21
GBRNDT	LF 1/2X5-1/2 BRS NIP GBL	50	7.96
GBRNDU	LF 1/2X6 BRS NIP GBL	50	8.63
GBRNDV	LF 1/2X6-1/2 BRS NIP GBL	50	10.23
IBRLF9D	LF 1/2 BRS 90 ELL	100	4.91
IBRLFS9D	LF 1/2 BRS ST 90 ELL	100	6.10
IBRLFTD	LF 1/2 BRS TEE	50	5.64
IBRLFCD	LF 1/2 BRS COUP	100	4.04
IBRLFRCFD	LF 3/4X1/2 BRS RED COUP	200	6.43
IBRLFBFD	LF 3/4X1/2 BRS BUSH	200	3.55
IBRLFCPLUGD	LF 1/2 BRS SQ HD CORED PLUG	200	3.39
FC4411QNL	LF 1/2 CTS COMP X CTS COMP COU	100	23.51
SP-FC5511NL	1/2 IPS X IPS COMP COUPLING	100	23.02
PF71DC	*NP 1/2 BRS IPS HOSE BIBB	50	5.39
GBRNFCL	LF 3/4XCLOSE BRS NIP GBL	600	4.08
GBRNFJ	LF 3/4X1-1/2 BRS NIP GBL	600	4.35
GBRNFK	LF 3/4X2 BRS NIP GBL	600	5.12
GBRNFL	LF 3/4X2-1/2 BRS NIP GBL	600	5.95
GBRNFM	LF 3/4X3 BRS NIP GBL	600	6.87
GBRNFN	LF 3/4X3-1/2 BRS NIP GBL	200	7.58
GBRNFP	LF 3/4X4 BRS NIP GBL	200	8.80
GBRNFR	LF 3/4X4-1/2 BRS NIP GBL	100	9.58
GBRNFS	LF 3/4X5 BRS NIP GBL	100	10.57
PF71FC	*NP 3/4 BRS IPS HOSE BIBB	50	4.81
GBRNFT	LF 3/4X5-1/2 BRS NIP GBL	50	11.56
GBRNFU	LF 3/4X6 BRS NIP GBL	50	12.65

GBRNFV	LF 3/4X6-1/2 BRS NIP GBL	50	13.13
IBRLF9F	LF 3/4 BRS 90 ELL	300	7.24
IBRLFTF	LF 3/4 BRS TEE	200	8.92
IBRLFCF	LF 3/4 BRS COUP	500	5.84
IBRLF9FD	LF 3/4X1/2 BRS 90 ELL	1000	8.27
IBRLFS9F	LF 3/4 BRS ST 90 ELL	200	9.44
FC2833NL	LF 3/4 FLR X MIP COUP	500	16.47
FC2233NL	LF 3/4 FLR X FLR COUP	200	20.82
FC4433QNL	LF 3/4 CTS X CTS QJ COUP	300	24.20
FC5533NL	LF 3/4 IPS COMP X IPS COMP COUP	100	24.86
GBRNGCL	LF 1XCLOSE BRS NIP GBL	300	6.00
SP-GBRNGJ	1X1-1/2 LF BRASS NIPPLE	300	7.40
GBRNGK	LF 1X2 BRS NIP GBL	300	7.40
GBRNGL	LF 1X2-1/2 BRS NIP GBL	300	8.49
GBRNGM	LF 1X3 BRS NIP GBL	100	9.76
GBRNGN	LF 1X3-1/2 BRS NIP GBL	100	11.31
GBRNGP	LF 1X4 BRS NIP GBL	100	12.49
GBRNGR	LF 1X4-1/2 BRS NIP GBL	100	13.93
GBRNGS	LF 1X5 BRS NIP GBL	100	15.39
GBRNGT	LF 1X5-1/2 BRS NIP GBL	100	16.86
GBRNGU	LF 1X6 BRS NIP GBL	100	18.39
GBRNGV	LF 1X6-1/2 BRS NIP GBL	50	20.04
IBRLF9G	LF 1 BRS 90 ELL	200	11.16
IBRLFS9G	LF 1 BRS ST 90 ELL	100	15.29
IBRLFTG	LF 1 BRS TEE	200	15.49
IBRLFCG	LF 1 BRS COUP	300	8.89
IBRLFRCGF	LF 1X3/4 BRS RED COUP	300	11.48
IBRLFBGF	LF 1X3/4 BRS BUSH	300	5.83
IBRLF9GF	LF 1X3/4 BRS 90 ELL	200	14.12
FC2844NL	LF 1 FLR X MIP COUP	200	23.47
FC2244NL	LF 1 FLR X FLR COUP	200	36.34
FC4444QNL	LF 1 CTS X CTS QJ COUP	200	25.73
FC5544NL	LF 1 IPS X IPS COMP COUP	100	43.75
	*** 1-1/2 BRASS ***		
GBRNJCL	LF 1-1/2XCLOSE BRS NIP GBL	10	11.18
GBRNJM	LF 1-1/2X3 BRS NIP GBL	10	16.56
GBRNJP	LF 1-1/2X4 BRS NIP GBL	10	20.12
GBRNJS	LF 1-1/2X5 BRS NIP GBL	10	24.54
GBRNJU	LF 1-1/2X6 BRS NIP GBL	10	29.16
GBRNJW	LF 1-1/2X7 BRS NIP GBL	10	34.09
GBRNJX	LF 1-1/2X8 BRS NIP GBL	10	38.71
IBRLFBJG	LF 1-1/2X1 BRS BUSH	10	12.31

IBRLFRCJG	LF 1-1/2X1 BRS RED COUP	10	22.61
IBRLFCJ	LF 1-1/2 BRS COUP	10	18.24
IBRLF9J	LF 1-1/2 BRS 90 ELL	10	29.22
IBRLFTJ	LF 1-1/2 BRS TEE	10	28.88
IBRLFBJH	LF 1-1/2X1-1/4 BRS BUSH	10	12.31
FC2866NL	LF 1-1/2 FLR X MIP COUP	25	71.29
FC2266NL	LF 1-1/2 FLR X FLR COUP	50	107.47
FC4466QNL	LF 1-1/2 CTS X CTS QJ COUP	50	84.84
GBRNKCL	LF 2XCLOSE BRS NIP GBL	10	16.99
GBRNKM	LF 2X3 BRS NIP GBL	10	19.75
GBRNKP	LF 2X4 BRS NIP GBL	10	25.34
GBRNKS	LF 2X5 BRS NIP GBL	10	31.32
GBRNKU	LF 2X6 BRS NIP GBL	10	37.45
GBRNKW	LF 2X7 BRS NIP GBL	10	43.76
GBRNKX	LF 2X8 BRS NIP GBL	10	49.92
IBRLFBKJ	LF 2X1-1/2 BRS BUSH	10	18.20
IBRLFRCKJ	LF 2X1-1/2 BRS RED COUP	10	34.55
IBRLFCK	LF 2 BRS COUP	10	29.39
IBRLF9K	LF 2 BRS 90 ELL	10	34.11
IBRLFTK	LF 2 BRS TEE	10	47.22
FC2877NL	LF 2 FLR X MIP COUP	25	131.96
FC2277NL	LF 2 FLR X FLR COUP	20	176.84
FC4477QNL	LF 2 CTS X CTS QJ COUP	20	115.51
FC5577NL	LF 2 IPS COMP X IPS COMP COUP	20	111.61
FL3811NL	LF 1/2 L38-11-NL 90 BEND	500	18.33
FL3823NL	LF 3/4 MTR X MIP ANG COUP	500	18.33
FL3844NL	LF 1 MTR X MIP ANG COUP	100	26.15
FB11333WNL	LF 3/4 FIP X FIP BALL CURB ST LW	200	68.48
FB21333WNL	LF 3/4 FLR X FIP BALL CURB ST LV	500	77.07
FB41333WQNL	LF 3/4 CTS QJ X FIP BALL CURB ST	200	77.05
FB11444WNL	LF 1 FIP X FIP BALL CURB ST LW	200	100.51
FB21444WNL	LF 1 FLR X FIP BALL CURB ST LW	200	107.76
FB41444WQNL	LF 1 CTS QJ X FIP BALL CURB ST L	100	116.87
FB11666WNL	LF 1-1/2 FIP X FIP BALL CURB ST L	20	203.10
FB21666NL	LF 1-1/2 B21-666-NL BV	30	238.13
FB41666WQNL	LF 1-1/2 CTS QJ X FIP BALL CURB S	30	240.72
FB11777WNL	LF 2 FIP X FIP BALL CURB ST LW	30	295.86
FB21777NL	LF 2 B21-777-NL BV	30	352.22

FB41777WQNL	LF 2 CTS QJ X FIP BALL CURB ST L	30	333.66
FFB6003NL	LF 3/4 CC X FLR BALL CORP	300	57.47
FFB10003QNL	LF 3/4 CC X CTS QJ BALL CORP	100	58.00
FFB6004NL	LF 1 CC X FLR BALL CORP	200	73.77
FFB10004QNL	LF 1 CC X CTS QJ BALL CORP	100	77.90
FFB6006NL	LF 1-1/2 CC X FLR BALL CORP	100	174.58
FFB10006QNL	LF 1-1/2 CC X CTS QJ BALL CORP	50	174.58
FFB6007NL	LF 2 CC X FLR BALL CORP	100	288.75
FFB10007QNL	LF 2 CC X CTS QJ BALL CORP	50	302.47
KSOFTF60	3/4 X 60 K SOFT COP TUBE	60	1,184.25
KSOFTG60	1 X 60 K SOFT COP TUBE	60	1,682.15
KSOFTJ60	1-1/2 X 60 K SOFT COP TUBE	60	2,806.40
KSOFTK40	2 X 40 K SOFT COP TUBE	40	4,304.28
R261056100	3/4X100 COIL MUNICIPEX PIPE	75	114.00
R261076100	1X100 COIL MUNICIPEX PIPE	50	167.61
R261116100EA	1-1/2X100 COIL MUNICIPEX PIPE	20	594.78
R261136100	2X100 COIL MUNICIPEX PIPE	20	1,040.22
S31700048007000	4X3/4 CC DBL SDL 4.40-4.80	100	73.13
S31700048009000	4X1 CC DBL SDL 4.40-4.80	50	69.25
S31700048013000	4X1-1/2 CC DBL SDL 4.40-4.80	10	89.84
S31700048015000	4X2 CC EPOX DBL SDL STRP 4.14-4	10	90.05
S31700076007000	6X3/4 CC DBL SDL 6.84-7.60	500	84.03
S31700076009000	6X1 CC DBL SDL 6.84-7.60	200	84.03
S31700076013000	6X1-1/2 CC DBL SDL 6.84-7.60	25	93.42
S31700076015000	6X2 CC DBL SDL 6.84-7.60	25	93.42
S31700101007000	8X3/4 CC DBL SDL 8.54-10.10	100	99.27
S31700101009000	8X1 CC DBL SDL 8.54-10.10	100	88.60
S31700101013000	8X1-1/2 CC DBL SDL 8.54-10.10	15	110.58
S31700101015000	8X2 CC DBL SDL 8.54-10.10	15	110.58
S31700121207000	10-12X3/4 CC DBL SDL 10.64-12.12	50	107.40
S31700121209000	12-10X1 CC DBL SDL 10.64-12.12	50	107.40
S31700121213000	10-12X1-1/2 CC DBL SDL 10.64-12.12	15	134.64
S31700121215000	10-12X2 CC DBL SDL 10.64-12.12	14	134.64
S31700143207000	14-12X3/4 CC DBL SDL 12.62-14.32	50	126.01

S31700143209000	12-14X1 CC DBL SDL 12.62-14.32	25	126.01
S31700143213000	12-14X1-1/2 CC DBL SDL 12.62-14.3	15	143.50
S31700143215000	12-14X2 CC DBL SDL 12.62-14.32	15	143.50
SP-S31700156507000	12X3/4 CC EPOXY SS STRAPS	6	135.95
S31700156509000	12-14X1 CC DBL SDL 14.73-15.65	6	135.95
S31700156513000	12 - 14X1-1/2 CC SDL 14.73-15.65	6	144.80
SP-S31700156515000	14X2 CC EPOXY SDL SS STRP 14.73	6	138.83
FFCD2021840CC3	16X3/4 CC DBL STRP SS EPOX SDL	4	137.29
FFCD2021840CC4	16X1 CC DBL STRP SS EPOX SDL	4	137.29
SP-FFCD2021840CC6	16X1-1/2 CC DBL SS SDL 17.40-18.4	4	151.87
SP-FFCD2021840CC7	16X2 CC DBL SS SADDLE 17.40-18.4	4	151.87
FFCD2022050CC3	18X3/4 CC DBL STRP SS EPOX SDL	4	159.26
FFCD2022050CC4	18X1 CC DBL STRP SS EPOX SDL	4	159.26
SP-FFCD2022050CC6	18X1-1/2 CC DBL SS SDL 19.50-20.5	4	174.10
SP-FFCD2022050CC7	18X2 CC DBL SS SADDLE 19.50-20.5	4	174.10
FFCD2022220CC3	20X3/4 CC DBL STRP SS EPOX SDL	4	174.66
FFCD2022220CC4	20X1 CC DBL STRP SS EPOX SDL	4	174.66
SP-FFCD2022220CC6	20X1-1/2 CC DBL SS SADDLE	4	208.70
FFCD2022220CC7	20X2 CC DUAL STRP SS EPOXY SD	4	208.66
FFCD2022650CC3	24X3/4 CC DBL STRP SS EPOX SDL	4	194.92
FFCD2022650CC4	24X1 CC DBL STRP SS EPOX SDL	4	194.92
SP-FFCD2022650CC6	24X1-1/2 CC DBL SS SADDLE	4	217.49
FFCD2022650CC7	24X2 CC DUAL STRP SS EPOX SDL	4	217.49
S31500025607000	2X3/4 CC SGL SDL 2.35-2.56	100	46.64
S31500025609000	2X1 CC SGL SDL 2.35-2.56	75	46.64
PSVB562SW	2PC SCRW 16T/24B COMP CI VLV E	100	104.00
IVBSTS16	16 SC VLV BX TOP SECT	100	38.06
IVBSBS24	24 SC VLV BX BOT SECT	100	48.34
IVBLIDW	5-1/4 CI VLV BX LID WTR	100	16.98
IVBR514G	5-1/4X1 VLV BX RSR	40	22.66
IVBR514K	5-1/4X2 VLV BX RSR	40	29.56
IVBR514M	5-1/4X3 VLV BX RSR	40	38.42
IVBR514P	5-1/4X4 VLV BX RSR	40	43.35
IVBR514U	5-1/4X6 VLV BX RSR	40	59.12

VV0032P	4 WTR STP GSKT	20	3.13
VV0032U	6 WTR STP GSKT	20	3.63
VV0032X	8 WTR STP GSKT	20	4.19
VV003210	10 WTR STP GSKT	20	4.74
VV003212	12 WTR STP GSKT	10	5.38
VV003315	15 WTR STP GSKT	10	20.11
VV003318	18 WTR STP GSKT	10	23.77
VV003321	21 WTR STP GSKT	10	28.01
VV003324	24 WTR STP GSKT	10	31.30
BVRM30RC	M/HOLE RNG & CVR	50	680.56
BVRM30RO	30 M/HOLE RING ONLY	50	352.06
BVRM30SHERSSLO	30 SHERMAN SAN SWR LID ONLY	50	408.53
SP-SMH1675VMHLO	32 VENTED MH LID ONLY	2	315.79
BVRM30RCWT	30 W/TITE M/HOLE RNG & CVR	10	817.24
SMH1600335	32X2 M/HOLE RSR RNG	20	116.78
SMH1600435	32X3 M/HOLE RSR RNG	20	146.29
SMH1600535	32X4 M/HOLE RSR RNG	20	195.05
SP-SMH1600635	32X6 M/HOLE RSR RING	20	283.71
DDFW1300121R	13X18X12 STD BX W/ BLK RD LID	400	25.86
DDFW12001RLID	12X17 RECT STD BLK READ LID W	200	13.98
DDFW37C12BODY	17X11X12 C BLACK BDY ONLY	10	67.59
SP-DDFW37CAF1FSI	DFW37C-AF1F-SMALL-LID	20	52.21
SP-DDFW64	DFW65C-14-BODY	10	137.56
SP-DDFW65CAF1FSI	DFW65C-AF1F-SMALL-LID	20	92.73
DDFW160012BODY	16X22X12 JMBO MTR BX BLK	100	40.32
DDFW15001RLID	16X22 RECT JUMBO BLACK READ	100	18.21
DDFW15001RLID	16X22 RECT JUMBO BLACK READ	100	18.21
NFMHPSTD	4 FT X 48 FRP M/HOLE STD	10	1,806.18
NFMHSSTD	5 FT X 48 FRP M/HOLE STD	10	2,055.67

NFMHUSTD	6 FT X 48 FRP M/HOLE STD	10	2,310.30
NSPMH48070S004	7 FT X 48 FRP M/HOLE STD	10	2,571.13
NFMHXSTD	8 FT X 48 FRP M/HOLE STD	10	2,814.43
SDR21WPK	2 SDR21 CL200 PVC GJ WHIT PIPE	500	1.05
DR18BPP	4 C900 DR18 PVC GJ BLUE PIPE	200	4.69
DR18BPU	6 C900 DR18 PVC GJ BLUE PIPE	2000	9.54
DR18BPX	8 C900 DR18 PVC GJ BLUE PIPE	1000	16.38
DR18BP10	10 C900 DR18 PVC GJ BLUE PIPE	200	24.58
DR18BP12	12 C900 DR18 PVC GJ BLUE PIPE	100	34.63
DR18BP14	14 C900 DR18 CL235 PVC GJ BLUE	80	35.54
DR18BP16	16 C900 DR18 CL235 PVC GJ BLUE	80	46.24
DR18BP18	18 C900 DR18 CL235 PVC GJ BLUE	80	58.34
DR18BP20	20 C900 DR18 CL235 PVC GJ BLUE	160	72.67
DR18BP24	24 C900 DR18 CL235 PVC GJ BLUE	80	104.51
P40BEPP20	4X20 FT PVC S40 BE PIPE	600	187.71
SDR35PP14	4X14 SDR35 PVC GJ SWR PIPE	100	1.87
SDR35PU14	6X14 SDR35 PVC GJ SWR PIPE	2000	4.27
SDR35PX14	8X14 SDR35 PVC GJ SWR PIPE	800	7.75
SDR35P1014	10X14 SDR35 PVC GJ SWR PIPE	600	12.06
SDR35P1214	12X14 SDR35 PVC GJ SWR PIPE	600	17.50
SDR35P1514	15X14 SDR35 PVC GJ SWR PIPE	400	25.63
SDR35P1814	18X14 D3034-24 PS46 PVC GJ SWR	400	33.14
SDR35P2114	21X14 D3034-24 PS46 PVC GJ SWR	100	46.03
SDR35P2414	24X14 D3034-24 PS46 PVC GJ SWR	100	58.61
PDWV2P	4 PVC DWV 22-1/2 ELL	100	7.96
P40S4P	4 PVC S40 SXS 45 ELL	100	20.81
P40S9P	4 PVC S40 SXS 90 ELL	100	15.98
PDWVSTP	4 PVC DWV SAN TEE	100	15.28
PDWVCOTP	4 PVC DWV 2 - WAY CO TEE	100	24.46
P40SCAPP	4 PVC S40 SOC CAP	100	9.96
P40SFAP	4 PVC S40 SXF ADPT	100	9.12
MUL040424	4 PVC SWR RH THRD CO PLUG	100	5.80
P40BEPD20	1/2X20 FT PVC S40 BE PIPE	100	16.54
P40BEPF20	3/4X20 PVC S40 BE PIPE	300	20.20
P40BEPG20	1X20 PVC S40 BE PIPE	300	33.39
P40BEPH20	1-1/4X20 FT PVC S40 BE PIPE	100	57.45

P40BEPJ20	1-1/2X20 FT PVC S40 BE PIPE	100	55.68
P40BEPK20	2X20 FT PVC S40 BE PIPE	100	72.24
P40BEPM20	3X20 FT PVC S40 BE PIPE	60	117.59
FTST4	4 FLEX SDL TEE	200	50.10
FQS4	4 QWIK SEAL	100	75.47
FTST4	4 FLEX SDL TEE	200	50.10
FTST4	4 FLEX SDL TEE	100	50.10
F105644	4 CI PVC X 4 CI PVC COUP	200	6.01
F100244	4 CLAY X 4 CI PVC COUP	100	6.01
F100266	6 CLAY X 6 CI PVC COUP	200	12.59
F105666	6 CI PVC X 6 CI PVC COUP	100	12.59
F100288	8 CLAY X 8 CI PVC COUP	200	19.36
F105688	8 CI PVC X 8 CI PVC COUP	100	19.36
F10021010	10 CLAY X 10 CI PVC COUP	200	29.08
F10561010	10 CI PVC X 10 CI PVC COUP	100	29.08
F10021212	12 CLAY X 12 CI PVC COUP	200	33.93
F10561212	12 CI PVC X 12 CI PVC COUP	100	33.93
F10021515	15 CLAY X 15 CI PVC COUP	200	51.11
F10561515	15 CI PVC X 15 CI PVC COUP	100	51.11
F10021818	18 CLAY X 18 CI PVC COUP	200	113.14
F10561818	18 CI PVC X 18 CI PVC COUP	100	113.14
F10022121	21 CLAY X 21 CI PVC COUP	200	132.51
F10562121	21 PVC X 21 PVC FERNCO RUBB C	100	132.51
F10022424	24 CLAY X 24 CI PVC COUP	200	148.76
F10562424	24 CI PVC X 24 CI PVC COUP	100	148.76
		Subtotal:	$2,620,816.74
		Inbound Freight:	$0.00
		Tax:	$0.00
		Order Total:	$2,620,816.74

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SHERMAN, TX 75090

WATER & SEWER PARTS

UM	Total
EA	2,745.00
EA	9,537.90
EA	21,119.50
EA	19,838.70
EA	4,202.82
EA	10,164.24
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EA	681.52
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EA	733.70
EA	830.87
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EA	1,228.04
EA	1,529.99
EA	1,549.56
EA	1,381.96
EA	1,529.99
EA	1,775.21
EA	2,296.30
EA	2,398.04
EA	2,312.60
EA	1,554.78
EA	1,589.99
EA	2,151.52
EA	1,966.96
EA	2,457.38
EA	1,936.29
EA	2,312.60
EA	2,131.30
EA	1,871.08
EA	1,893.26
EA	2,541.52
EA	2,199.78
EA	3,012.38
EA	2,769.13
EA	3,198.91
EA	3,550.43
EA	3,162.33
EA	521.46
EA	571.74
EA	639.60
EA	449.85
EA	331.73
EA	348.69
EA	440.42
EA	427.23
EA	529.00
EA	557.91
EA	546.59
EA	539.06
EA	618.85

EA	977.59
EA	977.57
EA	463.10
EA	639.15
EA	958.75
EA	1,659.75
EA	2,122.75
EA	557.60
EA	975.00
EA	1,695.65
EA	2,762.00
EA	3,965.15
EA	1,028.40
EA	7,059.00
EA	4,753.00
EA	3,313.00
EA	3,473.00
EA	2,738.80
EA	3,581.00
EA	4,343.50
EA	5,317.50
EA	6,159.90
EA	979.00
EA	6,071.00
EA	4,141.50
EA	2,343.60
EA	1,576.40
EA	2,094.00
EA	2,828.10
EA	3,821.00
EA	4,663.20
EA	6,319.60

EA	221.20
EA	574.00
EA	3,887.00
EA	2,152.50
EA	1,231.80
EA	1,267.60
EA	968.70
EA	1,034.40
EA	1,339.40
EA	1,841.70
EA	2,571.10
EA	1,064.00
EA	1,325.40
EA	2,209.00
EA	3,841.20
EA	2,101.00
EA	4,572.80
EA	4,650.20
EA	5,760.10
EA	8,130.40
EA	11,980.50
EA	460.60
EA	3,000.00
EA	2,289.00
EA	1,355.00
EA	1,781.80
EA	1,256.90
EA	1,779.60
EA	2,325.40
EA	3,126.10
EA	4,341.30
EA	3,018.70
EA	3,018.70
EA	3,081.43
EA	3,144.17
EA	3,206.91

EA	32,696.41
EA	33,323.77
EA	16,975.57
EA	10,373.55
EA	10,561.76
EA	7,166.63
EA	4,147.40
EA	2,405.25
EA	3,428.60
EA	7,452.10
	1,051,749.18
EA	3,393.55
EA	4,854.30
EA	5,353.75
EA	6,110.50
EA	4,219.00
EA	5,548.70
EA	6,269.65
EA	7,181.35
EA	2,167.71
EA	9,826.80
EA	12,888.50
EA	14,707.40
EA	8,662.75
EA	6,259.93
EA	2,872.78
EA	3,571.58
EA	8,451.50
EA	10,358.70
EA	5,410.74
EA	2,779.44
EA	3,515.44
EA	5,454.65
EA	6,053.80

EA	3,350.60
EA	1,578.89
EA	1,942.36
EA	5,873.18
EA	7,192.58
EA	9,647.18
EA	3,839.91
EA	4,279.89
EA	5,686.54
EA	6,450.69
EA	9,403.11
	205,157.45
EA	2,175.04
EA	3,483.53
EA	6,432.27
EA	645.22
EA	2,797.36
EA	3,656.24
EA	747.78
EA	3,091.41
EA	1,967.45
EA	2,597.44
EA	834.59
EA	1,732.67
EA	2,213.41
EA	2,819.43
EA	3,415.56
EA	1,115.84
EA	1,411.51
EA	1,435.43
EA	1,762.62
EA	1,296.88
EA	1,619.86
EA	1,785.96
EA	2,082.03
EA	1,241.29
EA	1,570.81
EA	1,641.51
EA	2,048.48
EA	1,263.13
EA	1,617.98
EA	1,766.99
EA	2,070.48

EA	1,373.91
EA	1,772.07
EA	1,918.51
EA	2,243.96
	71,648.65
EA	126.00
EA	145.50
EA	166.50
EA	145.50
EA	229.00
EA	260.50
EA	293.00
EA	334.00
EA	360.50
EA	398.00
EA	431.50
EA	511.50
EA	491.00
EA	610.00
EA	282.00
EA	404.00
EA	1,286.00
EA	710.00
EA	678.00
EA	2,351.00
EA	2,302.00
EA	269.50
EA	2,445.00
EA	2,610.00
EA	3,072.00
EA	3,569.40
EA	4,122.00
EA	1,516.00
EA	1,760.00
EA	958.00
EA	1,057.00
EA	240.50
EA	578.00
EA	632.50

EA	656.50
EA	2,172.00
EA	1,784.00
EA	2,920.00
EA	8,270.00
EA	1,888.00
EA	8,235.00
EA	4,164.00
EA	7,260.00
EA	2,486.00
EA	1,800.00
EA	2,220.30
EA	2,220.00
EA	2,547.60
EA	976.00
EA	1,131.00
EA	1,249.00
EA	1,393.00
EA	1,539.00
EA	1,686.00
EA	1,839.00
EA	1,002.00
EA	2,232.00
EA	1,529.00
EA	3,098.00
EA	2,667.00
EA	3,444.00
EA	1,749.00
EA	2,824.00
EA	4,693.20
EA	7,268.00
EA	5,146.00
EA	4,375.00
EA	111.80
EA	165.60
EA	201.20
EA	245.40
EA	291.60
EA	340.90
EA	387.10
EA	123.10

EA	226.10
EA	182.40
EA	292.20
EA	288.80
EA	123.10
EA	1,782.25
EA	5,373.50
EA	4,242.00
EA	169.90
EA	197.50
EA	253.40
EA	313.20
EA	374.50
EA	437.60
EA	499.20
EA	182.00
EA	345.50
EA	293.90
EA	341.10
EA	472.20
EA	3,299.00
EA	3,536.80
EA	2,310.20
EA	2,232.20
EA	9,165.00
EA	9,165.00
EA	2,615.00
EA	13,696.00
EA	38,535.00
EA	15,410.00
EA	20,102.00
EA	21,552.00
EA	11,687.00
EA	4,062.00
EA	7,143.90
EA	7,221.60
EA	8,875.80
EA	10,566.60

EA	10,009.80
EA	17,241.00
EA	5,800.00
EA	14,754.00
EA	7,790.00
EA	17,458.00
EA	8,729.00
EA	28,875.00
EA	15,123.50
C	710.55
C	1,009.29
C	1,683.84
C	1,721.71
EA	8,550.00
EA	8,380.50
EA	11,895.60
EA	20,804.40
EA	7,312.70
EA	3,462.50
EA	898.43
EA	900.50
EA	42,012.50
EA	16,805.00
EA	2,335.50
EA	2,335.50
EA	9,926.60
EA	8,860.00
EA	1,658.70
EA	1,658.70
EA	5,370.00
EA	5,370.00
EA	2,019.60
EA	1,884.96
EA	6,300.50

EA	3,150.25
EA	2,152.50
EA	2,152.50
EA	815.68
EA	815.68
EA	868.77
EA	832.98
EA	549.15
EA	549.16
EA	607.48
EA	607.48
EA	637.04
EA	637.04
EA	696.40
EA	696.40
EA	698.64
EA	698.64
EA	834.80
EA	834.64
EA	779.68
EA	779.68
EA	869.96
EA	869.96
EA	4,664.00
EA	3,498.00
EA	10,400.00
EA	3,805.50
EA	4,834.10
EA	1,698.00
EA	906.52
EA	1,182.32
EA	1,536.84
EA	1,733.88
EA	2,364.64

EA	62.60
EA	72.60
EA	83.80
EA	94.80
EA	53.80
EA	201.10
EA	237.70
EA	280.10
EA	313.00
EA	34,028.00
EA	17,602.95
EA	20,426.50
EA	631.58
EA	8,172.40
EA	2,335.60
EA	2,925.80
EA	3,901.00
EA	5,674.20
EA	10,344.00
EA	2,795.80
EA	675.90
EA	1,044.20
EA	1,375.60
EA	1,854.60
EA	4,032.00
EA	1,821.00
EA	1,821.00
EA	18,061.80
EA	20,556.70

EA	23,103.00
EA	25,711.30
EA	28,144.30
FT	525.00
FT	938.00
FT	19,080.00
FT	16,380.00
FT	4,916.00
FT	3,463.00
FT	2,843.20
FT	3,699.20
FT	4,667.20
FT	11,627.20
FT	8,360.80
C	1,126.26
FT	187.00
FT	8,540.00
FT	6,200.00
FT	7,236.00
FT	10,500.00
FT	10,252.00
FT	13,256.00
FT	4,603.00
FT	5,861.00
EA	796.00
EA	2,081.00
EA	1,598.00
EA	1,528.00
EA	2,446.00
EA	996.00
EA	912.00
EA	580.30
C	16.54
C	60.60
C	100.17
C	57.45

C	55.68
C	72.24
C	70.55
EA	10,020.00
EA	7,547.00
EA	10,020.00
EA	5,010.00
EA	1,202.00
EA	601.00
EA	2,518.00
EA	1,259.00
EA	3,872.00
EA	1,936.00
EA	5,816.00
EA	2,908.00
EA	6,786.00
EA	3,393.00
EA	10,222.00
EA	5,111.00
EA	22,628.00
EA	11,314.00
EA	26,502.00
EA	13,251.00
EA	29,752.00
EA	14,876.00

MERIT BRASS

DIRECTING THE FLOW OF *Quality*

August 18, 2025

To Our Valued Customers:

Thank you for the continued trust you place in Merit Brass. We remain committed to delivering high-quality products and outstanding service to support your business.

As we navigate an evolving trade landscape, Merit Brass continues to take a proactive and thoughtful approach—closely monitoring federal tariff developments and conducting in-depth analyses of the cost impact to affected products. This diligence has allowed us to maintain pricing stability for as long as possible, while preparing for necessary adjustments with transparency and a sharp focus on minimizing disruption to you and your customers.

The U.S. government has enacted a 50% ad valorem duty on imports of semi-finished copper and copper-intensive derivative products under Section 232 of the Trade Expansion Act. This tariff applies to entries into the United States beginning August 1, 2025. In response to these regulatory changes and the resulting increase in sourcing costs, Merit Brass will implement **list price adjustments** on the below product categories, **effective September 2, 2025**. These adjustments are directly tied to the impact of the new trade regulations and reflect our continued effort to manage costs responsibly while maintaining the quality and reliability you expect from us.

Product	List Price Sheet	Average List Price Increase	Excel Link
Domestic Brass Nipples	DBRNL 925	10%	
Import Brass Nipples	BRNL 925	15%	
Chrome Plated Nipples	BRNL 925	15%	
Domestic Brass Fittings– Leaded	BRTF 925	7%	
Domestic Brass Fittings – Lead Free	LBRTF 925	7%	
Import Brass Fittings – Leaded	IBRTF 925	15%	
Import Brass Fittings – Lead Free	LIBRTF 925	15%	
Chrome Plated Fittings - Leaded	BRTF 925	15%	
Chrome Plated Fittings – Lead Free	LBRTF 925	15%	
CarbonPress® Fittings	PFCA 925	12.5%	
StainlessPress® Fittings & Valves	PFSS 925	12.5%	
CopperPress® Fittings & Valves	PFC 925	25%	

NOTE: Missing excel links and pdf copies of all the above products (except press) will be online within 1-2 weeks

PO Box 43127 | One Merit Drive. Cleveland, OH, 44143 | 216.261.9800 (Local) | 800.726.9800 (T) | 800.726.9880 (F).
Distribution Centers located in Birmingham, AL; Dallas, TX; Houston, TX and Sparks, NV. Cleveland Headquarters is an ISO 9001 Registered Quality System | www.meritbrass.com | www.MBWebXpress.com
Contact Us Today at sales@meritbrass.com

Certified System ISO 9001 GMI-SAI Global

Find us in MasterSpec® Powered by Deltek Specpoint®

While future government tariff actions remain uncertain, we understand the potential impact these price adjustments may have on your business and customers. To support you during this transition, orders placed **by the end of the day on August 29, 2025** will be honored at current pricing. Please note that quantities may be limited based on historical purchasing patterns and product availability.

We sincerely appreciate your support and flexibility as we navigate these unprecedented times together. If you have any questions or need further assistance, please contact your Merit Brass Sales Representative.

Very Truly Yours,

Merit Brass Co.

November 11, 2025

To: Our Valued Star Pipe Customers in Utah

RE: Revised - Price increase notification – Domestic Fittings, Accessories and Fabricator Products

Due to the increase in cost of manufacturing we are restructuring and increasing the price lists of our Domestic Fittings, Accessories and Fabricator Products effective December 1, 2025.

Multipliers on the new price lists, DOM-UPL.26 will be a .58.

The new price lists are available on our website at www.starpipeproducts.com.

Domestic Products	Price Lists	Multipliers
Domestic Utility Fittings	DOM-UPL.26.01	.58
Domestic FBE Fittings	DOM-FBE-UPL.26.01	.58
Domestic Zinc Fittings	DOM-ZINC-UPL.26.01	.58
Domestic P401 Lined Fittings	DOM-P401- UPL.26.01	.58
Domestic Accessories	DOM-ACC-UPL.26.01	.58
Domestic Fabricator Products	DOM-FAB-UPL-26.01	.58

Existing orders and new orders received prior to December 1st without shipping restrictions will be honored.

All existing quotes and Annual Municipal Bid Contracts will be honored up to the expiration date on the quote.

We appreciate your continued support and remain committed to earning your business.

Sincerely,

Jason O'Nan

Jason O'Nan, Vice President
Star® Pipe Products

Archived: Friday, April 10, 2026 11:04:33 AM
From: Stan Roberts & Associates
Mail received time: Thu, 9 Apr 2026 19:15:47
Sent: Thu, 9 Apr 2026 19:15:34
To: Steven Schwartz
Subject: Multi Fittings Upcoming Price Increase
Importance: Normal
Sensitivity: None

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize or trust the sender.

Stan Roberts & Associates

Dear Valued Client,

Multi Fittings has announced a pricing update affecting municipal and plumbing fittings.

Effective **May 1, 2026**, a **10% price increase** will apply across all product lines.

Updated price sheets are expected from Multi Fittings the week of April 20. If you have upcoming needs, now is a good time to plan accordingly.

Please reach out if you have any questions or would like to review options moving forward.

Sincerely,
Stan Roberts & Associates

Stay Connected

Follow us on social to keep in touch with our events and more.

View in browser

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Our mailing address is:

Stan Roberts & Associates 3300 Capitol St Houston, TX 77003-3305 USA

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You can update your preferences or unsubscribe

AFFIDAVIT OF
OWNERSHIP OR CONTROL

Orig. Dept.: _____ File/I.D. No.: _____

5. The information shown below is true and correct for the Contracting Entity and all owners of 5% or more of the Contracting Entity and, where the Contracting Entity is a non-profit entity, the required information has been shown for each officer. (NOTE: In all cases, use full names, local business and residence addresses and telephone numbers. Do not use post office boxes for any address. Inclusion of e-mail addresses is optional, but recommended. Attach additional sheets as needed.)

Contracting Entity

Name: Ferguson Enterprises, LLC

Business Address (No./Street) 751 Lake Commons

(City/State/Zip Code) New Port News, VA 23606

Telephone Number (757) 874-7795

Email Address (optional) _____

Residence Address (No./Street) N/A Business Entity

(City/State/Zip Code) _____

Telephone Number (_____) _____

Email Address (optional) _____

5% Owner(s) or More (IF NONE, STATE "NONE.")

Name: Ferguson Enterprises, LLC Please see attached Reps and Certs

Business Address (No./Street) _____

(City/State/Zip Code) _____

Telephone Number (_____) _____

Email Address (optional) _____

Residence Address (No./Street) _____

(City/State/Zip Code) _____

Telephone Number (_____) _____

Email Address (optional) _____

6. ***Optional Information***

Contracting Entity and/or N/A (Name of Owner or Non-Profit Officer) is actively protesting, challenging or appealing the accuracy and/or amount of taxes levied against N/A (Contracting Entity, Owner or Non-Profit Officer) as follows:

Orig. Dept.: _____ File/I.D. No.: _____

AFFIDAVIT OF OWNERSHIP OR CONTROL

Name of Debtor: NONE

Tax Account Nos. _____

Case or File Nos. _____

Attorney/Agent Name _____

Attorney/Agent Phone No. (_____) _____

Tax Years _____

Status of Appeal (Describe) _____

Affiant certifies that he or she is duly authorized to submit the above information on behalf of the Contracting Entity, that Affiant is associated with the Contracting Entity in the capacity noted above and has personal knowledge of the accuracy of the information provided herein, and that the information provided herein is true and correct to the best of Affiant's knowledge and belief.

Affiant

SWORN TO AND SUBSCRIBED before me this 29 day of July, 2026.

(Seal)

JANET K. ADDAMZ
Notary Public, State of Texas
Comm. Expires 09-25-2026
Notary ID 11364061

Notary Public

NOTE:
This affidavit constitutes a **government record** as defined by Section 37.01 of the Texas Penal Code. Submission of a false government record is punishable as provided in Section 37.10 of the Texas Penal Code. Attach additional pages if needed to supply the required names and addresses.

END OF DOCUMENT

CHARLOTTE
PIPE AND FOUNDRY COMPANY

May 4, 2026

To: Charlotte Pipe and Foundry Customers in **Oklahoma and Texas, excluding the El Paso Metropolitan area**

Subject: New PVC Plastic Pipe and Fittings Prices Effective May 4, 2026

Ongoing disruptions in the resin market have significantly increased resin costs. As a result, Charlotte Pipe and Foundry will **increase prices on PVC pipe and fittings by approximately 7%, effective today, Monday, May 4, 2026.**

Attached is the new plastic pipe sheet effective for the territory outlined above.

The new PVC fittings price list increases are outlined below:

Product	New List Sheet	% Increase
PVC DWV	PVC-526	7% (divide PVC-426 List by .93)
PVC DWV Large Diameter	PVC-LD-526	7% (divide PVC-LD-426 List by .93)
PVC Schedule 40 Pressure	P-526-PF	7% (divide P-426-PF List by .93)
PVC Schedule 80	PVC 80-526	7% (divide PVC 80-426 List by .93)
PVC Schedule 80 Large Diameter	PVC 80-LD-526	7% (divide PVC 80-LD-426 List by .93)
PVC Schedule 30 Thin Wall	P-526-TW	7% (divide P-426-TW List by .93)

Current multipliers will remain unchanged. The new fittings price lists are available on our website www.charlottepipe.com.

We will accept orders of up to two weeks (1/24th) of your annual purchases from Charlotte Pipe in pounds of PVC S40 Solid, Foam Core and Pressure pipe and PVC DWV fittings at current prices. Pre-increase orders must be placed with our office by close of business on Wednesday, May 6, 2026. All such orders will be for immediate shipment and release. No further price protection will be offered.

All of us at Charlotte Pipe are focused, as always, on taking care of our good, loyal customers. Thank you for your patience and understanding during these unusual times. Please contact your Charlotte Pipe Regional Sales Manager or your local Charlotte Pipe sales rep with questions.

Thank you for allowing our team to serve you.

CHARLOTTE PIPE AND FOUNDRY COMPANY

PO Box 35430 Charlotte, NC 28235 USA 704/372-5030 800/438-6091 FAX 800/553-1605
www.charlottepipe.com

December 8, 2025

To: Our Valued Star Pipe Customers

RE: Price increase notification – Domestic Joint Restraint Products

We are increasing the price of our Domestic Joint Restraint Products by 8%, effective January 5, 2026. The new price list, DOM-JRPL2601, will be posted on our website www.starpipeproducts.com before the effective date.

Existing orders and new orders received prior to the effective date without shipping restrictions will be honored.

All existing quotes and Annual Municipal Bid Contracts will be honored up to the expiration date on the quote.

We appreciate your continued support and remain committed to earning your business.

Sincerely,

Jason O'Nan

Jason O'Nan, Vice President
Star® Pipe Products

STAR® PIPE PRODUCTS
10500 RICHMOND AVENUE, STE 100, HOUSTON, TEXAS 77042
www.starpipeproducts.com
T: 800.999.3009
F: 281.368.5372
ANAB Certified to ISO 9001:2015
FOUNDRY

World Headquarters 300
S. Dayton Street
Davison, MI 48423
USA
P: (800) 521-1283
F: (810) 653-8714
www.fernco.com

2/19/2026

To our valued customers,

Effective March 22, 2026, Fernco will be implementing a 6% increase.

It has been four years since our last price increase while raw materials, freight and labor costs have continued to rise during that time.

Our distributors' relationships are extremely important to our success. We are committed to providing you with the best quality, service, and value, which will allow us to grow together.

If you have any questions, please contact our local Fernco Representative, Regional Sales Manager, or Customer Service Department.

Sincerely,

Tom Galsterer
Executive VP of Sales

The Ford Meter Box Company, Inc.

775 Manchester Avenue • P.O. Box 443, Wabash, Indiana U.S.A. 46992-0433
Phone: 206-563-3171 • Fax: 800-826-3487 • Overseas Fax: 260-563-0167 • www.fordmeterbox.com

January 13, 2026

To Our Valued Customers:

Due to rising material costs, The Ford Meter Box Company, Inc. will implement a price increase effective February 13, 2026. This increase will be applied through a combination of list price and discount adjustments, allowing us to return all catalog sections to a single discount (multiplier).

The net cost of the following Ford® product offerings will increase by 7%.

- No-lead brass, brass saddles, coppersetters, plastic pitsetters, and meter testing equipment
- Iron covers and lids, yoke bars, and iron meter boxes
- Pipeline products, including repair clamps, couplings, tapping sleeves, domestic iron saddles, and stainless steel saddles
- Domestic Uni-Flange® joint restraint products

The net cost of the following Ford® product offering will increase by 10%.

- Iron curb boxes

This does not represent an across-the-board price increase. Items **NOT** subject to the increase will receive list price and discount adjustments to maintain the same net cost. This includes imported iron saddles, cast couplings (including FC2W and BOALINQ couplings), FC3 steel couplings, RFAP/RFAD restrained flange adapters 12” and below, and imported Uni-Flange® restraint products.

All existing fixed-price quotations will be honored through the contract period. Pricing on orders received before February 13, 2026, will be honored. All other pricing programs will be adjusted, and updated discount sheets will be forthcoming.

Prior to the increase, a PDF copy of the new price book will be available for download on our website, www.fordmeterbox.com, and an Excel version will be available on our distributor portal.

As always, we thank you for choosing The Ford Meter Box Company as your supplier of water works products. Please contact your Ford Meter Box® Customer Manager or Sales Representative with any questions.

Best Regards,

Rodney A. Kelsheimer

Rodney A. Kelsheimer
Senior Manager of Domestic Sales

DFW PLASTICS, INC.

December 1, 2025

To Our Valued Customer:

This letter serves as notice of a 3% price increase on all our product lines, effective **January 1, 2026.**

This increase will affect new orders that do not ship by December 31, 2025. All orders based on active quotations *will not* be affected by the increase.

We appreciate your business and look forward to a successful new year in 2026. If you have any questions, please feel free to contact your local DFW representative.

Best regards,

Jim McKinnon
Chief Operating Officer

PO Box 648 Bedford, TX 76095
P 817.439.3600
F 817.439-3700
www.dfwplasticsinc.com

Thomas Houston
VP Sales & Marketing
30 Globe Ave
Texarkana, AR 71854

Phone: 412-795-2221
Fax: 800-648-6792
www.smith-blair.com
tom.houston@smith-blair.com

June 1, 2025

Subject: Upcoming Discount Adjustment – Effective July 1, 2025

Dear Valued Customer,

We will be implementing a 2 to 4 point discount adjustment on all Smith-Blair products, **effective July 1, 2025**. This change will be reflected as a reduction in current discounts. For example, a current 56% discount (0.44 multiplier) will be adjusted to 52% (0.48 multiplier).

Please note:

Any current in-house annual pricing agreements will be honored until their expiration date. This notice is being provided at least 30 days in advance to allow for planning and adjustments.

We sincerely appreciate your continued support. If you have any questions, please reach out to your local Smith-Blair Territory Sales Manager/Representative or contact our Customer Service Group.

Regards,

Tom Houston
VP of Sales & Marketing
Smith-Blair
A Xylem Brand

MERIT BRASS

DIRECTING THE FLOW OF *Quality*

March 9, 2026

TO OUR VALUED CUSTOMERS,

We would like to express our sincere gratitude for your continued trust and support of Merit Brass. Your business is truly valued, and we are thankful for the confidence you place in us.

While we remain focused on internal improvements and enhancing our customers' Merit Experience - for everything within our sphere of control - manufacturing and raw materials costs have increased significantly. As a result, we will be implementing price adjustments on the lines detailed below.

These price adjustments take effect with new orders placed on **March 23, 2026**. Please note, these are list price changes only, and your existing discount multipliers will remain the same. Orders placed by the end of the day on **March 20, 2026** will be honored at current pricing. We reserve the right to limit quantities based on historical purchases and availability.

Please contact your Merit Brass Sales Representative if you have questions regarding specific orders or require other assistance.

PRODUCT	PRICE SHEET	AVERAGE INCREASE	EXCEL LINK*
DOMESTIC BRASS NIPPLES	DBRNL 326	12%	
IMPORT BRASS NIPPLES	BRNL 326	12%	
CHROME-PLATED NIPPLES	BRNL 326	12%	
DOMESTIC BRASS FITTINGS – LF	LBRTF 326	12%	
** PLEASE NOTE: LEADED DOMESTIC BRASS FITTINGS ARE NOW PRICED POA**			
IMPORT BRASS FITTINGS – LF	LIBRTF 326	12%	
IMPORT BRASS FITTINGS – LEADED	LIBRTF 326	12%	
CHROME PLATED FITTINGS – LEADED	BRTF 326	12%	
CHROME-PLATED FITTINGS – LEAD FREE	LBRTF 326	12%	
BRASS BALL VALVES	BRBVLV 524	6%	

**Please note that you may have to refresh your browser to access the new excel file.*

With Gratitude,

Merit Brass Co.

Mueller Water Products
Headquarters
1200 Abernathy Road NE
Suite 1200
Atlanta, GA 30328

phone: 770-206-4200

January 16th, 2026

To: Mueller®, U.S. Pipe Valve and Hydrant®, and Pratt® Distributors

Re: Price Increase & Freight Policy Update

To offset material, logistical and labor costs, we are announcing a price increase for the products listed below. In addition, to streamline future pricing updates, Mueller will transition to adjusting List Prices moving forward. This price increase will take effect on Monday, February 16th, 2026, and will be implemented as follows:

1. Mueller and U.S. Pipe Valve and Hydrant products will have an average list price adjustment of 6%, affecting the following product categories:
    - Fire Hydrants & Extensions
    - Resilient Wedge (RW) Gate Valves
    - Double Disc Gate Valves
    - PermaSeal Insertion Valves
    - Iron Tapping & Split Repair & Cut-in Sleeves & Crosses
    - Valve and Hydrant Repair Kits & Repair Parts

2. All Machines and Tools will have an average list price adjustment of 4%.

3. Pratt Specialty Products will have an average list price adjustment of 3.5%. This includes the following product categories:
    - Import AWWA Butterfly Valves
    - Import AWWA Plug Valves
    - Domestic AWWA Plug Valves
    - Import AWWA Air Valves

The price change will be implemented as follows:

- Any orders received before Monday, February 16th, 2026, with no shipping restrictions will be price protected. Products will be shipped as available.
- Material covered in fixed price municipal contracts will be honored for the original contract bid quantities for the duration of the contract.
- Distributor quotations to contractors will not be price protected. All contractor-quoted projects

must be ordered before start of business Monday, February 16th, 2026 in order to receive current pricing.

In addition to the price announcement, and so that we may better serve our customers, we are implementing an update to our freight policy. Effective February 16th, 2026, customers will receive full freight allowance on Service Brass-only orders with a total net minimum order value of $7,500. As a reminder, combined iron and brass product orders are full freight allowed with a net minimum order value of $15,000. For any net Product Order value below these minimums, a 3% freight fee will be applied at the time of invoicing.

Your Regional / Territory Manager will be in contact with you prior to the effective date to review these increases and to answer any questions you may have.

Regards,

Scott Floyd
Sr. Vice President – Sales & Marketing

MUELLER

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RESOLUTION NO. 7549

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH FERGUSON WATERWORKS, LLC FOR THE ANNUAL SUPPLY OF WATER AND SEWER MAINTENANCE PARTS AND SUPPLIES; 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 Ferguson Waterworks, LLC of Euless, Texas, is hereby awarded the bid for the annual supply of water and sewer maintenance parts and supplies in the amount of Two Million Four Hundred Seventy-Seven Thousand Six Hundred Seventy-Seven Dollars and Eighty-Two Cents ($2,477,677.82)**;** 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, to execute a contract with Ferguson Waterworks, LLC for the annual supply of water and sewer maintenance parts and supplies, in accordance with all contract documents attached hereto and made a part hereof for all purposes. Funds for this purchase are being committed out of the City of Sherman's fiscal year 2025-2026 budget.

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 21st day of July 2025.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: Signed by: 5C0664FD149F47C... _____
LEAH ROBERT
EXEC. DIR. OF ADMINISTRATION,
ACTING CITY CLERK

BY: Signed by: 94D5858B75EE44B... _____
SHAWN TEAMANN, MAYOR

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

BY: Signed by: F376C3915C94B5... _____
RYAN PITTMAN, CITY ATTORNEY

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AGREEMENT FOR WATER AND SEWER MAINTENANCE PARTS AND SUPPLIES

The **City of Sherman, Texas**, a home-rule municipality ("City"), and Ferguson Waterworks, LLC, a Limited Liability Company ("Contractor"), hereby enter into this Agreement for water and sewer maintenance parts and supplies ("Agreement"). City and Contractor are sometimes referred to collectively as the "parties" or individually as a "party."

WHEREAS, City issued a Request for Proposal, attached hereto as Exhibit A and incorporated herein for all purposes ("Bid Request"), seeking competitive sealed bids for water and sewer maintenance parts and supplies for the City; and

WHEREAS, Contractor timely submitted a sealed response to the Bid Request, attached hereto as Exhibit B and incorporated herein for all purposes ("Submittal"), seeking to provide such services for City; and

WHEREAS, based on Contractor's representations in response to the Bid Request, including those representations set forth in the Submittal, City has selected Contractor to provide the services sought in the Bid Request under the terms and conditions of this Agreement ("Project").

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Scope of Services.
   Contractor shall provide the services and deliverables that are described in the Agreement Documents (as defined below) and shall furnish all personnel, labor, equipment, supplies and all other items necessary to provide the services and deliverables as specified by the terms and conditions of the Agreement Documents (collectively, "Services").

2. Term.
   The initial term of the Agreement shall be for a period of one (1) year, commencing on the Effective Date (hereinafter defined) of this Agreement ("Initial Term"). City shall have the option to extend this Agreement for four (4) additional terms of one (1) year each (each a "Renewal Term") on the same terms and conditions of this Agreement by giving Contractor written notice of its intent to extend prior to the expiration of the then-current one (1) year term.

3. Compensation.
   In exchange for Contractor's performance of the Services in accordance with the Agreement Document, City agrees to pay Contractor on the basis defined by and in the amounts set forth in the Submittal ("Contractor's Fee").

   City shall pay Contractor within thirty (30) days of receipt of each invoice, unless supporting receipts or other supporting documentation have been requested by City, in which case City shall pay the invoice as soon after receiving the supporting receipts or

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documentation as is reasonable; or unless a dispute arises as to any charge(s) contained in the invoice, in which case City shall pay the undisputed amount of the invoice within thirty (30) days of receipt and shall pay the remaining amount, if any, of the invoice after resolution of the dispute as soon after resolution as is reasonable. Notwithstanding anything to the contrary in the Agreement Documents, City shall not be required to pay any invoice submitted by Contractor if Contractor is in breach of this Agreement.

20203

The parties agree that the continuation of this Agreement after the close of any given fiscal year of City, which closes on September 30th of each calendar year, shall be subject to City Council approval. In the event that the City Council does not approve the appropriation of funds for this Agreement, the Agreement shall terminate at the end of the fiscal year for which funds were appropriated, and the parties shall have no further obligations hereunder, except that City shall be obligated to pay monies owed Contractor for services it has provided pursuant to this Agreement through the end of that fiscal year provided that Contractor is not in breach of this Agreement.

4. Agreement Documents.

The "Agreement Documents," as that term is used herein, shall mean and include the following documents, and this Agreement expressly incorporates the same herein by reference for all purposes:

A. This Agreement;

B. The Bid Request, attached hereto as Exhibit A;

C. The Submittal, attached hereto as Exhibit B;

D. City's Insurance Requirements, attached hereto as Exhibit C;

E. Affidavit of No Prohibited Interested, attached hereto as Exhibit D; and

F. Conflict of Interest Questionnaire, attached hereto as Exhibit E.

This Agreement shall incorporate the terms of the Agreement Documents in their entirety. To the extent that Exhibit A, Exhibit B, Exhibit C, Exhibit D or Exhibit E are in conflict with provisions of this Agreement or each other, the provisions of this Agreement, then the provisions of Exhibit A, Exhibit C, Exhibit D, Exhibit E and Exhibit B shall prevail in that order. Should disputes arise as to responsibilities and obligations set forth in the Agreement Documents, City's interpretation and/or decision shall be final and binding.

5. Entire Agreement.

The Agreement Documents contain all representations, understandings, contracts and agreements between the parties regarding the subject matter of this Agreement. The Agreement Documents supersede all oral or written previous and contemporaneous agreements, writings, understandings, representations or contracts between the parties regarding the subject matter of this Agreement. This Agreement in no way modifies or

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supersedes any document executed by the parties prior to the Effective Date of this Agreement which does not concern the subject matter of this Agreement. No amendment to the Agreement Documents shall be made except on the written agreement of the parties, which shall not be construed to release either party from any obligation of the Agreement Documents except as specifically provided for in such amendment.

Typetexhere

6. Required Insurance.

Contractor shall not start work under this Agreement until Contractor has obtained, at Contractor's expense, all of the insurance specified in, and required by, the Agreement Documents. Contractor shall procure and keep in full force and effect the types and amounts of insurance specified in City's Insurance Requirements, attached hereto as Exhibit C and incorporated herein for all purposes, for and during all aspects and phases of Contractor's work throughout the term of this Agreement at no expense to City. Contractor also shall comply with all other requirements set forth in Exhibit C.

7. No Prohibited Interest; Vendor Disclosure.

Contractor acknowledges and agrees that it is aware of, and will abide by, the no prohibited interest requirement of the City Charter. Contractor shall execute and deliver to City the Affidavit of No Prohibited Interest, attached hereto as Exhibit D and incorporated herein for all purposes, no later than the Effective Date of this Agreement (hereinafter defined). Contractor acknowledges and agrees that the existence of a prohibited interest during the term of this Agreement will render this Agreement voidable. Contractor further acknowledges and agrees that it also is aware of, and will abide by, the vendor disclosure requirements set forth in Chapter 176 of the Texas Local Government Code, as amended. In this connection, Contractor shall execute and deliver to City the Conflict of Interest Questionnaire, Form CIQ, attached hereto as Exhibit E and incorporated herein for all purposes, no later than the Effective Date of this Agreement.

8. Indemnity.

CONTRACTOR HEREBY RELEASES AND SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CITY AND ITS CITY COUNCIL MEMBERS, OFFICERS, AGENTS, REPRESENTATIVES AND EMPLOYEES (COLLECTIVELY REFERRED TO AS "CITY" FOR PURPOSES OF THIS SECTION) FROM AND AGAINST ALL DAMAGES, INJURIES (WHETHER IN CONTRACT OR IN TORT, INCLUDING PERSONAL INJURY AND DEATH), CLAIMS, PROPERTY DAMAGES (INCLUDING LOSS OF USE), LOSSES, DEMANDS, SUITS, ACTIONS, JUDGMENTS, LIENS, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND EXPENSES (INCLUDING ATTORNEY'S FEES AND EXPENSES INCURRED IN ENFORCING THIS SECTION), THAT IN WHOLE OR IN PART ARISE OUT OF OR ARE CONNECTED WITH GOODS AND/OR SERVICES PROVIDED BY CONTRACTOR, ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES OR ANY OTHER THIRD PARTIES FOR WHOM CONTRACTOR IS LEGALLY RESPONSIBLE (COLLECTIVELY REFERRED TO AS "CONTRACTOR" FOR PURPOSES OF THIS SECTION) PURSUANT TO THIS AGREEMENT AND/OR THE NEGLIGENT, GROSSLY NEGLIGENT AND/OR INTENTIONAL WRONGFUL ACT AND/OR OMISSION OF CONTRACTOR IN ITS/THEIR PERFORMANCE OF THIS AGREEMENT, REGARDLESS OF THE JOINT OR CONCURRENT NEGLIGENCE OF CITY (COLLECTIVELY, "CLAIMS"). THIS INDEMNIFICATION PROVISION AND THE USE OF THE TERM "CLAIMS" IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT IS NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST CITY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS

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AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE.

IN ITS SOLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION HEREUNDER TO DEFEND AND INDEMNIFY CITY, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. CONTRACTOR SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO DEFENSE OR INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCURRED BY CITY.

THE RIGHTS AND OBLIGATIONS CREATED BY THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

9. Liability.

To the fullest extent permitted by law, Contractor shall be fully and solely responsible and liable for its own acts and omissions, including those of its officers, agents, representatives, employees, subcontractors, licensees, invitees and all other parties performing services for or on behalf of Contractor under this Agreement, and for any and all damage to Contractor's equipment and other property. City assumes no such responsibility or liability. City shall have no such responsibility or liability to either Contractor or its officers, agents, representatives, employees, subcontractors, licensees, invitees or other persons.

10. Compliance with Laws; Standard of Care.

Contractor shall comply with all federal, state and local laws, statutes, ordinances, regulations and policies, as they exist, may be amended or in the future arising, applicable to Contractor and its work. Contractor shall ensure that its officers, agents, representatives, employees, subcontractors, licensees, invitees and other parties performing services for or on behalf of Contractor under this Agreement comply with all applicable laws, statutes, ordinances, regulations and policies. If Contractor observes or is notified that the work under this Agreement is at variance with applicable laws, statutes, ordinances, regulations

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and policies, Contractor shall immediately notify City in writing. Contractor shall perform the Services in accordance with the prevailing standard of care by exercising the skill and care ordinarily utilized by professionals performing the same or similar services under the same or similar circumstances in the State of Texas.

11. Termination.
City is entitled to terminate this Agreement at any time for any reason or for no reason by giving Contractor at least thirty (30) days' prior written notice of the termination date.

City is entitled to terminate this Agreement immediately on breach of any term or provision of the Agreement Documents by Contractor. If at any time during the term of this Agreement, Contractor shall fail to commence the work in accordance with the provisions of the Agreement Documents or fail to diligently perform the Services in an efficient, timely and careful manner and in strict accordance with the provisions of the Agreement Documents, then City shall have the right to terminate this Agreement and complete the work in any manner it deems desirable, including engaging the services of other parties, if Contractor does not cure any such default after five (5) days written notice thereof. Any such act by City shall not be deemed a waiver of any other right or remedy of City.

If after exercising any remedy provided herein, the cost to City of the performance of the balance of the work under this Agreement is in excess of that part of the Contractor's Fee which has not yet been paid to Contractor hereunder, Contractor shall be liable for and shall reimburse City for such excess, without waiver of any other right or remedy of City.

The rights and remedies provided by this Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its rights to use any or all other remedies. These rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

12. Authority to Execute.
Each party represents and warrants to the other that it has the full power and authority to enter into and fulfill the obligations of this Agreement. The respective signatories to this Agreement, by affixing their signatures hereto, warrant and represent that they have the authority to bind their respective parties as duly authorized representatives thereof.

13. Assignment.
Contractor agrees that neither this Agreement nor the work to be performed hereunder will be assigned or sublet without the prior written consent of City. Contractor further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve Contractor of its full obligations to City as provided by this Agreement. All such approved work performed by assignment or subletting shall be billed through Contractor, and there shall be no third-party billing.

14. No Waiver of Immunity.

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The parties acknowledge and agree that, in executing and performing this Agreement, City has not waived, nor shall be deemed to have waived, any defense or immunity, including governmental, sovereign and official immunity, that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein.

15. Savings/Severability.
In the event that a term, condition or provision of this Agreement is determined to be invalid, illegal, void, unenforceable or unlawful by a court of competent jurisdiction, then that term, condition or provision shall be deleted and the remainder of the Agreement shall remain in full force and effect as if such invalid, illegal, void, unenforceable or unlawful provision had never been included in this Agreement.

16. Consideration.
This Agreement is executed by the parties without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

17. Attorneys' Fees.
If either party files any action or brings any proceeding against the other arising from this Agreement, then as between City and Contractor, the prevailing party shall be entitled to recover as an element of its costs of suit, and not as damages, reasonable and necessary attorneys' fees and litigation expenses both at trial and on appeal, subject to the limitations set forth in the TEX. LOC. GOV'T CODE § 271.153, as it exists or may be amended, if applicable.

18. Governing Law; Venue.
The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement, without regard to conflict of law principles. This Agreement is performable in Grayson County, Texas, and the exclusive venue for any action arising out of this Agreement shall be a court of appropriate jurisdiction in Grayson County, Texas.

19. Binding Effect.
This Agreement shall be binding on and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns when permitted by this Agreement.

20. No Waiver.
Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit, or waive such party's right thereafter to enforce and compel strict compliance.

21. Headings.
The headings of the various sections of this Agreement are included solely for convenience of reference and are not to be full or accurate descriptions of the content thereof.

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22. Indemnity.
The parties agree that the indemnity provision set forth in Section 8 herein is conspicuous and the parties have read and understood the same.

23. Notice.
Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing the same in the United States Mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested; by facsimile; by electronic mail, with documentation evidencing the addressee's receipt thereof; or by delivering the same in person to such party a via hand-delivery service, or to any courier service that provides a return receipt showing the date of actual delivery of the same to the addressee thereof. Notice given in accordance herewith shall be effective on receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Contractor, to: FERGUSON WATERWORKS, LLC
Attn: RYAN MOORE
Address: 2650 S PIPELINE RD
EULESS, TX 76040
Telephone: 817-267-3900
Facsimile: 817-267-3912
Email: Ryan.Moore@ferguson.com

If to City, to: City of Sherman
Attn: Dr. Zachary Flores, City Manager
220 W. Mulberry Street
Sherman, Texas 75090
Telephone: (903) 892-7201
Facsimile: (903) 892-7355
Email: zacharyf@cityofsherman.com

With a copy to:
Abernathy, Roeder, Boyd & Hullett, P.C.
Attn.: Ryan D. Pittman
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
Telephone: (214) 544-4000
Facsimile: (214) 544-4054
Email: rpittman@abernathy-law.com

24. Representations.
Each party states that they have carefully read this Agreement, know the contents hereof, have consulted with an attorney of their choice regarding the meaning and effect hereof and is signing the same solely of their own judgment.

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25. Independent Contractor.
Contractor covenants and agrees that Contractor is an independent contractor and not an officer, agent, servant or employee of City; that Contractor shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing the same; that the doctrine of respondent superior shall not apply as between City and Contractor, its officers, agents, employees, contractors, subcontractors and consultants; and that nothing herein shall be construed as creating a partnership or joint enterprise between City and Contractor.

26. Incorporation of Recitals.
The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of City and the authorized representative of Contractor.

27. Reference to Contractor.
When referring to "Contractor" herein, this Agreement shall refer to and be binding upon Contractor, and its officers, directors, partners, employees, representatives, contractors, subcontractors, licensees, invitees, agents, successors, assignees (as authorized herein), vendors, grantees, trustees, legal representatives and/or any other third parties for whom Contractor is legally responsible.

28. Reference to City.
When referring to "City" herein, this Agreement shall refer to and be binding upon City, its Council Members, officers, agents, representatives, employees and/or any other authorized third parties for whom City is legally responsible.

29. Miscellaneous Drafting Provisions.
This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

30. Multiple Counterparts.
This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective when all the parties have signed it. The date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature below) will be deemed the effective date of this Agreement ("Effective Date").

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CITY OF SHERMAN, TEXAS,
a home-rule municipality

Signed by:
By: _____
61C27BF0A8454A5...
Dr. Zachary Flores, City Manager
Date: 8/6/2026 | 5:05 PM CDT

ATTEST:

Signed by:
Tasheena Taylor
A4B20FB53329448...
City Clerk's Office

FERGUSON WATERWORKS
a Texas corporation

By: _____
Printed Name: RYAN C MOORE
Title: GENERAL MANAGER
Date: 6/30/2025

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STATE OF TEXAS §
§
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **Dr. Zachary Flores**, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he acknowledged to me he is the City Manager and duly authorized representative for the **City of Sherman, Texas** and he executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

STATE OF TEXAS §
§
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Moore known to me to be one of the persons whose names are subscribed to the foregoing instrument; he/she acknowledged to me he/she is the General Manager (title) and duly authorized representative for Ferguson Enterprises, LLC, a Texas corporation, and that he/she executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of July, 2025

Melba P. Martin
Notary Public in and for the State of Texas
My Commission Expires: March 6, 2026

NOTARY PUBLIC STATE OF TEXAS
MELBA P MARTIN
Notary ID #131477481
My Commission Expires
March 6, 2026

ëé

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Exhibit A
Bid Request

City of Sherman
PO Box 1106
Sherman, TX 75091-1106

Request for Proposals

for

WATER & SEWER PARTS AND SUPPLIES RFP No. 2025-15

Publication Dates: **Sunday June 15, 2025**
Sunday June 22, 2025

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CITY OF SHERMAN, TEXAS

FINANCE DEPARTMENT

REQUEST FOR PROPOSAL - BID NO. 2025-15; **Water & Sewer Parts and Supplies**

The enclosed **REQUEST FOR PROPOSAL** (RFP) and accompanying **SPECIFICATIONS** are for your convenience in bidding the enclosed referenced **Water & Sewer Parts and Supplies** for the City of Sherman.

Questions may be addressed to the Finance Department at the address listed below. The bids will be opened at **2:00 p.m. on Tuesday, July 1, 2025,** at the following address:

City of Sherman – Human Resources Conference Room
Municipal Building
405 N. Rusk Street
Sherman, TX
903-892-7215
craigl@cityofsherman.com

Bids may be submitted by mail to the following address:

City of Sherman
Finance Dept. – RFP for Water & Sewer Parts and Supplies - No. 2025-15

P.O. Box 1106
Sherman, TX 75091-1106

OR

Electronically at www.publicpurchase.com

OR

By delivery at the Municipal Building address listed above.

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NOTICE TO BIDDERS

Bids will be received by the City of Sherman, Sherman, Texas, at the Finance Department, Attention: Craig Long, Sherman Municipal Building, 405 N. Rusk, Sherman, Texas 75091 until the hour **2:00 PM on the 1st day of July, 2025,** at which time bids duly delivered and submitted will be considered for supplying the following:

BID NO. 2025-15 – Water & Sewer Parts and Supplies

The award is intended to be included on the agenda of a regularly scheduled meeting of the City Council at the following address:

City Council Chambers
City Hall
220 W. Mulberry
Sherman, TX

Each bid delivered to the City shall be sealed and clearly marked "Water & Sewer Parts and Supplies 2025-15" on the exterior of the bid. Electronic submittals may only be made through Public Purchase at https://www.publicpurchase.com. No email or faxed bids will be accepted. Each bid shall be **manually signed and dated by a person having the authority to bind the firm in a contract. Bids that are not signed and dated will be rejected.**

Please note that all bids **must be received at the designated location or through Public Purchase by the deadline shown**. Bids received after the deadline will not be considered for the award of the contract, and shall be considered void and unacceptable. The Opening is scheduled for **2:00 p.m., Tuesday, July 1, 2025,** at which time the sealed bids will be opened.

Any bid received after stated closing time will be returned unopened. If bids are sent by mail to the Finance Department, the bidder shall be responsible for actual delivery of the bid before the advertised date and hour for opening of bids. If the mail is delayed by the postal service, courier service, or an ISP (Internet Service Provider), beyond the date and hour set for the bid opening, bids thus delayed will not be considered.

The City of Sherman will receive sealed bids for: **Water & Sewer Parts and Supplies.**

Bidders should carefully examine all terms, conditions, specifications and related documents. Should a bidder find discrepancies in or omissions from the specifications or related documents, or should there be doubt as to their meaning, the City of Sherman Finance Department should be notified immediately for clarification prior to submitting the bid. In the event of any conflict between the terms and conditions of these requirements and the specifications, the specifications shall govern. In the event of any conflict of interpretation of any part of this overall document, the City of Sherman's interpretation shall govern.

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Information concerning the bid specifications or bid process/procedures may be submitted in writing to Craig Long, Budget Analyst at craigl@cityofsherman.com, or via phone at (903) 892-7215.

Until the final awarding by the City of Sherman, said City reserves the right to reject any and/or all bids, to waive technicalities, to re-advertise, and proceed otherwise when the best interests of said City will be realized hereby.

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CITY OF SHERMAN
GENERAL CONDITIONS

ADDENDA

It is the responsibility of the vendor to check for addenda. Addenda will be posted to: www.ci.sherman.tx.us and to www.publicpurchase.com.

ANNUAL CONTRACT FUNDING

The city operates on a fiscal year that ends on September 30th. Because state law mandates that a municipality may not commit funds beyond a fiscal year, this bid is subject to cancellation if funds for this commodity are not approved in the next fiscal year.

ASSIGNMENT OF BID/CONTRACT

The successful bidder may not assign their rights and duties under and award without the written consent of the City. Such consent shall not relieve the assignor of liability in event of default by their assignee.

BID CONSIDERATION / TABULATION

Until final award of the Contract, the city reserves the right to reject any or all bids, to waive technicalities, and to re-advertise for new bids, or proposed to do the work otherwise in the best interests of the City. Please refer to the **EVALUATION PROCESS & BEST VALUE EVALUATION CRITERIA** sections for additional information .

BID SUBMISSION

Bids may be submitted in person, by mail, or electronically at www.publicpurchase.com.

- Submit bids via mail to PO Box 1106, Sherman, TX 75091-1106.
- To submit a bid via mail, all documents must be returned and an original signature provided on the proposal to bidders sheet.
- Bids will not be accepted without a signature.
- Bids submitted by email or fax will not be accepted.
- The City is not responsible for mail service. See page 4, paragraph 2 of the Notice to Bidders.

BRAND NAMES

If items for which bids have been called for have been identified by a "brand name or equal" description, such identification is intended to be descriptive, but not restrictive, and is to indicate the quality and characteristics of products that will be satisfactory. Bids offering "equal" products will be considered for award if such products are clearly identified in the bids and are determined by the City to be equal in all material respects to the brand name products referenced. **Unless the bidder clearly indicates in their bid that they are offering an "equal product", their bid shall be considered as offering a brand name product referenced in the Proposal Schedule.**

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CHANGES OR ALTERATIONS

No part of this bid may be changed/altered in any way. Vendors must submit written requests to change any specifications/conditions with their proposal. ***Changes made without submission of a written request to this bid will result in disqualification.***

COMPLETING INFORMATION

Bidder must fill in all information asked for in the blanks provided under each item. Failure to comply may result in rejection of the Bid at the City's option.

CONTRACT CLAUSE

All bidders understand and agree that the vendor's bid response will become a legally binding contract upon acceptance in writing by the City. This contract may be superseded only if replaced with a more extensive contract that is agreed to by both parties.

DEFAULT

In case of default of the successful bidder, the city of Sherman may procure the articles from other sources and hold the bidder responsible for any excess cost occasioned thereby.

DELIVERY

The City reserves the right to demand bond or penalty to guarantee delivery by the date indicated. If order is given and the Bidder fails to furnish the materials by the guaranteed date, the City reserves the right to cancel the order without liability on its part. All prices are to be F.O.B. Sherman, Texas all freight prepaid.

DELIVERY DATE

Delivery date is an important factor to the City and may be required to be a part of each bid. The city of Sherman considers delivery time to be that period elapsing from the time the individual order is placed until that order or work thereunder is received by the City at the specified delivery location. The delivery date indicates a guaranteed delivery at Sherman, Texas. Failure of the bidder to meet guaranteed delivery dates or service performance could affect future City orders.

Whenever the Contractor encounters any difficulty which is delaying or threatens to delay timely performance (including actual or potential labor disputes), the Contractor shall immediately give notice thereof in writing to the City, stating all relevant information with respect thereto. Such notice shall not in any way constitute a basis for an extension of the delivery or performance schedule or be construed as a waiver by the City of any rights or remedies to which it is entitled by law or pursuant to provisions herein. Failure to give such notice, however, may be grounds for denial of any request for an extension of the delivery or performance schedule because of such delivery.

INDEMNIFICATION

In case any action in court is brought against the Owner, or any officer or agent of the Owner, for the failure, omission, or neglect of the vendor to perform any of the covenants, acts, matters, or things by this contract undertaken; or for injury or damage caused by the alleged negligence of the

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vendor or his subcontractors or his or their agents, or in connection with any claim based on lawful demands of subcontractors, workmen, materialmen, or suppliers the vendor shall indemnify and

save harmless the Owner and his officers and agents, from all losses, damages, costs, expenses, judgments, or decrees arising out of such action.

INSURANCE

Deductibles, of any type, are the responsibility of the vendor/contractor.

MISCELLANEOUS

Except as to any supplies or components which the specifications provide need not be new, all supplies and components to be provided under this contract shall be new (not used or reconditioned, and not of such age or so deteriorated as to impair their usefulness or safety), of current production and of the most suitable grade for the purpose intended. If at any time during the performance of this contract the Contractor believes that the furnishing of supplies or components which are not new is necessary or desirable, they shall notify the City immediately, in writing, including the reasons therefore and proposing any consideration which will flow to the City if authorization to use supplies or components is granted.

The city of Sherman supports a recycling program. Recycled materials are acceptable and will be considered for award. The City desires to use recycled products when a comparable material/product is available. If your company distributes products made of recycled materials please submit an alternate bid for the items requested. All recycled products should meet the minimum standards established in the bid specifications provided. State any exceptions: costs, warranties and percentage of recycle materials used in the manufacture of the material/product. The City will determine the acceptability of the materials/product bid as an alternate.

Successful bidder(s) agrees to extend prices to all entities that have entered into or will enter into joint purchasing inter-local cooperation agreements with the city of Sherman. As such, the city of Sherman has executed an inter-local agreement with certain other governmental entities authorizing participation in a cooperative purchasing program. The successful vendor may be asked to provide product/services, based upon the bid price, to any other participant in the forum.

The City operates on a fiscal year that ends on September 30th. State law mandates that a municipality may not commit funds beyond a fiscal year; this bid is subject to cancellation if funds for this commodity are not approved in the next fiscal year.

PAYMENT TERMS & CONDITIONS

All bids shall specify terms and conditions of payment, which will be considered as part of, but not control, the award of bid. City review, inspection, and processing procedures ordinarily require thirty (30) days after receipt of invoice, materials or service. Bids which call for payment before 30 days from receipt of invoice, or cash discounts given on such payment, will be considered only if in the opinion of the City the review, inspection and processing procedures can be completed as to the specific purchases within the specified time.

It is the intention of the city of Sherman to make payment on completed orders within thirty (30) days

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of receiving invoicing unless unusual circumstances arise. Invoices shall be fully documented as to labor, materials and equipment provided.

PROVISIONAL CLAUSES

The city of Sherman will not enter into any contract where the cost is provisional upon such clauses as are known as “escalator” or “cost-plus” clauses.

REJECTION OF BIDS

The City reserves the right to reject any or all bids or to waive technicalities at its option when in the best interests of said City. Bids will be considered irregular if they show any omissions, alteration of form, additions, or conditions not called for, unauthorized alternate bids or irregularities of any kind. However, the City reserves the right to waive any irregularities and to make the award in the best interests of the City.

The City reserves the right to reject any or all bids, and all bids submitted are subject to this reservation. Bids may be rejected, among other reasons, for any of the following specific reasons:

- Bids received after the time limit for receiving bids as stated in the advertisement.
- Proposal containing any irregularities.
- Bids submitted via fax or email.
- Unbalanced value of any items.

Bidders may be disqualified and their bids not considered, among other reasons, for any of the following specific reasons:

- Reason for believing collusion exists among the Bidders.
- Reasonable grounds for believing that any Bidder is interested in more than one Proposal for the work contemplated.
- The Bidder being interested in any litigation against the City.
- The Bidder being in arrears on any existing contract or having defaulted on a previous contract.
- Lack of competency as revealed by a financial statement, experience and equipment, questionnaires, etc.
- Uncompleted work, which in the judgment of the City will prevent or hinder the prompt completion of additional work if awarded.

REQUEST FOR NON-CONSIDERATION

Bids deposited with the City cannot be withdrawn prior to the time set for opening bids. Request for non-consideration of bids must be made in writing to the Finance Department and received by the City prior to the time set for opening bids. After other bids are opened and publicly read, the Proposal for which non-consideration is properly requested may be returned unopened. The Proposal may not be withdrawn after the bids have been opened, and the Bidder, in submitting the same, warrants and guarantees that this bid has been carefully reviewed and checked and that it is in all things true and accurate and free of mistakes and that such bid will not and cannot be withdrawn because of any mistake committed by the Bidder.

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SALES TAX

The total for each bid submitted must include any applicable taxes. Although the City is exempt from most City, State, or Federal taxes, this is not true in all cases. It is suggested that taxes, if any, be separately identified, itemized, and stated on each bid. The City cannot determine for the bidder whether or not the bid is taxable to the City. The bidder through the bidder's attorney or tax consultant must make such determination. Bills submitted for taxes after the bids are awarded will not be honored.

PROPOSAL DEFINITIONS:

"City" is the City of Sherman, Texas.
"Bidder" is an individual or business submitting a bid or proposal to the City of Sherman.
"Independent contractor" or "contractor" is one who contracts to perform work or furnish materials in accordance with a contract.

I. PROPOSAL TERMS

A. The City of Sherman reserves the right to reject any and all proposals received as a result of this RFP. If a proposal is selected, it will be the most advantageous regarding price, quality of service, the independent contractor's qualifications and capabilities to provide the specified service, and other factors which the City of Sherman may consider. The City does not intend to award a contract fully on the basis of any response made to the proposal: the City reserves the right to consider proposals for modifications at any time before a contract would be awarded; and negotiations would be undertaken with the independent contractor whose proposal is deemed to best meet the City's specifications and needs.
B. Proposals must be signed by an official authorized to bind the independent contractor to its provisions for a period of at least ninety (90) days. Failure of the successful bidder to accept the obligation of the contract may result in the cancellation of any award.
C. In the event it becomes necessary to revise any part of the RFP, addenda will be provided. The deadline for submission of proposals may be adjusted to allow for revisions. To be considered, the entire proposal document, with any amendments, should be returned by the specified date, time and method identified on page 2 of this document.
D. Proposals should be prepared simply and economically providing a straightforward, concise description of the independent contractor's ability to meet the requirements of the RFP. Proposals shall be written in ink or typewritten. No erasures are permitted. Mistakes may be crossed out and corrected and must be initialed in ink by the person signing the proposal.
E. The price quotations from the contractor stated in this proposal will not be subject to any price increase from the closing date of this RFP to the mutually agreed to date of contract.
F. The City of Sherman reserves the right to increase or decrease the amount of janitorial services based upon annual budget constraints with fifteen (15) days' notice.

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G. The City of Sherman reserves the right to award a separate contract to separate vendors for each item/group or to award one contract for the entire RFP.

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Specifications

Resilient Seat Wedge Gate Valves

1. Valve shall conform to **AWWA C509-87**, Standard for resilient Seated Gate Valves.

2. Wedge shall be constructed of cast or ductile iron, fully encapsulated in synthetic rubber.

3. Wedge rubber shall be molded in place and bonded to the iron portion, and shall not be mechanically attached with screws, rivets, or similar fasteners.

4. Wedge shall seat against seating surface arranged symmetrically about the center line of the operation stem, so that seating is equally effective regardless of the direction of pressure unbalance across the wedge.

5. All seating surfaces in the body shall be inclined to be vertical at a minimum angle of 32 degrees (when stem is in a vertical position) to eliminate abrasive wear of rubber sealing surfaces.

6. Stem shall be sealed by at least two O-rings; all stem seals shall be replaceable with valve fully open and wile subject to full rated pressure.

7. Waterway shall be smooth and shall have no depressions or cavities in seat area where foreign material can be lodged and prevent closure or sealing.

8. Valve body and bonnet shall be epoxy coated, inside and out, with fusion bonded epoxy. Coating shall conform to AWWA C550-90, Standard for Protective Interior Coatings for Valves and Hydrants.

9. Gate valves shall be **Mueller A2360, AFC 500, AVK 25/00, or M & H style 7000.**

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FLANGED X M.J. GATE VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	6		
4"	15		
6"	25		
8"	15		
10"	2		
12"	4		
14"	1		
16"	1		
18"	1		
20"	1		
24"	1		
TOTAL			

	M.J. GATE VALVES			
SIZE	SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	2"	20		
4"	4"	20		
6"	6"	50		
8"	8"	10		
10"	10"	10		
12"	12"	10		
14"	14"	1		
16"	16"	1		
18"	18"	1		
20"	20"	1		
24"	24"	1		
	TOTAL			

FLANGED X FLANGE GATE VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	2		
6"	2		
8"	2		
10"	2		
12"	2		
16"	2		
18"	2		
20"	2		
24"	2		
TOTAL			

	FLANGE BOLTS & GASKETS - STAINLESS STEEL			
SIZE	SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	4"	15		
6"	6"	25		
8"	8"	15		
10"	10"	5		
12"	12"	5		
	TOTAL			

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Butterfly Valves

Butterfly valves and operators shall conform to AWWA standards for rubber-seated butterfly valves, AWWA Standard C504, and to these specifications:

1. Type of body shall be short body, flanged or mechanical joint.
2. Body material shall be cast iron or ductile iron.
3. Class shall be specified on the plans or contract specifications.
4. Shaft shall be type 304 or 316 stainless steel.
5. Flanged holes shall be drilled to full size.
6. Valve seat shall be natural rubber or Buna-N and polished stainless steel, type 304 or 316, 90-degree seating angle only, with a 360-degree, uninterrupted seating surface.
7. Shaft seals shall be standard split-V packing or double O-ring seal cartridges.
8. Disc shall be ductile iron, cast iron, or fabricated steel.
9. Operating nuts shall be ductile iron.

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M.J. x M.J. BUTTERFLY VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
12"	1		
14"	1		
16"	1		
18"	1		
20"	1		
24"	1		
TOTAL			

FLANGED x M.J. BUTTERFLY VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
12"	1		
14"	1		
16"	1		
18"	1		
20"	1		
24"	1		
TOTAL			

FLANGED x FLANGED BUTTERFLY VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
12"	1		
14"	1		
16"	1		
18"	1		
20"	1		
24"	1		
TOTAL			

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Ductile Iron Mechanical Joint Fittings

Fittings shall be cast from ductile iron in accordance with **ANSI/AWWA C153/A21.53** with mechanical joint bells. Glands, bolts, nuts, and gaskets shall be in accordance with requirements of **ANSI/AWWA C153/A21.53** Fittings shall be listed by an approved certifying agency as conforming to the requirements of **ANSI/NSF 61.** The working pressure rating shall be 350 psi. Fittings shall have an asphaltic outside coating in accordance with **ANSI/AWWA C153/A21.53.** Fittings shall be cement lined and seal coated in accordance with **ANSI/AWWA C104/A21.4** and listed by an approved certifying agency as conforming to the requirements of **ANSI/NSF 61.**

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M.J. CAPS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	5		
4"	5		
6"	10		
8"	5		
10"	6		
12"	6		
TOTAL			

M.J. SOLID SLEEVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	5		
6"	20		
8"	10		
10"	6		
12"	6		
14"	2		
16"	2		
18"	2		
20"	2		
24"	2		
TOTAL			

M.J. PLUGS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	5		
4"	5		
6"	10		
8"	5		
10"	6		
12"	6		
TOTAL			

	M.J. BENDS			
SIZE	BEND	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	90	4		
4"	90	4		
6"	90	20		
8"	90	10		
10"	90	6		
12"	90	2		
14"	90	1		
16"	90	1		
18"	90	1		
20"	90	1		
24"	90	1		
2"	45	4		
4"	45	4		
6"	45	8		
8"	45	6		
10"	45	4		
12"	45	4		
14"	45	1		
16"	45	1		
18"	45	1		
20"	45	1		
24"	45	1		
TOTAL				

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BID SECTION FOR NON-PVC ONLY

M.J. REDUCERS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4" x 2"	10		
6" x 2"	4		
6" x 4"	15		
8" x 4"	1		
8" x 6"	1		
10" x 4"	1		
10" x 6"	2		
10" x 8"	2		
12" x 4"	1		
12" x 6"	3		
12" x 8"	1		
12" x 10"	1		
14" x 12"	1		
16" x 12"	1		
18" x 12"	1		
20" x 12"	1		
24" x 12"	1		
TOTAL			

	M.J. BENDS			
SIZE	BEND	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	22 1/2	4		
4"	22 1/2	4		
6"	22 1/2	4		
8"	22 1/2	4		
10"	22 1/2	4		
12"	22 1/2	2		
14"	22 1/2	1		
16"	22 1/2	1		
18"	22 1/2	1		
20"	22 1/2	1		
24"	22 1/2	1		
4"	11 1/4	2		
6"	11 1/4	2		
8"	11 1/4	2		
10"	11 1/4	2		
12"	11 1/4	2		
14"	11 1/4	1		
16"	11 1/4	1		
18"	11 1/4	1		
20"	11 1/4	1		
24"	11 1/4	1		
TOTAL				

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BID SECTION FOR NON-PVC ONLY

M.J. TEE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4" x 2"	4		
4" x 4"	5		
6" x 2"	4		
6" x 4"	4		
6" x 6"	20		
8" x 4"	1		
8" x 6"	6		
8" x 8"	2		
10" x 4"	1		
10" x 6"	2		
10" x 8"	2		
10" x 10"	2		
12" x 4"	1		
12" x 6"	3		
12" x 8"	1		
12" x 10"	1		
12" x 12"	4		
14" x 6"	1		
14" x 8"	1		
14" x 10"	1		
14" x 12"	1		
14" x 14"	1		
16" x 6"	1		
16" x 8"	1		
16" x 10"	1		
16" x 12"	1		
16" x 14"	1		
16" x 16"	1		
18" x 6"	1		
18" x 10"	1		
18" x 12"	1		
18" x 14"	1		
18" x 16"	1		
18" x 18"	1		
20" x 6"	1		
20" x 8"	1		
20" x 10"	1		
20" x 12"	1		
20" x 14"	1		
20" x 16"	1		
18" x 18"	1		
20" x 20"	1		
24" x 6"	1		

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24" x 8"	1		
24" x 10"	1		
24" x 12"	1		
24" x 14"	1		
24" x 16"	1		
24" x 18"	1		
24" x 20"	1		
24" x 24"	1		
TOTAL			

M.J. CROSS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4" x 4"	2		
6" x 4"	2		
6" x 6"	2		
8" x 4"	1		
8" x 6"	1		
8" x 8"	1		
10" x 4"	1		
10" x 6"	1		
10" x 8"	1		
10" x 10"	1		
12" x 4"	1		
12" x 6"	1		
12" x 8"	1		
12" x 10"	1		
12" x 12"	1		
TOTAL			

FLANGE TO M.J. ADAPTERS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	5		
6"	5		
8"	5		
10"	5		
12"	5		
TOTAL			

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M.J. x FLANGE 90 ADAPTERS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	5		
6"	5		
8"	5		
10"	5		
12"	5		
TOTAL			

*MEGA LUG 2000 SERIES			
*RESTRAINT GLANDS (FOR C900 PVC) SETS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20		
6"	100		
8"	50		
10"	20		
12"	20		
14"	10		
16"	10		
18"	10		
20"	10		
24"	10		
TOTAL			

*MEGA LUG 1100 SERIES			
*MECHANICAL JOINT ACCESSORY SET			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20		
6"	100		
8"	50		
10"	20		
12"	20		
14"	10		
16"	10		
18"	10		
20"	10		
24"	10		
TOTAL			

RESTRAINER CLAMPS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20		
6"	50		
8"	20		
10"	20		
12"	10		
14"	10		
16"	10		
18"	10		
20"	10		
24"	10		
TOTAL			

RESTRAINT GLAND (FOR C.I.P.)			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20		
6"	100		
8"	50		
10"	20		
12"	20		
14"	10		
16"	10		
18"	10		
20"	10		
24"	10		
TOTAL			

MECHANICAL JOINT ACCESSORY KIT			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	10		
4"	20		
6"	100		
8"	50		
10"	20		
12"	20		
14"	10		
16"	10		
18"	10		
20"	10		
24"	10		
TOTAL			

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

Specifications – Fire Hydrants

Fire hydrants shall meet or exceed **AWWA C502**, latest revisions. Rated water working pressure shall be 150 psi, test pressure shall be 300 psi, and hydrants shall include the following specific design criteria:

1. The main valve closure shall be of the compression type, opening against the pressure and closing with the pressure. Traffic feature to be designed so that the nozzle section of the hydrant can be rotated (by degree) to full 360-degree circle during field installation, if necessary.

2. The main valve closure shall not be less than 5 ¼" and designed so that removal of seat, drain valve mechanism, internal rod and all working parts can be removed through the top of the hydrant. These parts shall be removable without disturbing the ground line joint or the nozzle section of the fire hydrant. The bronze seat shall be threaded into mating threads of bronze for easy field removal.

3. The operating nut, main stem, coupling and main valve assembly shall be capable of withstanding input torque of 200 ft/lbs., in opening and closing directions. There shall be an internal top housing, with triple O-rings, to seal operating threads from the waterway and accommodate an anti-friction washer.

4. Nozzle section of hydrant shall be designed to permit field replacement of damaged threads without special tools, excavation, or disturbing the ground line joint. Threading of the nozzles and shape operating nut shall be per City of Sherman.

5. Hydrants shall have a **storz pumper** connection.

6. Direction of opening shall be clockwise.

7. Hydrant color shall be aluminum.

8. Lower barrel shall be stenciled: Sherman, TX

9. Fire hydrants shall be **Mueller Super Centurion, Waterous Pacer, American AVK nostalgic (2780), Clow Medallion, or M & H style 129.**

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FIRE HYDRANTS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2'	1		
2 1/2'	1		
3'	5		
3 1/2'	5		
4'	10		
4 1/2'	10		
5'	10		
5 1/2	5		
6'	3		
6 1/2'	3		
7'	2		
TOTAL			

FIRE HYDRANT EXTENSION KIT			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
6"	10		
12"	5		
TOTAL			

TRAFFIC FLANGE REPAIR KIT			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
N/A	10		
TOTAL			

MAIN VALVE REPAIR KIT			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
N/A	10		
TOTAL			

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

Specifications – Stainless Steel Repair Clamps

1. **Shell –** 304 Stainless Steel , 18 to 28 gauge, depending on size.

2. **Sidebars –** Heavy gauge 304 Stainless Steel, GTWA welded to form, permanent fusion with shell.

3. **Lugs –** 304 Stainless Steel, fused to sidebar by GMAW weld.

4. **Bolts –** 304 Stainless Steel, 4-inch clamps and small use ½" UNC rolled thread, 6- inch clamps and larger use 5/8" rolled threads. Bolts are GMAW welded to sidebar.

5. **Nuts –** Heavy hex, 304 Stainless Steel, 4-inch clamps and smaller use ½" UNC thread, 6-inch clamps and larger use 5/8" UNC threads. Nuts coated to prevent galling.

6. **Washers –** 5/8" 304 Stainless Steel flat washers, on sizes 13/55 and larger. ½" or 5/8" plastic washer between nut or Stainless Steel washer and lift bar, on all sizes.

7. **Armors –** Heavy gauge 304 Stainless Steel, bonded to gasket to bridge gap at lug area.

8. **Lifter Bars –** 304 Stainless Steel, lip curved to hold position while tightening. Heavy gauge to serve as bearing surface for nuts.

9. **Gaskets –** Virgin SBR rubber compounded for water and sewer service, in accordance with ASTM D 2000 MMA 610 resistance.

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REPAIR CLAMPS ROMAC - SS1 STAINLESS STEEL OR EQUAL (FOR D.I. & C900 PVC)			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2" x 8"	50		
2" x 10"	50		
2" x 12"	50		
2" x 16"	50		
4" x 8"	50		
4" x 10"	50		
4" x 12"	50		
4" x 16"	50		
4" x 20"	10		
6" x 8"	100		
6" x 10"	100		
6" x 12"	100		
6" x 16"	50		
6" x 20"	25		
8" x 8"	25		
8" x 10"	25		
8" x 12"	50		
8" x 16"	50		
8" x 20"	25		
10" x 8"	20		
10" x 10"	20		
10" x 12"	25		
10" x 16"	25		
10" x 20"	10		
12" x 8"	10		
12" x 10"	10		
12" x 12"	25		
12" x 16"	25		
12" x 20"	25		
14" x 24"	6		
16" x 24"	6		
18" x 24"	6		
20" x 24"	6		
24" x 24"	6		
TOTAL			

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

Specifications – Stainless Steel Tapping Sleeves

1. **Flange –** Ductile iron that meets or exceeds ASTM A536 standards. All flanges in accordance with ANSI class 125 and 150 drilling and recess to accept tapping valve.

2. **Stainless Steel –** Meets or exceeds ASTM A 240 type 304 USN-designated S30400.

3. **Outlet –** Heavy gauge 304L Stainless Steel. Fused to shell by GMAW weld on the outside and GTAW weld on the inside.

4. **Shell –** Heavy gauge Stainless Steel top half 304L, back half 304.

5. **Side Bars –** Heavy gauge 304 Stainless Steel, GTAW welded to form permanent fusion with shell.

6. **Lugs –** 304 Stainless Steel, fused to sidebar by GMAW welding.

7. **Bolts –** 304 Stainless Steel, bolts are to be GMAW welded to sidebar.

8. **Nuts –** Heavy hex, coated to prevent galling.

9. **Armors –** Heavy gauge 304 Stainless Steel.

10. **Lifter Bars** – 304 Stainless Steel lip curved to hold position while tightening. Heavy gauge to serve as bearing surface for nuts.

11. **Gaskets** – Virgin SBR rubber compounded for water and sewer service, in accordance with ASTM D 2000 MMA610. Grid pattern and tapered ends to assure seal around full circumference of pipe. Working pressure up to 200 psi. Test pressure of 300 psi.

12. **Welds** – GMAW and GTAW weld process. 308L Stainless Steel filler wire used as appropriate. Flange weld-GMAW type proprietary process. All welds will be fully passivated to enhance corrosion resistance.

BID SECTION FOR NON-PVC ONLY

STAINLESS STEEL TAPPING SLEEVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4" x 4"	4		
6" x 4"	6		
6" x 6"	10		
8" x 4"	1		
8" x 6"	4		
8" x 8"	4		
10" x 4"	1		
10" x 6"	4		
10" x 8"	2		
10" x 10"	2		
12" x 4"	1		
12" x 6"	2		
12" x 8"	2		
12" x 10"	2		
12" x 12"	2		
14" x 6"	1		
14" x 8"	1		
14" x 10"	1		
14" x 12"	1		
16" x 6"	1		
16" x 8"	1		
16" x 10"	1		
16" x 12"	1		
18" x 6"	1		
18" x 8"	1		
18" x 10"	1		
18" x 12"	1		
20" x 6"	1		
20" x 8"	1		
20" x 10"	1		
20" x 12"	1		
24" x 6"	1		
24" x 8"	1		
24" x 10"	1		
24" x 12"	1		
TOTAL			

BRASS PIPE FITTINGS - ***NO LEAD BRASS***			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
1/2" CLOSE NIPPLE	50		
1/2" x 1 1/2" NIPPLE	50		
1/2 x 2" NIPPLE	50		
1/2" x 2 1/2" NIPPLE	50		
1/2" x 3" NIPPLE	50		
1/2" x 3 1/2" NIPPLE	50		
1/2" x 4" NIPPLE	50		
1/2" x 4 1/2" NIPPLE	50		
1/2" x 5 NIPPLE	50		
1/2" x 5 1/2 NIPPLE	50		
1/2" x 6 NIPPLE	50		
1/2 x 6 1/2 " NIPPLE	50		
1/2" x 1/2" 90 ELL	100		
1/2" STREET 90 ELL	100		
1/2" TEE	50		
1/2" COUPLING	100		
1/2" x 3/4 BELL REDUCER	200		
1/2" x 3/4" BUSHING REDUCER	200		
1/2" MIP PLUG	200		
COMPRESSION COUPLING FOR 1/2" COPPER	100		
COMPRESSION COUPLING FOR 1/2" IRON PIPE	100		
1/2" HOSE BIB	50		
3/4" CLOSE NIPPLE	600		
3/4" x 1 1/2" NIPPLE	600		
3/4" x 2" NIPPLE	600		
3/4" x 2 1/2" NIPPLE	600		
3/4" x 3" NIPPLE	600		
3/4" x 3 1/2" NIPPLE	200		
3/4" x 4" NIPPLE	200		
3/4" x 4 1/2" NIPPLE	100		
3/4" x 5" NIPPLE	100		
3/4" HOSE BIB	50		
34" x 5 1/2" NIPPLE	50		
3/4" x 6" NIPPLE	50		
3/4" x 6 1/2" NIPPLE	50		
3/4" 90 ELL	300		
3/4" TEE	200		

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BRASS PIPE FITTINGS - *NO LEAD BRASS*			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
3/4" COUPLING	500		
3/4" x 1/2" 90 ELL	1000		
3/4" STREET 90 ELL	200		
3/4" C.F. x M.I.P. ADAPTER	500		
3/4" C.F. x C.F. THREE PART UNION	200		
COMPRESSION COUPLING FOR 3/4" COPPER	300		
COMPRESSION COUPLING FOR 3/4" IRON PIPE	100		
1" CLOSE NIPPLE	300		
1" x 1 1/2" NIPPLE	300		
1" x 2" NIPPLE	300		
1" x 2 1/2" NIPPLE	300		
1" x 3" NIPPLE	100		
1" x 3 1/2 NIPPLE	100		
1" x 4 NIPPLE	100		
1" x 4 1/2" NIPPLE	100		
1" x 5" NIPPLE	100		
1" x 5 1/2" NIPPLE	100		
1" x 6" NIPPLE	100		
1" x 6 1/2" NIPPLE	50		
1" 90 ELL	200		
1" STREET 90 ELL	100		
1" TEE	200		
1" COUPLING	300		
1" x 3/4" BELL REDUCER	300		
1" x 3/4" BUSHING REDUCER	300		
1" x 3/4" 90 ELL	200		
1" C.F. x M.I.P. ADAPTER	200		
1" C.F. x C.F. THREE PART UNION	200		
COMPRESSION COUPLING FOR 1" I.P.	200		
COMPRESSION COUPLING FOR 1" I.P.	100		
1 1/2" x CLOSE NIPPLE	10		

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BRASS PIPE FITTINGS - *NO LEAD BRASS*			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
1 1/2" x 3" NIPPLE	10		
1 1/2" x 4" NIPPLE	10		
1 1/2" x 5" NIPPLE	10		
1 1/2" x 6" NIPPLE	10		
1 1/2" x 7" NIPPLE	10		
1 1/2" x 8" NIPPLE	10		
1 1/2" x 1" BUSHING REDUCER	10		
1 1/2" x 1" BELL REDUCER	10		
1 1/2" COUPLING	10		
1 1/2" 90 ELL	10		
1 1/2" TEE	10		
1 1/2" x 1 1/4" BUSHING REDUCER	10		
1 1/2" C.F. x M.I.P. ADAPTER	25		
1 1/2" C.F. x C.F. THREE PART UNION	50		
COMPRESSION COUPLING FOR 1 1/2"	50		
2" x CLOSE NIPPLE	10		
2" x 3" NIPPLE	10		
2" x 4" NIPPLE	10		
2" x 5" NIPPLE	10		
2" x 6" NIPPLE	10		
2" x 7" NIPPLE	10		
2" x 8" NIPPLE	10		
2" x 1 1/2" REDUCING BUSHING	10		
2" x 1 1/2" BELL REDUCER	10		
2" COUPLING	10		
2" 90 ELL	10		
2" TEE	10		
2" C.F. x M.I.P. ADAPTER	25		
2" C.F. x C.F. THREE PART UNION	20		
COMPRESSION COUPLING FOR 2" COPPER (FORD C44-	20		
COMPRESSION COUPLING FOR 2" I.P.	20		
TOTAL			

METER COUPLINGS -- NO LEAD BRASS				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
5/8" - 1/4 BEND METER COUPLING	500			
3/4" - 1/4 BEND METER COUPLING	500			
1" - 1/4 BEND METER COUPLING	100			
TOTAL				

CURB STOPS -- NO LEAD BRASS				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
3/4" F.I.P. x 3/4" F.I.P.	200			
3/4" F.I.P. x 3/4" C.F.	500			
3/4" F.I.P. x 3/4" PACK JOINT COPPER	200			
1" F.I.P. x 1" F.I.P.	200			
1" F.I.P. x 1" C.F.	200			
1" F.I.P. x 1" PACK JOINT COPPER	100			
1 1/2 F.I.P. x 1 1/2" F.I.P.	20			
1 1/2" F.I.P. x 1 1/2" C.F.	30			
1 1/2" F.I.P. x 1 1/2" PACK JOINT COPPER	30			
2" F.I.P. x 2" F.I.P.	30			
2" F.I.P. x 2" C.F.	30			
2" F.I.P. x 2" PACK JOINT COPPER	30			
TOTAL				

CORPORATION STOPS (FULL PORT) - NO LEAD BRASS				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
3/4" C.C. x 3/4" C.F.	300			
3/4" C.C. x 3/4" PACK JOINT COPPER	100			
1" C.C. x 1" C.F.	200			
1" C.C. x 1" PACK JOINT COPPER	100			
1 1/2" C.C. x 1 1/2" C.F.	100			
1 1/2" C.C. x 1 1/2" PACK JOINT COPPER	50			
2" C.C. x 2" C.F.	100			
2" C.C. x 2" PACK JOINT COPPER	50			
TOTAL				

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COPPER TUBE TYPE "K" - 60' ROLL				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
3/4"	1 ROLL			
1"	1 ROLL			
1 1/2"	1 ROLL			
40' ROLLS	1 ROLL			
TOTAL				

POLY (MUNICIPEX)				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
3/4"	75 ROLLS			
1"	50 ROLLS			
1 1/2"	20 ROLLS			
2"	20 ROLLS			
TOTAL				

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SERVICE SADDLES					
DOUBLE STRAP SERVICE STRADDLES					
NYLON COATED SADDLES WITH STAINLESS STEEL STRAPS					
ROMAC STYLE 202N or		ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
PIPE SIZE	SERVICE				
4"	3/4"	100			
4"	1"	50			
4"	1 1/2"	10			
4"	2"	10			
6"	3/4"	500			
6"	1"	200			
6"	1 1/2"	25			
6"	2"	25			
8"	3/4"	100			
8"	1"	100			
8"	1 1/2"	15			
8"	2"	15			
10"	3/4"	50			
10"	1"	50			
10"	1 1/2"	15			
10"	2"	15			
12"	3/4"	50			
12"	1"	25			
12"	1 1/2"	15			
12"	2"	15			
14"	3/4"	6			
14"	1"	6			
14"	1 1/2"	6			
14"	2"	6			
16"	3/4"	4			
16"	1"	4			
16"	1 1/2"	4			
16"	2"	4			
18"	3/4"	4			
18"	1"	4			
18"	1 1/2"	4			
18"	2"	4			
20"	3/4"	4			
20"	1"	4			
20"	1 1/2"	4			
20"	2"	4			
24"	3/4"	4			

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24"	1"	4			
24"	1 1/2"	4			
24"	2"	4			
ROMAC STYLE 101N OR EQUAL		**ESTIMATED USAGE**	**UNIT PRICE**		**EXTENDED PRICE**
PIPE SIZE	SERVICE				
2"	3/4"	100			
2"	1"	75			
TOTAL					

ADJUSTABLE CAST IRON VALVE BOX 24" TO 36"			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
BOX & LID	100		
BOX	100		
LID	100		
TOTAL			

VALVE BOX RISERS (CAST IRON)			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
1"	40		
2"	40		
3"	40		
4"	40		
6"	40		
TOTAL			

MANHOLE GASKETS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20		
6"	20		
8"	20		
10"	20		
12"	10		
15"	10		
18"	10		
21"	10		
24"	10		
TOTAL			

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MANHOLE RING & LID MISCELLANEOUS			
DESCRIPTION	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
24" x 2" RING & LID	50		
23 1/2" x 1 1/2" LID	50		
TOTAL			

MANHOLE RING & LID 32"			
DESCRIPTION	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
RING & LID	50		
RING	50		
LID	50		
VENTILATED MANHOLE	2		
RING & LID (BOLT DOWN)	10		
TOTAL			

MANHOLE EXTENSION RINGS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
32"x 2"	20		
32" x 3"	20		
32" x 4"	20		
32" x 6"	20		
TOTAL			

METER BOXES				
DESCRIPTION	PART #	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
PLASTIC METER BOX WITH LID	DFW 300 OR EQUAL	400		
LIDS	(FOR ABOVE)	200		
CONCRETE METER BOX WITH LID	BROOKS #37-H OR EQUAL	10		
LIDS	(FOR ABOVE)	20		
CONCRETE METER BOX WITH LID	BROOKS #37-H OR EQUAL	10		
LIDS	(FOR ABOVE)	20		
PLASTIC METER BOX WITH LID	DFW 1600 OR EQUAL	100		
LIDS	(FOR ABOVE)	100		
TOTAL				

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FIBERGLASS MANHOLES			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4'	10		
5'	10		
6'	10		
7'	10		
8'	10		
TOTAL			

4" SCHEDULE 40 DRAIN FITTINGS			
TYPE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
22 1/2	100		
45	100		
90	100		
SAN TEE	100		
2-WAY TEE	100		
CAP	100		
GLUE TO F. ADAPTOR	100		
THREAD PLUG	100		
TOTAL			

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4" SEWER TAPPING SADDLES -- PREDCO STS 4-E OR EQUAL				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
4" SADDLE TEE (FERNCO)	1 ROLL	200		
INSERTA TEE	1 ROLL	100		
WRAP-AROUND FERNCO 4" x 6"	1 ROLL	200		
WRAP-AROUND FERNCO 4" x 8"	1 ROLL	100		
TOTAL				

CLAY TILE X SDR 35 PVC ADAPTERS - FERNCO OR EQUAL				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
4" PVC x 4" PVC (SCL 40)	1 ROLL	200		
4" CLAY x 4" PVC (SCL 40)	1 ROLL	100		
6" CLAY x 6" PVC	1 ROLL	200		
6" PVC x 6" PVC	1 ROLL	100		
8" CLAY x 8" PVC	1 ROLL	200		
8" PVC x 8" PVC	1 ROLL	100		
10" CLAY x 10" PVC	1 ROLL	200		
10" PVC x 10" PVC	1 ROLL	100		
12" CLAY x 12" PVC	1 ROLL	200		
12" PVC x 12" PVC	1 ROLL	100		
15" CLAY x 15" PVC	1 ROLL	200		
15" PVC x 15" PVC	1 ROLL	100		
18" CLAY x 18" PVC	1 ROLL	200		
18" PVC x 18" PVC	1 ROLL	100		
21" CLAY x 21" PVC	1 ROLL	200		
21" PVC x 21" PVC	1 ROLL	100		
24" CLAY x 24" PVC	1 ROLL	200		
24" PVC x 24" PVC	1 ROLL	100		
TOTAL				

GRAND TOTAL FOR NON-PVC BID SECTION $_____

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

PVC WATER PIPE				
SIZE	TYPE - 20' JOINT	ESTIMATED USAGE (L.F.)	UNIT PRICE (PER L.F.)	EXTENDED PRICE
2"	CLASS 200 PSI	500		
4"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	200		
6"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	2000		
8"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	1000		
10"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	200		
12"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	100		
14"	DR 18 (C.I.O.D.) PER AWWA STANDARD C905	80		
16"	DR 18 (C.I.O.D.) PER AWWA STANDARD C906	80		
18"	DR 18 (C.I.O.D.) PER AWWA STANDARD C907	80		
20"	DR 18 (C.I.O.D.) PER AWWA STANDARD C908	160		
24"	DR 18 (C.I.O.D.) PER AWWA STANDARD C909	80		
TOTAL				

PVC SEWER PIPE				
SIZE	TYPE - 20' JOINT	ESTIMATED USAGE (L.F.)	UNIT PRICE (PER L.F.)	EXTENDED PRICE
4"	SCHEDULE 40 PVC	600		
4"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	100		
6"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	2000		
8"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	800		
10"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	600		
12"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	600		
15"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	400		
18"	DR 35 (P.S. 46) PMS-O.D. PER ASTM F679	400		
21"	DR 35 (P.S. 46) PMS-O.D. PER ASTM F679	100		
24"	DR 35 (P.S. 46) PMS-O.D. PER ASTM F679	100		
TOTAL				

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SCHEDULE 40 PIPE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
1/2"	100		
3/4"	300		
1"	300		
1 1/4"	100		
1 1/2"	100		
2"	100		
3"	60		
TOTAL			

GRAND TOTAL FOR PVC BID SECTION $_____

GRAND TOTAL $_____

NOTE: Based upon the stated evaluation criteria, the City reserves the right to award both sections to one vendor or to separate vendors.

AUTHORIZED SIGNATURE

_____ **Signature and Date**	_____ **Company Name**
_____ **Print Name**	_____ **Company Address**
_____ **Title**	_____ **City, State and Zip Code**
_____ **Telephone Number**	_____ **Fax Number**
_____ **Federal Tax ID Number**	_____ **Email Address**

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EVALUATION PROCESS

All submitted proposals will be reviewed by the City of Sherman for compliance with the specified RFP requirements. The selection committee will decide proposals which meet the RFP requirements and receive further evaluation.

Based on the firms' response to the RFP requirements, the selection committee will determine the top firm(s) capable of meeting the needs of the City for such services. The City may invite the top firm(s) for an interview before considering a contract. Once the firm has been selected, the City will submit an agreement to the City Council for approval. The following evaluation criteria will be considered by the selection committee.

BEST VALUE EVALUATION CRITERIA

30% Pricing
30% References
40% Qualifications (when applicable, will include past performance of services for the City of Sherman)

TERM

Term for Non-PVC Contract

The initial term for the Non-PVC contract will be for a period of one (1) year, commencing on the date of awarding. The City shall have the option to request additional extensions of this contract for four (4) additional terms of one (1) year each (each a "renewal term") on the same terms and conditions of this contract by giving written notice of its intent to extend prior to the expiration of the then-current one (1) year term.

Term for PVC Contract

The initial term for the PVC contract will be for a period of one (1) year, commencing on the date of awarding. The City shall have the option to request additional extensions of this contract for four (4) additional terms of one (1) year each (each a "renewal term") on the same terms and conditions of this contract by giving written notice of its intent to extend prior to the expiration of the then-current one (1) year term.

NOTE: Any optional contract extensions will require authorized signatures from both the City and the awarded vendor.

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Contractor References

Customer Name: _____

Address: _____

Contact: _____ Telephone #: _____

Scope of work performed: _____

Length of Service: _____

Customer Name: _____

Address: _____

Contact: _____ Telephone #: _____

Scope of work performed: _____

Length of Service: _____

Customer Name: _____

Address: _____

Contact: _____ Telephone #: _____

Scope of work performed: _____

Length of Service: _____

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Exhibit C
City's Insurance Requirements

I. GENERAL INSURANCE REQUIREMENTS –

A. All policies shall name the City of Sherman, its officers, agents, representatives and employees as additional insureds as to all applicable coverages with the exception of workers compensation insurance.

B. Such policies shall require the provision of written notice to City at least thirty (30) days prior to cancellation, non-renewal or material modification of any policies, evidenced by return receipt or United States Certified Mail.

C. Such policies shall provide for a waiver of subrogation against City for injuries, including death, property damage or any other loss to the extent the same is covered by the proceeds of the insurance.

II. INSURANCE COMPANY QUALIFICATION – All insurance companies providing the required insurance shall be authorized to transact business in the State of Texas, and shall have a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).

III. CERTIFICATE OF INSURANCE – A Certificate of Insurance and all applicable endorsement(s) evidencing the required insurance shall be submitted prior to commencing work under this Agreement. If the Agreement is renewed or extended by City, a Certificate of Insurance and all applicable endorsement(s) shall also be provided to City prior to the date the Agreement is renewed or extended.

IV. INSURANCE CHECKLIST – "X" means that the following coverage is required for this Agreement.

Coverage Required		Limits
_X_	1. Worker's Compensation & Employer's Liability	▪ Statutory Limits of the State of Texas
_X_	2. General Liability	▪ Minimum $1,000,000.00 each occurrence; ▪ Minimum $2,000,000.00 in the aggregate.
___	3. XCU Coverage	▪ Minimum $1,000,000.00 each occurrence; ▪ Minimum $2,000,000.00 in the aggregate.
___	4. Professional Liability	▪ Minimum $1,000,000.00 each claim; ▪ Minimum $2,000,000.00 in the aggregate.
___	5. Umbrella Coverage or Excess Liability Coverage	▪ An amount of $ 2,000,000.00.
_X_	6. City and its officers, agents, representatives and employees named as additional insured on General Liability Policy, as provided above. This coverage is primary to all other coverage City may possess.	
_X_	7. General Liability Insurance provides for a Waiver of Subrogation against City for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. All insurance policies that are required to name City as an additional insured must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.	

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_X_ 8. Thirty (30) days' notice of cancellation, non-renewal, or material change required. The words "endeavor to" and "but failure" (to end of sentence) are to be eliminated from the Notice of Cancellation provision on standard ACORD certificates.

_X_ 9. Insurance company has a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).

_X_ 10. The Certificate of Insurance must state the project title.

___ 11. Other Insurance Requirements (State Below):

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Exhibit D

Affidavit of No Prohibited Interest

THE STATE OF _____ §

THE COUNTY OF _____ §

I, _____, an authorized agent of Contractor, make this affidavit and hereby under oath state the following:

I, and/or a person or persons related to me, have the following interest in a business entity that would be affected by the work or decision under this Agreement (Check all that apply):

_____ Ownership of ten percent (10%) or more of the voting shares of the business entity.

_____ Ownership of Twenty-Five Thousand and 00/100 Dollars ($25,000) or more of the fair market value of the business entity.

_____ Funds received from the business entity exceed ten percent (10%) of my income for the previous year.

_____ Real property is involved, and I have an equitable or legal ownership with a fair market value of at least Twenty-Five Thousand and 00/100 Dollars ($25,000).

_____ A relative of mine has a substantial interest in the business entity or property that would be affected by my business decision of the public body which I am a member.

_____ Other:_____.

_____ None of the Above.

Upon filing this affidavit with the City of Sherman, Texas, I further affirm that no relative of mine, in the first degree by consanguinity or affinity, as defined in Chapter 573, TEX. GOV'T CODE, as amended, is a member of a public body which took action on the agreement.

Signed this ___ day of _____, 202_.

_____
Signature of Official/Title

BEFORE ME, the undersigned authority, this day personally appeared _____, and on oath stated that the facts hereinabove stated are true to the best of his/her knowledge or belief.

Sworn to and subscribed before me on this _____ day of _____, 202_.

_____
Notary Public in and for the State of _____
My commission expires: _____

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EXHIBIT E

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____

Signature of vendor doing business with the governmental entity Date

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CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

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TEXAS ETHICS FORM 1295 & VERIFICATION FORM 2270

NOTE: TEC Form 1295 will not be required for all submitting contractors, but, will be required from the recommended contractor prior to award. Verification Form 2270 is required with all proposal submittals. See next page for forms.

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INSTRUCTIONS for
State Law Mandated Certificate of Interested Parties Form (Form 1295)

1. Pursuant to House Bill 1295 passed by the 84th Texas Legislature (Section 2252.908, Texas Government Code, as amended) and formal rules released by the Texas Ethics Commission (TEC), all contracts with private business entities requiring approval by the Sherman City Council must be accompanied by an original signature unsworn declaration, Certificate of Interested Parties, Form 1295.

2. Form 1295 must be completed in accordance with the TEC Rules: (https://www.ethics.state.tx.us/legal/ch46.html) and Section 2252.908 of the Texas Government Code, as amended: (http://www.legis.state.tx.us/tlodocs/84R/billtext/html/HB01295F.htm).

3. For questions or issues regarding the TEC rules and state law provisions and how Form 1295 should be completed, please consult with your own legal counsel.

4. In order to fill out and submit Form 1295, you will need to log in as directed on the TEC website: https://www.ethics.state.tx.us/whatsnew/elf info form1295.htm

   Tutorials for creating an account and for creating and submitting Form 1295 may also be found on this web page.

5. Please provide the bolded information exactly as it appears below when creating your certificate:

   Who is the contract with? Click the button for **Other**

   Governmental Entity

   Agency/Entity Name: **City of Sherman**

   Contract ID Number: **2025-15**

   Description of Goods and Services to be provided: **Annual Supply of Water & Sewer Parts and Supplies**

6. All other fields as required or as applicable to the individual vendor must be completed as explained in the tutorial video.

7. Vendors must provide a signed, original signature copy of this form along with four signed, notarized, original signature copies of the contract no later than 14 days after Notice of Recommendation for Award is received. All documents shall be signed by an Officer, Director or other Authorized Agent of the company. If the individual signing as Authorized Agent is not an officer or director of the company, appropriate documentation must be included with these documents to confirm that the individual has the authority to bind the company contractually.

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VERIFICATION REQUIRED BY TEXAS GOVERNMENT CODE CHAPTER 2270

By signing below, the signatory hereby verifies that the firm it represents:

1. Does not boycott Israel; and,

2. Will not boycott Israel during the term of the contract.

SIGNED BY: _____

Print Name & Title: _____

Firm Name: _____

Date Signed: _____

NOTARIZATION

THE STATE OF _____)
)
COUNTY OF _____)

BEFORE ME, the undersigned notary public on this day personally appeared _____, on behalf of _____ (Company), who, being duly sworn, stated under oath that he/she has read the foregoing verification required by Texas Government Code Section 2270.002 and said statements contained therein are true and correct.

SWORN TO AND SUBSCRIBED before me on the_____day of _____, 202__.

_____
NOTARY PUBLIC IN AND
FOR THE STATE OF _____

The following definitions apply to Texas Government Code Section 2270.001:

(1) "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

(2) "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit.

State law requires any firm entering into an agreement or contract with the Authority to complete the foregoing verification. TEX. GOV'T CODE § 2270.002.

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AGREEMENT FOR WATER AND SEWER MAINTENANCE PARTS AND SUPPLIES

The **City of Sherman, Texas**, a home-rule municipality ("City"), and _____, a _____ ("Contractor"), hereby enter into this Agreement for water and sewer maintenance parts and supplies ("Agreement"). City and Contractor are sometimes referred to collectively as the "parties" or individually as a "party."

WHEREAS, City issued a Request for Proposal, attached hereto as Exhibit A and incorporated herein for all purposes ("Bid Request"), seeking competitive sealed bids for water and sewer maintenance parts and supplies for the City; and

WHEREAS, Contractor timely submitted a sealed response to the Bid Request, attached hereto as Exhibit B and incorporated herein for all purposes ("Submittal"), seeking to provide such services for City; and

WHEREAS, based on Contractor's representations in response to the Bid Request, including those representations set forth in the Submittal, City has selected Contractor to provide the services sought in the Bid Request under the terms and conditions of this Agreement ("Project").

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Scope of Services.
   Contractor shall provide the services and deliverables that are described in the Agreement Documents (as defined below) and shall furnish all personnel, labor, equipment, supplies and all other items necessary to provide the services and deliverables as specified by the terms and conditions of the Agreement Documents (collectively, "Services").

2. Term.
   The initial term of the Agreement shall be for a period of one (1) year, commencing on the Effective Date (hereinafter defined) of this Agreement ("Initial Term"). City shall have the option to extend this Agreement for four (4) additional terms of one (1) year each (each a "Renewal Term") on the same terms and conditions of this Agreement by giving Contractor written notice of its intent to extend prior to the expiration of the then-current one (1) year term.

3. Compensation.
   In exchange for Contractor's performance of the Services in accordance with the Agreement Document, City agrees to pay Contractor on the basis defined by and in the amounts set forth in the Submittal ("Contractor's Fee").

   City shall pay Contractor within thirty (30) days of receipt of each invoice, unless supporting receipts or other supporting documentation have been requested by City, in which case City shall pay the invoice as soon after receiving the supporting receipts or

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documentation as is reasonable; or unless a dispute arises as to any charge(s) contained in the invoice, in which case City shall pay the undisputed amount of the invoice within thirty (30) days of receipt and shall pay the remaining amount, if any, of the invoice after resolution of the dispute as soon after resolution as is reasonable. Notwithstanding anything to the contrary in the Agreement Documents, City shall not be required to pay any invoice submitted by Contractor if Contractor is in breach of this Agreement.

The parties agree that the continuation of this Agreement after the close of any given fiscal year of City, which closes on September 30th of each calendar year, shall be subject to City Council approval. In the event that the City Council does not approve the appropriation of funds for this Agreement, the Agreement shall terminate at the end of the fiscal year for which funds were appropriated, and the parties shall have no further obligations hereunder, except that City shall be obligated to pay monies owed Contractor for services it has provided pursuant to this Agreement through the end of that fiscal year provided that Contractor is not in breach of this Agreement.

4. Agreement Documents.

The "Agreement Documents," as that term is used herein, shall mean and include the following documents, and this Agreement expressly incorporates the same herein by reference for all purposes:

A. This Agreement;

B. The Bid Request, attached hereto as Exhibit A;

C. The Submittal, attached hereto as Exhibit B;

D. City's Insurance Requirements, attached hereto as Exhibit C;

E. Affidavit of No Prohibited Interested, attached hereto as Exhibit D; and

F. Conflict of Interest Questionnaire, attached hereto as Exhibit E.

This Agreement shall incorporate the terms of the Agreement Documents in their entirety. To the extent that Exhibit A, Exhibit B, Exhibit C, Exhibit D or Exhibit E are in conflict with provisions of this Agreement or each other, the provisions of this Agreement, then the provisions of Exhibit A, Exhibit C, Exhibit D, Exhibit E and Exhibit B shall prevail in that order. Should disputes arise as to responsibilities and obligations set forth in the Agreement Documents, City's interpretation and/or decision shall be final and binding.

5. Entire Agreement.

The Agreement Documents contain all representations, understandings, contracts and agreements between the parties regarding the subject matter of this Agreement. The Agreement Documents supersede all oral or written previous and contemporaneous agreements, writings, understandings, representations or contracts between the parties regarding the subject matter of this Agreement. This Agreement in no way modifies or

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supersedes any document executed by the parties prior to the Effective Date of this Agreement which does not concern the subject matter of this Agreement. No amendment to the Agreement Documents shall be made except on the written agreement of the parties, which shall not be construed to release either party from any obligation of the Agreement Documents except as specifically provided for in such amendment.

6. Required Insurance.

Contractor shall not start work under this Agreement until Contractor has obtained, at Contractor's expense, all of the insurance specified in, and required by, the Agreement Documents. Contractor shall procure and keep in full force and effect the types and amounts of insurance specified in City's Insurance Requirements, attached hereto as Exhibit C and incorporated herein for all purposes, for and during all aspects and phases of Contractor's work throughout the term of this Agreement at no expense to City. Contractor also shall comply with all other requirements set forth in Exhibit C.

7. No Prohibited Interest; Vendor Disclosure.

Contractor acknowledges and agrees that it is aware of, and will abide by, the no prohibited interest requirement of the City Charter. Contractor shall execute and deliver to City the Affidavit of No Prohibited Interest, attached hereto as Exhibit D and incorporated herein for all purposes, no later than the Effective Date of this Agreement (hereinafter defined). Contractor acknowledges and agrees that the existence of a prohibited interest during the term of this Agreement will render this Agreement voidable. Contractor further acknowledges and agrees that it also is aware of, and will abide by, the vendor disclosure requirements set forth in Chapter 176 of the Texas Local Government Code, as amended. In this connection, Contractor shall execute and deliver to City the Conflict of Interest Questionnaire, Form CIQ, attached hereto as Exhibit E and incorporated herein for all purposes, no later than the Effective Date of this Agreement.

8. Indemnity.

CONTRACTOR HEREBY RELEASES AND SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CITY AND ITS CITY COUNCIL MEMBERS, OFFICERS, AGENTS, REPRESENTATIVES AND EMPLOYEES (COLLECTIVELY REFERRED TO AS "CITY" FOR PURPOSES OF THIS SECTION) FROM AND AGAINST ALL DAMAGES, INJURIES (WHETHER IN CONTRACT OR IN TORT, INCLUDING PERSONAL INJURY AND DEATH), CLAIMS, PROPERTY DAMAGES (INCLUDING LOSS OF USE), LOSSES, DEMANDS, SUITS, ACTIONS, JUDGMENTS, LIENS, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND EXPENSES (INCLUDING ATTORNEY'S FEES AND EXPENSES INCURRED IN ENFORCING THIS SECTION), THAT IN WHOLE OR IN PART ARISE OUT OF OR ARE CONNECTED WITH GOODS AND/OR SERVICES PROVIDED BY CONTRACTOR, ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES OR ANY OTHER THIRD PARTIES FOR WHOM CONTRACTOR IS LEGALLY RESPONSIBLE (COLLECTIVELY REFERRED TO AS "CONTRACTOR" FOR PURPOSES OF THIS SECTION) PURSUANT TO THIS AGREEMENT AND/OR THE NEGLIGENT, GROSSLY NEGLIGENT AND/OR INTENTIONAL WRONGFUL ACT AND/OR OMISSION OF CONTRACTOR IN ITS/THEIR PERFORMANCE OF THIS AGREEMENT, REGARDLESS OF THE JOINT OR CONCURRENT NEGLIGENCE OF CITY (COLLECTIVELY, "CLAIMS"). THIS INDEMNIFICATION PROVISION AND THE USE OF THE TERM "CLAIMS" IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT IS NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST CITY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS

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AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE.

IN ITS SOLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION HEREUNDER TO DEFEND AND INDEMNIFY CITY, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. CONTRACTOR SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO DEFENSE OR INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCURRED BY CITY.

THE RIGHTS AND OBLIGATIONS CREATED BY THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

9. Liability.

To the fullest extent permitted by law, Contractor shall be fully and solely responsible and liable for its own acts and omissions, including those of its officers, agents, representatives, employees, subcontractors, licensees, invitees and all other parties performing services for or on behalf of Contractor under this Agreement, and for any and all damage to Contractor's equipment and other property. City assumes no such responsibility or liability. City shall have no such responsibility or liability to either Contractor or its officers, agents, representatives, employees, subcontractors, licensees, invitees or other persons.

10. Compliance with Laws; Standard of Care.

Contractor shall comply with all federal, state and local laws, statutes, ordinances, regulations and policies, as they exist, may be amended or in the future arising, applicable to Contractor and its work. Contractor shall ensure that its officers, agents, representatives, employees, subcontractors, licensees, invitees and other parties performing services for or on behalf of Contractor under this Agreement comply with all applicable laws, statutes, ordinances, regulations and policies. If Contractor observes or is notified that the work under this Agreement is at variance with applicable laws, statutes, ordinances, regulations

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and policies, Contractor shall immediately notify City in writing. Contractor shall perform the Services in accordance with the prevailing standard of care by exercising the skill and care ordinarily utilized by professionals performing the same or similar services under the same or similar circumstances in the State of Texas.

11. Termination.
City is entitled to terminate this Agreement at any time for any reason or for no reason by giving Contractor at least thirty (30) days' prior written notice of the termination date.

City is entitled to terminate this Agreement immediately on breach of any term or provision of the Agreement Documents by Contractor. If at any time during the term of this Agreement, Contractor shall fail to commence the work in accordance with the provisions of the Agreement Documents or fail to diligently perform the Services in an efficient, timely and careful manner and in strict accordance with the provisions of the Agreement Documents, then City shall have the right to terminate this Agreement and complete the work in any manner it deems desirable, including engaging the services of other parties, if Contractor does not cure any such default after five (5) days written notice thereof. Any such act by City shall not be deemed a waiver of any other right or remedy of City.

If after exercising any remedy provided herein, the cost to City of the performance of the balance of the work under this Agreement is in excess of that part of the Contractor's Fee which has not yet been paid to Contractor hereunder, Contractor shall be liable for and shall reimburse City for such excess, without waiver of any other right or remedy of City.

The rights and remedies provided by this Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its rights to use any or all other remedies. These rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

12. Authority to Execute.
Each party represents and warrants to the other that it has the full power and authority to enter into and fulfill the obligations of this Agreement. The respective signatories to this Agreement, by affixing their signatures hereto, warrant and represent that they have the authority to bind their respective parties as duly authorized representatives thereof.

13. Assignment.
Contractor agrees that neither this Agreement nor the work to be performed hereunder will be assigned or sublet without the prior written consent of City. Contractor further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve Contractor of its full obligations to City as provided by this Agreement. All such approved work performed by assignment or subletting shall be billed through Contractor, and there shall be no third-party billing.

14. No Waiver of Immunity.

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The parties acknowledge and agree that, in executing and performing this Agreement, City has not waived, nor shall be deemed to have waived, any defense or immunity, including governmental, sovereign and official immunity, that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein.

15. Savings/Severability.
In the event that a term, condition or provision of this Agreement is determined to be invalid, illegal, void, unenforceable or unlawful by a court of competent jurisdiction, then that term, condition or provision shall be deleted and the remainder of the Agreement shall remain in full force and effect as if such invalid, illegal, void, unenforceable or unlawful provision had never been included in this Agreement.

16. Consideration.
This Agreement is executed by the parties without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

17. Attorneys' Fees.
If either party files any action or brings any proceeding against the other arising from this Agreement, then as between City and Contractor, the prevailing party shall be entitled to recover as an element of its costs of suit, and not as damages, reasonable and necessary attorneys' fees and litigation expenses both at trial and on appeal, subject to the limitations set forth in the TEX. LOC. GOV'T CODE § 271.153, as it exists or may be amended, if applicable.

18. Governing Law; Venue.
The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement, without regard to conflict of law principles. This Agreement is performable in Grayson County, Texas, and the exclusive venue for any action arising out of this Agreement shall be a court of appropriate jurisdiction in Grayson County, Texas.

19. Binding Effect.
This Agreement shall be binding on and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns when permitted by this Agreement.

20. No Waiver.
Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit, or waive such party's right thereafter to enforce and compel strict compliance.

21. Headings.
The headings of the various sections of this Agreement are included solely for convenience of reference and are not to be full or accurate descriptions of the content thereof.

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22. Indemnity.
The parties agree that the indemnity provision set forth in Section 8 herein is conspicuous and the parties have read and understood the same.

23. Notice.
Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing the same in the United States Mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested; by facsimile; by electronic mail, with documentation evidencing the addressee's receipt thereof; or by delivering the same in person to such party a via hand-delivery service, or to any courier service that provides a return receipt showing the date of actual delivery of the same to the addressee thereof. Notice given in accordance herewith shall be effective on receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Contractor, to: _____
Attn:_____
Address:_____
_____
Telephone:_____
Facsimile:_____
Email:_____

If to City, to: City of Sherman
Attn: Dr. Zachary Flores, City Manager
220 W. Mulberry Street
Sherman, Texas 75090
Telephone: (903) 892-7201
Facsimile: (903) 892-7355
Email: zacharyf@cityofsherman.com

With a copy to:
Abernathy, Roeder, Boyd & Hullett, P.C.
Attn.: Ryan D. Pittman
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
Telephone: (214) 544-4000
Facsimile: (214) 544-4054
Email: rpittman@abernathy-law.com

24. Representations.
Each party states that they have carefully read this Agreement, know the contents hereof, have consulted with an attorney of their choice regarding the meaning and effect hereof and is signing the same solely of their own judgment.

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

25. Independent Contractor.
Contractor covenants and agrees that Contractor is an independent contractor and not an officer, agent, servant or employee of City; that Contractor shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing the same; that the doctrine of respondent superior shall not apply as between City and Contractor, its officers, agents, employees, contractors, subcontractors and consultants; and that nothing herein shall be construed as creating a partnership or joint enterprise between City and Contractor.

26. Incorporation of Recitals.
The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of City and the authorized representative of Contractor.

27. Reference to Contractor.
When referring to "Contractor" herein, this Agreement shall refer to and be binding upon Contractor, and its officers, directors, partners, employees, representatives, contractors, subcontractors, licensees, invitees, agents, successors, assignees (as authorized herein), vendors, grantees, trustees, legal representatives and/or any other third parties for whom Contractor is legally responsible.

28. Reference to City.
When referring to "City" herein, this Agreement shall refer to and be binding upon City, its Council Members, officers, agents, representatives, employees and/or any other authorized third parties for whom City is legally responsible.

29. Miscellaneous Drafting Provisions.
This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

30. Multiple Counterparts.
This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective when all the parties have signed it. The date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature below) will be deemed the effective date of this Agreement ("Effective Date").

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CITY OF SHERMAN, TEXAS,
a home-rule municipality

By: _____
Dr. Zachary Flores, City Manager
Date: _____

ATTEST:

_____
City Clerk's Office

_____
a Texas corporation

By: _____
Printed Name: _____
Title: _____
Date: _____

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

STATE OF TEXAS §
§
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **Dr. Zachary Flores**, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he acknowledged to me he is the City Manager and duly authorized representative for the **City of Sherman, Texas** and he executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **_____,** known to me to be one of the persons whose names are subscribed to the foregoing instrument; he/she acknowledged to me he/she is the _____ (title) and duly authorized representative for _____, a Texas corporation, and that he/she executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

Sherman
CLASSIC TOWN. BROAD HORIZON.

Addendum #1

Water & Sewer Parts and Supplies Bid No. 2025-15

This addendum pertains to the Resilient Seat Wedge Gate Valves, Fire Hydrants, and Butterfly Valves in the Specifications for this Request for Proposal. The included markups will match specifications to requirements and manufacturers in the approved materials list. Furthermore, this addendum makes this information available to all potential bidders.

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Specifications

Resilient Seat Wedge Gate Valves

1. Valve shall conform to **AWWA C509-87**, Standard for resilient Seated Gate Valves.

2. Wedge shall be constructed of cast or ductile iron, fully encapsulated in synthetic rubber.

3. Wedge rubber shall be molded in place and bonded to the iron portion, and shall not be mechanically attached with screws, rivets, or similar fasteners.

4. Wedge shall seat against seating surface arranged symmetrically about the center line of the operation stem, so that seating is equally effective regardless of the direction of pressure unbalance across the wedge.

5. All seating surfaces in the body shall be inclined to be vertical at a minimum angle of 32 degrees (when stem is in a vertical position) to eliminate abrasive wear of rubber sealing surfaces.

6. Stem shall be sealed by at least two O-rings; all stem seals shall be replaceable with valve fully open and wile subject to full rated pressure.

7. Waterway shall be smooth and shall have no depressions or cavities in seat area where foreign material can be lodged and prevent closure or sealing.

8. Valve body and bonnet shall be epoxy coated, inside and out, with fusion bonded epoxy. Coating shall conform to AWWA C550-90, Standard for Protective Interior Coatings for Valves and Hydrants.

9. Gate valves shall be **Mueller A2360, AFC 500, AVK 25/00, or M & H style 7000.**

Replace this page in its entirety with the the next sheet from the City's approved materials list.

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Sherman
CLASSIC TOWN. BROAD HORIZON.

WATER

Tapping Sleeves & Valves

Minimum Requirements:

Valve, Resilient Wedge:

- Valve body, bonnet, stuffing box, etc.. material in accordance with ASTM A536.
- **Flanged End** - Flange drilling in accordance with ASME B16.1 Class 125. Also per AWWA C110 and C111, with a 250 psig working pressure.
- **Mechanical Joint Ends** - In Accordance with ANSI/AWWA C111/A21.11, and C110
- Valve in accordance with ANSI/AWWA C515 and UL listed.
- Certified by ANSI/NSF 61 & 372
- Disc coating in accordance with ANSI/AWWA C550.
- Nut and Bolts in accordance with ANSI/AWWA A304, or ANSI/AWWA A316
- Stem to comply with CDA Alloy C67600 or Stainless steel ASTM A582Type 304
- Valve to be **LEFT** open only.
- Valve to be **NRS** non-rising stem.
- Comply with either AWWA C-515 or AWWA C-509.

Valve, Butterfly:

- Meets or exceeds all applicable requirements of ANSI/AWWA C504, standard Class 150B; NSF 61 Certified.
- Body - Cast Iron ASTM A-126
- Flanges drilled per ANSI B16.1 Class 125
- Disc edge to be 316 stainless
- Disc - Cast iron ASTM A-126 (3", 4", 6" stainless steel ASTM A-743 CF8M
- Nonmetallic bearings
- 3" - 24" 304 SS hardware.

PRE-APPROVED MANUFACTURES:

BUTTERFLY VALVES:

- Mueller Lineseal III, 3211-23

VALVE:

Mueller

- A2361 or A2362 Resilient Wedge Gate Valve

American AVK(NRS):

- Series 65 Reduced Wall DI (3" - 12").
- Series 65 Hymax Grip® Reduced Wall DI (2" - 12").
- Series 45 Full Wall DI (16" only)

CLOW

- C515 4" - 16" Resilient Wedge Valve (2638)
- C509 2" - 12" Resilient Wedge Valve (2640)

EJ
Flowmaster Resilient Wedge Gate Valve

Date:	08 Feb 2024
Date Last Issued:	08 Feb 2024
Date First Issued	30 Jun 2020
Standard Detail	XX-X00

SHEET NUMBER	W 6.0

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

Specifications – Fire Hydrants

Fire hydrants shall meet or exceed **AWWA C502**, latest revisions. Rated water working pressure shall be 150 psi, test pressure shall be 300 psi, and hydrants shall include the following specific design criteria:

1. The main valve closure shall be of the compression type, opening against the pressure and closing with the pressure. Traffic feature to be designed so that the nozzle section of the hydrant can be rotated (by degree) to full 360-degree circle during field installation, if necessary.

2. The main valve closure shall not be less than 5 ¼" and designed so that removal of seat, drain valve mechanism, internal rod and all working parts can be removed through the top of the hydrant. These parts shall be removable without disturbing the ground line joint or the nozzle section of the fire hydrant. The bronze seat shall be threaded into mating threads of bronze for easy field removal.

3. The operating nut, main stem, coupling and main valve assembly shall be capable of withstanding input torque of 200 ft/lbs., in opening and closing directions. There shall be an internal top housing, with triple O-rings, to seal operating threads from the waterway and accommodate an anti-friction washer.

4. Nozzle section of hydrant shall be designed to permit field replacement of damaged threads without special tools, excavation, or disturbing the ground line joint. Threading of the nozzles and shape operating nut shall be per City of Sherman.

5. Hydrants shall have a **storz pumper** connection.

6. Direction of opening shall be clockwise.

7. Hydrant color shall be aluminum.

8. Lower barrel shall be stenciled: Sherman, TX

9. Fire hydrants shall be **Mueller Super Centurion, Waterous Pacer, American AVK nostalgic (2780), Clow Medallion, or M & H style 129.**

Replace this page in its entirety with the the next sheet from the City's approved materials list.

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Sherman
CLASSIC TOWN. BROAD HORIZON.

WATER

Fire Hydrants

Minimum Requirements:

Fittings:

- All fire hydrants shall be equipped with a **5" STORZ** pumper connection.
- Hydrants are to have two - 2½" nozzles with NST threads.
- Working pressure to meet 250 psi.
- Hydrants to meet or exceed AWWA C502 and certified to ANSI/NSF 61/372.
- Hydrants are to operate, open, in the right turn direction.
- Nozzle section, bonnet, hydrant bottom, standpipe flanges and tube support in accordance with ASTM A536, Grade 65-45-12, or Grade 70-50-05 or ANSI/AWWA A21.51/ C151.
- **Flange -** Comply with ANSI/ASME B16.1, Class 125 and ISO PN10/16 (4"/6").
- T-Bolts—High-Strength, corrosion-resistant, low-alloy steel in accordance with ASTM F3125 (Type 3) or stainless steel in accordance with ASTM A304.
- All fittings shall be furnished with stainless steel or high strength COR-TEN steel T-Head Bolts and hex nuts with composition, dimensions and threading in accordance with composition, dimensions and threading in accordance with ANSI/AWWA Standard C111/ A21.11, latest revision .
- All glands shall be preferably made by the same manufacturer as the fittings .
- ASTM A194:
  - B8 CL I Ansi 304 Stainless treated strain hardened
  - B8 CL II Ansi 304 Stainless carbide solution
- Hydrants to be fully painted silver

ASTM A194:

- B8 CL I - ANSI 304 Stainless treated strain hardened
- B8 CL II - ANSI 304 Stainless Carbide Solution

PRE-APPROVED MANUFACTURES:

East Jordan (EJ):

- 5CD250

American Flow Control:

- 5¼" Waterous Pacer® Traffic Model WB67-250

M&H Valve Company:

- Hydrant 129

CLOW:

- 5¼" MVO Medallion w/ Integral Storz - Stem to be Stainless Steel **ONLY**

Date:	28 May 2024
Date Last Issued:	08 Feb 2024
Date First Issued	30 Jun 2020
Standard Detail	XX-X00

SHEET NUMBER	**W 8.0**

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Butterfly Valves

Butterfly valves and operators shall conform to AWWA standards for rubber-seated butterfly valves, AWWA Standard C504, and to these specifications:

1. Type of body shall be short body, flanged or mechanical joint.
2. Body material shall be cast iron or ductile iron.
3. Class shall be specified on the plans or contract specifications.
4. Shaft shall be type 304 or 316 stainless steel.
5. Flanged holes shall be drilled to full size.
6. Valve seat shall be natural rubber or Buna-N and polished stainless steel, type 304 or 316, 90-degree seating angle only, with a 360-degree, uninterrupted seating surface.
7. Shaft seals shall be standard split-V packing or double O-ring seal cartridges.
8. Disc shall be ductile iron, cast iron, or fabricated steel.
9. Operating nuts shall be ductile iron.

Replace this page in its entirety with the the next sheet from the City's approved materials list.

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Sherman
CLASSIC TOWN. BROAD HORIZON.

WATER

Tapping Sleeves & Valves

Minimum Requirements:

Valve, Resilient Wedge:

- Valve body, bonnet, stuffing box, etc.. material in accordance with ASTM A536.
- **Flanged End** - Flange drilling in accordance with ASME B16.1 Class 125. Also per AWWA C110 and C111, with a 250 psig working pressure.
- **Mechanical Joint Ends** - In Accordance with ANSI/AWWA C111/A21.11, and C110
- Valve in accordance with ANSI/AWWA C515 and UL listed.
- Certified by ANSI/NSF 61 & 372
- Disc coating in accordance with ANSI/AWWA C550.
- Nut and Bolts in accordance with ANSI/AWWA A304, or ANSI/AWWA A316
- Stem to comply with CDA Alloy C67600 or Stainless steel ASTM A582Type 304
- Valve to be **LEFT** open only.
- Valve to be **NRS** non-rising stem.
- Comply with either AWWA C-515 or AWWA C-509.

Valve, Butterfly:

- Meets or exceeds all applicable requirements of ANSI/AWWA C504, standard Class 150B; NSF 61 Certified.
- Body - Cast Iron ASTM A-126
- Flanges drilled per ANSI B16.1 Class 125
- Disc edge to be 316 stainless
- Disc - Cast iron ASTM A-126 (3", 4", 6" stainless steel ASTM A-743 CF8M
- Nonmetallic bearings
- 3" - 24" 304 SS hardware.

PRE-APPROVED MANUFACTURES:

BUTTERFLY VALVES:

- Mueller Lineseal III, 3211-23

VALVE:

Mueller

- A2361 or A2362 Resilient Wedge Gate Valve

American AVK(NRS):

- Series 65 Reduced Wall DI (3" - 12").
- Series 65 Hymax Grip® Reduced Wall DI (2" - 12").
- Series 45 Full Wall DI (16" only)

CLOW

- C515 4" - 16" Resilient Wedge Valve (2638)
- C509 2" - 12" Resilient Wedge Valve (2640)

EJ
Flowmaster Resilient Wedge Gate Valve

Date:	08 Feb 2024
Date Last Issued:	08 Feb 2024
Date First Issued	30 Jun 2020
Standard Detail	XX-X00

SHEET NUMBER	W 6.0

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Exhibit A
Bid Request

City of Sherman
PO Box 1106
Sherman, TX 75091-1106

Request for Proposals

for

WATER & SEWER PARTS AND SUPPLIES RFP No. 2025-15

Publication Dates: **Sunday June 15, 2025**
Sunday June 22, 2025

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CITY OF SHERMAN, TEXAS

FINANCE DEPARTMENT

REQUEST FOR PROPOSAL - BID NO. 2025-15; **Water & Sewer Parts and Supplies**

The enclosed **REQUEST FOR PROPOSAL** (RFP) and accompanying **SPECIFICATIONS** are for your convenience in bidding the enclosed referenced **Water & Sewer Parts and Supplies** for the City of Sherman.

Questions may be addressed to the Finance Department at the address listed below. The bids will be opened at **2:00 p.m. on Tuesday, July 1, 2025,** at the following address:

City of Sherman – Human Resources Conference Room
Municipal Building
405 N. Rusk Street
Sherman, TX
903-892-7215
craigl@cityofsherman.com

Bids may be submitted by mail to the following address:

City of Sherman
Finance Dept. – RFP for Water & Sewer Parts and Supplies - No. 2025-15

P.O. Box 1106
Sherman, TX 75091-1106

OR

Electronically at www.publicpurchase.com

OR

By delivery at the Municipal Building address listed above.

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NOTICE TO BIDDERS

Bids will be received by the City of Sherman, Sherman, Texas, at the Finance Department, Attention: Craig Long, Sherman Municipal Building, 405 N. Rusk, Sherman, Texas 75091 until the hour **2:00 PM on the 1st day of July, 2025,** at which time bids duly delivered and submitted will be considered for supplying the following:

BID NO. 2025-15 – Water & Sewer Parts and Supplies

The award is intended to be included on the agenda of a regularly scheduled meeting of the City Council at the following address:

City Council Chambers
City Hall
220 W. Mulberry
Sherman, TX

Each bid delivered to the City shall be sealed and clearly marked "Water & Sewer Parts and Supplies 2025-15" on the exterior of the bid. Electronic submittals may only be made through Public Purchase at https://www.publicpurchase.com. No email or faxed bids will be accepted. Each bid shall be **manually signed and dated by a person having the authority to bind the firm in a contract. Bids that are not signed and dated will be rejected.**

Please note that all bids **must be received at the designated location or through Public Purchase by the deadline shown**. Bids received after the deadline will not be considered for the award of the contract, and shall be considered void and unacceptable. The Opening is scheduled for **2:00 p.m., Tuesday, July 1, 2025,** at which time the sealed bids will be opened.

Any bid received after stated closing time will be returned unopened. If bids are sent by mail to the Finance Department, the bidder shall be responsible for actual delivery of the bid before the advertised date and hour for opening of bids. If the mail is delayed by the postal service, courier service, or an ISP (Internet Service Provider), beyond the date and hour set for the bid opening, bids thus delayed will not be considered.

The City of Sherman will receive sealed bids for: **Water & Sewer Parts and Supplies.**

Bidders should carefully examine all terms, conditions, specifications and related documents. Should a bidder find discrepancies in or omissions from the specifications or related documents, or should there be doubt as to their meaning, the City of Sherman Finance Department should be notified immediately for clarification prior to submitting the bid. In the event of any conflict between the terms and conditions of these requirements and the specifications, the specifications shall govern. In the event of any conflict of interpretation of any part of this overall document, the City of Sherman's interpretation shall govern.

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Information concerning the bid specifications or bid process/procedures may be submitted in writing to Craig Long, Budget Analyst at craigl@cityofsherman.com, or via phone at (903) 892-7215.

Until the final awarding by the City of Sherman, said City reserves the right to reject any and/or all bids, to waive technicalities, to re-advertise, and proceed otherwise when the best interests of said City will be realized hereby.

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CITY OF SHERMAN
GENERAL CONDITIONS

ADDENDA

It is the responsibility of the vendor to check for addenda. Addenda will be posted to: www.ci.sherman.tx.us and to www.publicpurchase.com.

ANNUAL CONTRACT FUNDING

The city operates on a fiscal year that ends on September 30th. Because state law mandates that a municipality may not commit funds beyond a fiscal year, this bid is subject to cancellation if funds for this commodity are not approved in the next fiscal year.

ASSIGNMENT OF BID/CONTRACT

The successful bidder may not assign their rights and duties under and award without the written consent of the City. Such consent shall not relieve the assignor of liability in event of default by their assignee.

BID CONSIDERATION / TABULATION

Until final award of the Contract, the city reserves the right to reject any or all bids, to waive technicalities, and to re-advertise for new bids, or proposed to do the work otherwise in the best interests of the City. Please refer to the **EVALUATION PROCESS & BEST VALUE EVALUATION CRITERIA** sections for additional information .

BID SUBMISSION

Bids may be submitted in person, by mail, or electronically at www.publicpurchase.com.

- Submit bids via mail to PO Box 1106, Sherman, TX 75091-1106.
- To submit a bid via mail, all documents must be returned and an original signature provided on the proposal to bidders sheet.
- Bids will not be accepted without a signature.
- Bids submitted by email or fax will not be accepted.
- The City is not responsible for mail service. See page 4, paragraph 2 of the Notice to Bidders.

BRAND NAMES

If items for which bids have been called for have been identified by a "brand name or equal" description, such identification is intended to be descriptive, but not restrictive, and is to indicate the quality and characteristics of products that will be satisfactory. Bids offering "equal" products will be considered for award if such products are clearly identified in the bids and are determined by the City to be equal in all material respects to the brand name products referenced. **Unless the bidder clearly indicates in their bid that they are offering an "equal product", their bid shall be considered as offering a brand name product referenced in the Proposal Schedule.**

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CHANGES OR ALTERATIONS

No part of this bid may be changed/altered in any way. Vendors must submit written requests to change any specifications/conditions with their proposal. ***Changes made without submission of a written request to this bid will result in disqualification.***

COMPLETING INFORMATION

Bidder must fill in all information asked for in the blanks provided under each item. Failure to comply may result in rejection of the Bid at the City's option.

CONTRACT CLAUSE

All bidders understand and agree that the vendor's bid response will become a legally binding contract upon acceptance in writing by the City. This contract may be superseded only if replaced with a more extensive contract that is agreed to by both parties.

DEFAULT

In case of default of the successful bidder, the city of Sherman may procure the articles from other sources and hold the bidder responsible for any excess cost occasioned thereby.

DELIVERY

The City reserves the right to demand bond or penalty to guarantee delivery by the date indicated. If order is given and the Bidder fails to furnish the materials by the guaranteed date, the City reserves the right to cancel the order without liability on its part. All prices are to be F.O.B. Sherman, Texas all freight prepaid.

DELIVERY DATE

Delivery date is an important factor to the City and may be required to be a part of each bid. The city of Sherman considers delivery time to be that period elapsing from the time the individual order is placed until that order or work thereunder is received by the City at the specified delivery location. The delivery date indicates a guaranteed delivery at Sherman, Texas. Failure of the bidder to meet guaranteed delivery dates or service performance could affect future City orders.

Whenever the Contractor encounters any difficulty which is delaying or threatens to delay timely performance (including actual or potential labor disputes), the Contractor shall immediately give notice thereof in writing to the City, stating all relevant information with respect thereto. Such notice shall not in any way constitute a basis for an extension of the delivery or performance schedule or be construed as a waiver by the City of any rights or remedies to which it is entitled by law or pursuant to provisions herein. Failure to give such notice, however, may be grounds for denial of any request for an extension of the delivery or performance schedule because of such delivery.

INDEMNIFICATION

In case any action in court is brought against the Owner, or any officer or agent of the Owner, for the failure, omission, or neglect of the vendor to perform any of the covenants, acts, matters, or things by this contract undertaken; or for injury or damage caused by the alleged negligence of the

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vendor or his subcontractors or his or their agents, or in connection with any claim based on lawful demands of subcontractors, workmen, materialmen, or suppliers the vendor shall indemnify and

save harmless the Owner and his officers and agents, from all losses, damages, costs, expenses, judgments, or decrees arising out of such action.

INSURANCE

Deductibles, of any type, are the responsibility of the vendor/contractor.

MISCELLANEOUS

Except as to any supplies or components which the specifications provide need not be new, all supplies and components to be provided under this contract shall be new (not used or reconditioned, and not of such age or so deteriorated as to impair their usefulness or safety), of current production and of the most suitable grade for the purpose intended. If at any time during the performance of this contract the Contractor believes that the furnishing of supplies or components which are not new is necessary or desirable, they shall notify the City immediately, in writing, including the reasons therefore and proposing any consideration which will flow to the City if authorization to use supplies or components is granted.

The city of Sherman supports a recycling program. Recycled materials are acceptable and will be considered for award. The City desires to use recycled products when a comparable material/product is available. If your company distributes products made of recycled materials please submit an alternate bid for the items requested. All recycled products should meet the minimum standards established in the bid specifications provided. State any exceptions: costs, warranties and percentage of recycle materials used in the manufacture of the material/product. The City will determine the acceptability of the materials/product bid as an alternate.

Successful bidder(s) agrees to extend prices to all entities that have entered into or will enter into joint purchasing inter-local cooperation agreements with the city of Sherman. As such, the city of Sherman has executed an inter-local agreement with certain other governmental entities authorizing participation in a cooperative purchasing program. The successful vendor may be asked to provide product/services, based upon the bid price, to any other participant in the forum.

The City operates on a fiscal year that ends on September 30th. State law mandates that a municipality may not commit funds beyond a fiscal year; this bid is subject to cancellation if funds for this commodity are not approved in the next fiscal year.

PAYMENT TERMS & CONDITIONS

All bids shall specify terms and conditions of payment, which will be considered as part of, but not control, the award of bid. City review, inspection, and processing procedures ordinarily require thirty (30) days after receipt of invoice, materials or service. Bids which call for payment before 30 days from receipt of invoice, or cash discounts given on such payment, will be considered only if in the opinion of the City the review, inspection and processing procedures can be completed as to the specific purchases within the specified time.

It is the intention of the city of Sherman to make payment on completed orders within thirty (30) days

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of receiving invoicing unless unusual circumstances arise. Invoices shall be fully documented as to labor, materials and equipment provided.

PROVISIONAL CLAUSES

The city of Sherman will not enter into any contract where the cost is provisional upon such clauses as are known as “escalator” or “cost-plus” clauses.

REJECTION OF BIDS

The City reserves the right to reject any or all bids or to waive technicalities at its option when in the best interests of said City. Bids will be considered irregular if they show any omissions, alteration of form, additions, or conditions not called for, unauthorized alternate bids or irregularities of any kind. However, the City reserves the right to waive any irregularities and to make the award in the best interests of the City.

The City reserves the right to reject any or all bids, and all bids submitted are subject to this reservation. Bids may be rejected, among other reasons, for any of the following specific reasons:

- Bids received after the time limit for receiving bids as stated in the advertisement.
- Proposal containing any irregularities.
- Bids submitted via fax or email.
- Unbalanced value of any items.

Bidders may be disqualified and their bids not considered, among other reasons, for any of the following specific reasons:

- Reason for believing collusion exists among the Bidders.
- Reasonable grounds for believing that any Bidder is interested in more than one Proposal for the work contemplated.
- The Bidder being interested in any litigation against the City.
- The Bidder being in arrears on any existing contract or having defaulted on a previous contract.
- Lack of competency as revealed by a financial statement, experience and equipment, questionnaires, etc.
- Uncompleted work, which in the judgment of the City will prevent or hinder the prompt completion of additional work if awarded.

REQUEST FOR NON-CONSIDERATION

Bids deposited with the City cannot be withdrawn prior to the time set for opening bids. Request for non-consideration of bids must be made in writing to the Finance Department and received by the City prior to the time set for opening bids. After other bids are opened and publicly read, the Proposal for which non-consideration is properly requested may be returned unopened. The Proposal may not be withdrawn after the bids have been opened, and the Bidder, in submitting the same, warrants and guarantees that this bid has been carefully reviewed and checked and that it is in all things true and accurate and free of mistakes and that such bid will not and cannot be withdrawn because of any mistake committed by the Bidder.

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SALES TAX

The total for each bid submitted must include any applicable taxes. Although the City is exempt from most City, State, or Federal taxes, this is not true in all cases. It is suggested that taxes, if any, be separately identified, itemized, and stated on each bid. The City cannot determine for the bidder whether or not the bid is taxable to the City. The bidder through the bidder's attorney or tax consultant must make such determination. Bills submitted for taxes after the bids are awarded will not be honored.

PROPOSAL DEFINITIONS:

"City" is the City of Sherman, Texas.
"Bidder" is an individual or business submitting a bid or proposal to the City of Sherman.
"Independent contractor" or "contractor" is one who contracts to perform work or furnish materials in accordance with a contract.

I. PROPOSAL TERMS

A. The City of Sherman reserves the right to reject any and all proposals received as a result of this RFP. If a proposal is selected, it will be the most advantageous regarding price, quality of service, the independent contractor's qualifications and capabilities to provide the specified service, and other factors which the City of Sherman may consider. The City does not intend to award a contract fully on the basis of any response made to the proposal: the City reserves the right to consider proposals for modifications at any time before a contract would be awarded; and negotiations would be undertaken with the independent contractor whose proposal is deemed to best meet the City's specifications and needs.
B. Proposals must be signed by an official authorized to bind the independent contractor to its provisions for a period of at least ninety (90) days. Failure of the successful bidder to accept the obligation of the contract may result in the cancellation of any award.
C. In the event it becomes necessary to revise any part of the RFP, addenda will be provided. The deadline for submission of proposals may be adjusted to allow for revisions. To be considered, the entire proposal document, with any amendments, should be returned by the specified date, time and method identified on page 2 of this document.
D. Proposals should be prepared simply and economically providing a straightforward, concise description of the independent contractor's ability to meet the requirements of the RFP. Proposals shall be written in ink or typewritten. No erasures are permitted. Mistakes may be crossed out and corrected and must be initialed in ink by the person signing the proposal.
E. The price quotations from the contractor stated in this proposal will not be subject to any price increase from the closing date of this RFP to the mutually agreed to date of contract.
F. The City of Sherman reserves the right to increase or decrease the amount of janitorial services based upon annual budget constraints with fifteen (15) days' notice.

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G. The City of Sherman reserves the right to award a separate contract to separate vendors for each item/group or to award one contract for the entire RFP.

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Specifications

Resilient Seat Wedge Gate Valves

1. Valve shall conform to **AWWA C509-87**, Standard for resilient Seated Gate Valves.

2. Wedge shall be constructed of cast or ductile iron, fully encapsulated in synthetic rubber.

3. Wedge rubber shall be molded in place and bonded to the iron portion, and shall not be mechanically attached with screws, rivets, or similar fasteners.

4. Wedge shall seat against seating surface arranged symmetrically about the center line of the operation stem, so that seating is equally effective regardless of the direction of pressure unbalance across the wedge.

5. All seating surfaces in the body shall be inclined to be vertical at a minimum angle of 32 degrees (when stem is in a vertical position) to eliminate abrasive wear of rubber sealing surfaces.

6. Stem shall be sealed by at least two O-rings; all stem seals shall be replaceable with valve fully open and wile subject to full rated pressure.

7. Waterway shall be smooth and shall have no depressions or cavities in seat area where foreign material can be lodged and prevent closure or sealing.

8. Valve body and bonnet shall be epoxy coated, inside and out, with fusion bonded epoxy. Coating shall conform to AWWA C550-90, Standard for Protective Interior Coatings for Valves and Hydrants.

9. Gate valves shall be **Mueller A2360, AFC 500, AVK 25/00, or M & H style 7000.**

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FLANGED X M.J. GATE VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	6	457.495	2744.97
4"	15	582.111	8731.67
6"	25	777.707	19442.68
8"	15	1214.677	18220.16
10"	2	1929.435	3858.87
12"	4	2329.99	9319.96
14"	1	7543.45	7543.45
16"	1	8182.26	8182.26
18"	1	13392.61	13392.61
20"	1	16084.13	16084.13
24"	1	23091.48	23091.48
TOTAL			130612.24

	M.J. GATE VALVES			
SIZE	SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	2"	20	385.475	7709.50
4"	4"	20	609.162	12183.24
6"	6"	50	777.707	38885.35
8"	8"	10	1237.566	12375.66
10"	10"	10	1929.434	19294.34
12"	12"	10	2441.313	24413.13
14"	14"	1	7543.45	7543.45
16"	16"	1	8182.26	8182.26
18"	18"	1	13392.61	13392.61
20"	20"	1	16084.13	16084.13
24"	24"	1	22869.65	22869.65
	TOTAL			182933.32

FLANGED X FLANGE GATE VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	2	603.465	1206.93
6"	2	806.84	1613.68
8"	2	1237.565	2475.13
10"	2	1929.435	3858.87
12"	2	2419.465	4838.93
16"	2	8182.265	16364.53
18"	2	13392.605	26785.21
20"	2	16084.13	32168.26
24"	2	22869.645	45739.29
TOTAL			135050.83

	FLANGE BOLTS & GASKETS - STAINLESS STEEL			
SIZE	SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	4"	15	19.753	296.30
6"	6"	25	29.482	737.05
8"	8"	15	38.671	580.07
10"	10"	5	74.564	372.82
12"	12"	5	73.658	368.29
	TOTAL			2354.53

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Butterfly Valves

Butterfly valves and operators shall conform to AWWA standards for rubber-seated butterfly valves, AWWA Standard C504, and to these specifications:

1. Type of body shall be short body, flanged or mechanical joint.
2. Body material shall be cast iron or ductile iron.
3. Class shall be specified on the plans or contract specifications.
4. Shaft shall be type 304 or 316 stainless steel.
5. Flanged holes shall be drilled to full size.
6. Valve seat shall be natural rubber or Buna-N and polished stainless steel, type 304 or 316, 90-degree seating angle only, with a 360-degree, uninterrupted seating surface.
7. Shaft seals shall be standard split-V packing or double O-ring seal cartridges.
8. Disc shall be ductile iron, cast iron, or fabricated steel.
9. Operating nuts shall be ductile iron.

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M.J. x M.J. BUTTERFLY VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
12"	1	1631.01	1631.01
14"	1	2673.23	2673.23
16"	1	3174.14	3174.14
18"	1	3566.57	3566.57
20"	1	4798.28	4798.28
24"	1	6659.39	6659.39
TOTAL			22502.62

FLANGED x M.J. BUTTERFLY VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
12"	1	1631.01	1631.01
14"	1	2673.23	2673.23
16"	1	3174.04	3174.04
18"	1	3566.57	3566.57
20"	1	4798.28	4798.28
24"	1	6659.39	6659.39
TOTAL			22502.52

FLANGED x FLANGED BUTTERFLY VALVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
12"	1	1631.01	1631.01
14"	1	2673.23	2673.23
16"	1	3174.04	3174.04
18"	1	3566.57	3566.57
20"	1	4798.28	4798.28
24"	1	6659.39	6659.39
TOTAL			22502.52

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Ductile Iron Mechanical Joint Fittings

Fittings shall be cast from ductile iron in accordance with **ANSI/AWWA C153/A21.53** with mechanical joint bells. Glands, bolts, nuts, and gaskets shall be in accordance with requirements of **ANSI/AWWA C153/A21.53** Fittings shall be listed by an approved certifying agency as conforming to the requirements of **ANSI/NSF 61.** The working pressure rating shall be 350 psi. Fittings shall have an asphaltic outside coating in accordance with **ANSI/AWWA C153/A21.53.** Fittings shall be cement lined and seal coated in accordance with **ANSI/AWWA C104/A21.4** and listed by an approved certifying agency as conforming to the requirements of **ANSI/NSF 61.**

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M.J. CAPS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	5	43.65	218.25
4"	5	31.69	158.45
6"	10	55.608	556.08
8"	5	90.288	451.44
10"	6	113.01	678.06
12"	6	168.618	1011.71
TOTAL			3073.99

M.J. SOLID SLEEVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	5	73.546	367.73
6"	20	123.176	2463.52
8"	10	197.32	1973.20
10"	6	236.185	1417.11
12"	6	318.103	1908.62
14"	2	480.145	960.29
16"	2	607.505	1215.01
18"	2	800.64	1601.28
20"	2	966.865	1933.73
24"	2	1272.41	2544.82
TOTAL			16385.31

M.J. PLUGS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	5	41.856	209.28
4"	5	38.866	194.33
6"	10	72.948	729.48
8"	5	107.628	538.14
10"	6	187.155	1122.93
12"	6	184.165	1104.99
TOTAL			3899.15

	M.J. BENDS			
SIZE	BEND	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	90	4	162.04	648.16
4"	90	4	83.113	332.45
6"	90	20	135.732	2714.64
8"	90	10	195.526	1955.26
10"	90	6	309.732	1858.39
12"	90	2	416.765	833.53
14"	90	1	694.80	694.80
16"	90	1	942.95	942.95
18"	90	1	1171.36	1171.36
20"	90	1	1632.37	1632.37
24"	90	1	2436.60	2436.60
2"	45	4	107.63	430.52
4"	45	4	69.36	277.44
6"	45	8	110.02	880.16
8"	45	6	160.247	961.48
10"	45	4	260.805	923.22
12"	45	4	345.01	1380.04
14"	45	1	540.54	540.54
16"	45	1	674.47	674.47
18"	45	1	997.96	997.96
20"	45	1	1064.33	1064.33
24"	45	1	1616.82	1616.82
TOTAL				24967.49

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M.J. REDUCERS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4" x 2"	10	133.34	1333.40
6" x 2"	4	129.155	516.62
6" x 4"	15	78.928	1183.92
8" x 4"	1	107.63	107.63
8" x 6"	1	114.80	114.80
10" x 4"	1	174.00	174.00
10" x 6"	2	147.095	294.19
10" x 8"	2	162.04	324.08
12" x 4"	1	220.64	220.64
12" x 6"	3	193.733	581.20
12" x 8"	1	197.32	197.32
12" x 10"	1	219.44	219.44
14" x 12"	1	345.01	345.01
16" x 12"	1	447.26	447.26
18" x 12"	1	688.82	688.82
20" x 12"	1	765.96	765.96
24" x 12"	1	1170.76	1170.76
TOTAL			8685.05

	M.J. BENDS			
SIZE	BEND	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	22 1/2	4	113.01	452.04
4"	22 1/2	4	65.175	260.70
6"	22 1/2	4	99.855	399.42
8"	22 1/2	4	156.063	624.25
10"	22 1/2	4	230.205	920.82
12"	22 1/2	2	301.36	602.72
14"	22 1/2	1	547.71	547.71
16"	22 1/2	1	646.97	646.97
18"	22 1/2	1	819.77	819.77
20"	22 1/2	1	1112.16	1112.16
24"	22 1/2	1	1493.05	1493.05
4"	11 1/4	2	62.785	125.57
6"	11 1/4	2	104.64	209.28
8"	11 1/4	2	141.71	283.42
10"	11 1/4	2	229.01	458.02
12"	11 1/4	2	282.825	565.65
14"	11 1/4	1	624.85	624.85
16"	11 1/4	1	684.04	684.04
18"	11 1/4	1	1034.43	1034.43
20"	11 1/4	1	1047.59	1047.59
24"	11 1/4	1	1398.58	1398.58
TOTAL				14311.04

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BID SECTION FOR NON-PVC ONLY

M.J. TEE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4" x 2"	4	582.393	2329.57
4" x 4"	5	108.824	544.12
6" x 2"	4	163.238	652.95
6" x 4"	4	180.578	722.31
6" x 6"	20	194.33	3886.60
8" x 4"	1	209.88	209.88
8" x 6"	6	240.968	1445.81
8" x 8"	2	291.195	582.39
10" x 4"	1	320.49	320.49
10" x 6"	2	310.93	621.86
10" x 8"	2	363.545	727.09
10" x 10"	2	414.97	829.94
12" x 4"	1	392.85	392.85
12" x 6"	3	392.85	1178.55
12" x 8"	1	452.04	452.04
12" x 10"	1	581.20	581.20
12" x 12"	4	578.805	2315.22
14" x 6"	1	625.44	625.44
14" x 8"	1	708.56	708.56
14" x 10"	1	944.14	944.14
14" x 12"	1	1014.10	1014.10
14" x 14"	1	960.29	960.29
16" x 6"	1	806.62	806.62
16" x 8"	1	875.98	875.98
16" x 10"	1	1158.21	1158.21
16" x 12"	1	1046.99	1046.99
16" x 14"	1	1429.07	1429.07
16" x 16"	1	1321.44	1321.44
18" x 6"	1	1178.54	1178.54
18" x 10"	1	1304.70	1304.70
18" x 12"	1	1513.98	1513.98
18" x 14"	1	1958.25	1958.25
18" x 16"	1	2044.95	2044.95
18" x 18"	1	1972.00	1972.00
20" x 6"	1	1325.63	1325.63
20" x 8"	1	1355.53	1355.53
20" x 10"	1	1834.47	1834.47
20" x 12"	1	1677.22	1677.22
20" x 14"	1	2095.77	2095.77
20" x 16"	1	1650.91	1650.91
18" x 18"	1	1972.00	1972.00
20" x 20"	1	1789.90	1789.90
24" x 6"	1	1595.30	1595.30

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****CONTINUED FROM LEFT COLUMN****

24" x 8"	1	1614.43	1614.43
24" x 10"	1	2167.53	2167.53
24" x 12"	1	1875.73	1875.73
24" x 14"	1	2568.74	2568.74
24" x 16"	1	2361.26	2361.26
24" x 18"	1	2727.79	2727.79
24" x 20"	1	3027.96	3027.96
24" x 24"	1	2696.70	2696.70
TOTAL			71313.98

M.J. CROSS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4" x 4"	2	230.805	461.61
6" x 4"	2	252.93	505.86
6" x 6"	2	282.825	565.65
8" x 4"	1	398.23	398.23
8" x 6"	1	293.59	293.59
8" x 8"	1	308.54	308.54
10" x 4"	1	389.86	389.86
10" x 6"	1	377.90	377.90
10" x 8"	1	468.19	468.19
10" x 10"	1	493.90	493.90
12" x 4"	1	483.73	483.73
12" x 6"	1	477.15	477.15
12" x 8"	1	547.71	547.71
12" x 10"	1	865.22	865.22
12" x 12"	1	865.22	865.22
TOTAL			7502.36

FLANGE TO M.J. ADAPTERS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	5	78.928	394.64
6"	5	108.824	544.12
8"	5	163.238	816.19
10"	5	282.824	1414.12
12"	5	361.752	1808.76
TOTAL			4977.83

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M.J. x FLANGE 90 ADAPTERS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	5	95.072	475.36
6"	5	166.226	831.13
8"	5	288.804	1444.02
10"	5	470.578	2352.89
12"	5	676.268	3381.34
TOTAL			8484.74

*MEGA LUG 2000 SERIES			
*RESTRAINT GLANDS (FOR C900 PVC) SETS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20	31.289	625.78
6"	100	34.629	3462.90
8"	50	51.247	2562.35
10"	20	96.897	1937.94
12"	20	101.825	2036.50
14"	10	177.67	1776.70
16"	10	238.742	2387.42
18"	10	296.124	2961.24
20"	10	367.113	3671.13
24"	10	423.691	4236.91
TOTAL			25658.87

*MEGA LUG 1100 SERIES			
*MECHANICAL JOINT ACCESSORY SET			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20	23.268	465.36
6"	100	30.00	3000.00
8"	50	45.784	2289.20
10"	20	67.753	1355.06
12"	20	90.011	1800.22
14"	10	125.691	1256.91
16"	10	164.165	1641.65
18"	10	232.536	2325.36
20"	10	288.371	2883.71
24"	10	438.608	4386.08
TOTAL			21403.55

RESTRAINER CLAMPS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20	39.732	794.64
6"	50	54.763	2738.15
8"	20	88.815	1776.30
10"	20	154.846	3096.92
12"	10	169.412	1694.12
14"	10	429.495	4294.95
16"	10	436.768	4367.68
18"	10	541.01	5140.10
20"	10	763.636	7636.36
24"	10	1125.253	11252.53
TOTAL			43061.75

RESTRAINT GLAND (FOR C.I.P.)			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20	23.031	460.62
6"	100	27.112	2711.20
8"	50	41.378	2068.90
10"	20	61.235	1224.70
12"	20	89.092	1781.84
14"	10	124.408	1244.08
16"	10	177.959	1779.59
18"	10	252.082	2520.82
20"	10	312.612	3126.12
24"	10	434.133	4341.33
TOTAL			21259.20

MECHANICAL JOINT ACCESSORY KIT			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2"	10	22.124	221.24
4"	20	28.701	574.02
6"	100	38.866	3886.60
8"	50	43.052	2152.60
10"	20	61.588	1231.76
12"	20	63.382	1267.64
14"	10	96.866	968.66
16"	10	103.443	1034.43
18"	10	133.938	1339.38
20"	10	184.165	1841.65
24"	10	257.113	2571.13
TOTAL			17089.11

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Specifications – Fire Hydrants

Fire hydrants shall meet or exceed **AWWA C502**, latest revisions. Rated water working pressure shall be 150 psi, test pressure shall be 300 psi, and hydrants shall include the following specific design criteria:

1. The main valve closure shall be of the compression type, opening against the pressure and closing with the pressure. Traffic feature to be designed so that the nozzle section of the hydrant can be rotated (by degree) to full 360-degree circle during field installation, if necessary.

2. The main valve closure shall not be less than 5 ¼" and designed so that removal of seat, drain valve mechanism, internal rod and all working parts can be removed through the top of the hydrant. These parts shall be removable without disturbing the ground line joint or the nozzle section of the fire hydrant. The bronze seat shall be threaded into mating threads of bronze for easy field removal.

3. The operating nut, main stem, coupling and main valve assembly shall be capable of withstanding input torque of 200 ft/lbs., in opening and closing directions. There shall be an internal top housing, with triple O-rings, to seal operating threads from the waterway and accommodate an anti-friction washer.

4. Nozzle section of hydrant shall be designed to permit field replacement of damaged threads without special tools, excavation, or disturbing the ground line joint. Threading of the nozzles and shape operating nut shall be per City of Sherman.

5. Hydrants shall have a **storz pumper** connection.

6. Direction of opening shall be clockwise.

7. Hydrant color shall be aluminum.

8. Lower barrel shall be stenciled: Sherman, TX

9. Fire hydrants shall be **Mueller Super Centurion, Waterous Pacer, American AVK nostalgic (2780), Clow Medallion, or M & H style 129.**

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FIRE HYDRANTS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2'	1	2747.06	2747.06
2 1/2'	1	2807.31	2807.31
3'	5	2867.516	14337.58
3 1/2'	5	2927.758	14638.79
4'	10	2988.192	29881.92
4 1/2'	10	3048.354	30483.54
5'	10	3108.657	31086.57
5 1/2	5	3168.858	15844.29
6'	3	3228.99	9686.97
6 1/2'	3	3289.343	9868.03
7'	2	3349.485	6698.97
TOTAL			168081.03

FIRE HYDRANT EXTENSION KIT			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
6"	10	412.229	4122.29
12"	5	454.344	2271.72
TOTAL			6394.01

TRAFFIC FLANGE REPAIR KIT			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
N/A	10	342.857	3428.57
TOTAL			3428.57

MAIN VALVE REPAIR KIT			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
N/A	10	651.786	6517.86
TOTAL			6517.86

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Specifications – Stainless Steel Repair Clamps

1. **Shell –** 304 Stainless Steel , 18 to 28 gauge, depending on size.

2. **Sidebars –** Heavy gauge 304 Stainless Steel, GTWA welded to form, permanent fusion with shell.

3. **Lugs –** 304 Stainless Steel, fused to sidebar by GMAW weld.

4. **Bolts –** 304 Stainless Steel, 4-inch clamps and small use ½" UNC rolled thread, 6- inch clamps and larger use 5/8" rolled threads. Bolts are GMAW welded to sidebar.

5. **Nuts –** Heavy hex, 304 Stainless Steel, 4-inch clamps and smaller use ½" UNC thread, 6-inch clamps and larger use 5/8" UNC threads. Nuts coated to prevent galling.

6. **Washers –** 5/8" 304 Stainless Steel flat washers, on sizes 13/55 and larger. ½" or 5/8" plastic washer between nut or Stainless Steel washer and lift bar, on all sizes.

7. **Armors –** Heavy gauge 304 Stainless Steel, bonded to gasket to bridge gap at lug area.

8. **Lifter Bars –** 304 Stainless Steel, lip curved to hold position while tightening. Heavy gauge to serve as bearing surface for nuts.

9. **Gaskets –** Virgin SBR rubber compounded for water and sewer service, in accordance with ASTM D 2000 MMA 610 resistance.

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REPAIR CLAMPS ROMAC - SS1 STAINLESS STEEL OR EQUAL (FOR D.I. & C900 PVC)			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
2" x 8"	50	68.455	3422.75
2" x 10"	50	95.273	4763.65
2" x 12"	50	113.859	5692.95
2" x 16"	50	127.253	6362.65
4" x 8"	50	87.758	4387.90
4" x 10"	50	115.545	5777.25
4" x 12"	50	134.657	6732.85
4" x 16"	50	149.545	7477.25
4" x 20"	10	225.707	2257.07
6" x 8"	100	102.323	10232.30
6" x 10"	100	138.424	13842.40
6" x 12"	100	163.99	16399.00
6" x 16"	50	180.545	9027.25
6" x 20"	25	283.616	7090.40
8" x 8"	25	119.646	2991.15
8" x 10"	25	157.99	3949.75
8" x 12"	50	191.091	9554.55
8" x 16"	50	219.677	10983.85
8" x 20"	25	318.727	7968.18
10" x 8"	20	155.697	3113.94
10" x 10"	20	204.637	4092.74
10" x 12"	25	243.748	6093.70
10" x 16"	25	282.879	7071.98
10" x 20"	10	388.788	3887.88
12" x 8"	10	184.253	1842.53
12" x 10"	10	243.596	2435.96
12" x 12"	25	295.121	7378.03
12" x 16"	25	335.687	8392.18
12" x 20"	25	458.707	11467.68
14" x 24"	6	1184.172	7105.03
16" x 24"	6	1314.363	7886.18
18" x 24"	6	1537.627	9225.76
20" x 24"	6	2383.425	14300.55
24" x 24"	6	2484.778	14908.67
TOTAL			248115.96

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Specifications – Stainless Steel Tapping Sleeves

1. **Flange –** Ductile iron that meets or exceeds ASTM A536 standards. All flanges in accordance with ANSI class 125 and 150 drilling and recess to accept tapping valve.

2. **Stainless Steel –** Meets or exceeds ASTM A 240 type 304 USN-designated S30400.

3. **Outlet –** Heavy gauge 304L Stainless Steel. Fused to shell by GMAW weld on the outside and GTAW weld on the inside.

4. **Shell –** Heavy gauge Stainless Steel top half 304L, back half 304.

5. **Side Bars –** Heavy gauge 304 Stainless Steel, GTAW welded to form permanent fusion with shell.

6. **Lugs –** 304 Stainless Steel, fused to sidebar by GMAW welding.

7. **Bolts –** 304 Stainless Steel, bolts are to be GMAW welded to sidebar.

8. **Nuts –** Heavy hex, coated to prevent galling.

9. **Armors –** Heavy gauge 304 Stainless Steel.

10. **Lifter Bars** – 304 Stainless Steel lip curved to hold position while tightening. Heavy gauge to serve as bearing surface for nuts.

11. **Gaskets** – Virgin SBR rubber compounded for water and sewer service, in accordance with ASTM D 2000 MMA610. Grid pattern and tapered ends to assure seal around full circumference of pipe. Working pressure up to 200 psi. Test pressure of 300 psi.

12. **Welds** – GMAW and GTAW weld process. 308L Stainless Steel filler wire used as appropriate. Flange weld-GMAW type proprietary process. All welds will be fully passivated to enhance corrosion resistance.

STAINLESS STEEL TAPPING SLEEVE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4" x 4"	4	571.00	2284.00
6" x 4"	6	657.667	3946.00
6" x 6"	10	704.587	7045.87
8" x 4"	1	677.54	677.54
8" x 6"	4	734.373	2937.49
8" x 8"	4	940.455	3761.82
10" x 4"	1	785.23	785.23
10" x 6"	4	850.253	3401.01
10" x 8"	2	1033.06	2066.12
10" x 10"	2	1578.295	3156.59
12" x 4"	1	876.40	876.40
12" x 6"	2	971.655	1943.31
12" x 8"	2	1219.07	2438.14
12" x 10"	2	1546.96	3093.92
12" x 12"	2	1793.325	3586.65
14" x 6"	1	1197.70	1197.70
14" x 8"	1	1499.14	1499.14
14" x 10"	1	1851.39	1851.39
14" x 12"	1	2028.44	2028.44
16" x 6"	1	1565.00	1565.00
16" x 8"	1	1701.08	1701.08
16" x 10"	1	2081.29	2081.29
16" x 12"	1	2332.91	2332.91
18" x 6"	1	1758.06	1758.06
18" x 8"	1	1900.95	1900.95
18" x 10"	1	2232.68	2232.68
18" x 12"	1	2677.90	2677.90
20" x 6"	1	1815.34	1815.34
20" x 8"	1	1927.74	1927.74
20" x 10"	1	2561.97	2561.97
20" x 12"	1	2906.27	2906.27
24" x 6"	1	1783.09	1783.09
24" x 8"	1	1938.28	1938.28
24" x 10"	1	2599.11	2599.11
24" x 12"	1	2985.39	2985.39
TOTAL			83343.82

BRASS PIPE FITTINGS - ***NO LEAD BRASS***			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
1/2" CLOSE NIPPLE	50	1.695	84.75
1/2" x 1 1/2" NIPPLE	50	1.968	98.40
1/2 x 2" NIPPLE	50	2.263	113.15
1/2" x 2 1/2" NIPPLE	50	2.716	135.80
1/2" x 3" NIPPLE	50	3.095	154.75
1/2" x 3 1/2" NIPPLE	50	3.537	176.85
1/2" x 4" NIPPLE	50	3.968	198.40
1/2" x 4 1/2" NIPPLE	50	4.516	225.80
1/2" x 5 NIPPLE	50	4.874	243.70
1/2" x 5 1/2 NIPPLE	50	5.40	270.00
1/2" x 6 NIPPLE	50	5.842	292.10
1/2 x 6 1/2 " NIPPLE	50	6.937	346.85
1/2" x 1/2" 90 ELL	100	3.326	332.60
1/2" STREET 90 ELL	100	4.137	413.70
1/2" TEE	50	3.832	191.60
1/2" COUPLING	100	2.737	273.70
1/2" x 3/4 BELL REDUCER	200	4.358	871.60
1/2" x 3/4" BUSHING REDUCER	200	2.40	480.00
1/2" MIP PLUG	200	2.295	459.00
COMPRESSION COUPLING FOR 1/2" COPPER	100	20.469	2046.90
COMPRESSION COUPLING FOR 1/2" IRON PIPE	100	19.674	1967.40
1/2" HOSE BIB	50	4.716	235.80
3/4" CLOSE NIPPLE	600	2.463	1477.80
3/4" x 1 1/2" NIPPLE	600	2.621	1572.60
3/4" x 2" NIPPLE	600	3.105	1863.00
3/4" x 2 1/2" NIPPLE	600	3.60	2160.00
3/4" x 3" NIPPLE	600	4.147	2488.20
3/4" x 3 1/2" NIPPLE	200	4.579	915.80
3/4" x 4" NIPPLE	200	5.326	1065.20
3/4" x 4 1/2" NIPPLE	100	5.79	579.00
3/4" x 5" NIPPLE	100	6.39	639.00
3/4" HOSE BIB	50	4.537	226.85
34" x 5 1/2" NIPPLE	50	6.979	348.95
3/4" x 6" NIPPLE	50	7.768	388.40
3/4" x 6 1/2" NIPPLE	50	7.895	394.75
3/4" 90 ELL	300	4.474	1342.20
3/4" TEE	200	5.505	1101.00

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BRASS PIPE FITTINGS - *NO LEAD BRASS*			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
3/4" COUPLING	500	3.621	1810.50
3/4" x 1/2" 90 ELL	1000	5.116	5116.00
3/4" STREET 90 ELL	200	5.832	1166.40
3/4" C.F. x M.I.P. ADAPTER	500	14.182	7091.00
3/4" C.F. x C.F. THREE PART UNION	200	17.929	3585.80
COMPRESSION COUPLING FOR 3/4" COPPER	300	19.414	5824.20
COMPRESSION COUPLING FOR 3/4" IRON PIPE	100	21.404	2140.40
1" CLOSE NIPPLE	300	3.632	1089.60
1" x 1 1/2" NIPPLE	300	4.474	1342.20
1" x 2" NIPPLE	300	4.474	1342.20
1" x 2 1/2" NIPPLE	300	5.137	1541.10
1" x 3" NIPPLE	100	5.916	591.60
1" x 3 1/2 NIPPLE	100	6.853	685.30
1" x 4 NIPPLE	100	7.705	770.50
1" x 4 1/2" NIPPLE	100	8.59	859.00
1" x 5" NIPPLE	100	9.505	950.50
1" x 5 1/2" NIPPLE	100	10.411	1041.10
1" x 6" NIPPLE	100	11.347	1134.70
1" x 6 1/2" NIPPLE	50	11.579	578.95
1" 90 ELL	200	6.916	1383.20
1" STREET 90 ELL	100	9.653	965.30
1" TEE	200	9.779	1955.80
1" COUPLING	300	5.505	1651.50
1" x 3/4" BELL REDUCER	300	7.253	2175.90
1" x 3/4" BUSHING REDUCER	300	3.621	1086.30
1" x 3/4" 90 ELL	200	8.916	1783.20
1" C.F. x M.I.P. ADAPTER	200	20.253	4050.60
1" C.F. x C.F. THREE PART UNION	200	31.364	6272.80
COMPRESSION COUPLING FOR 1" I.P.	200	22.212	4442.40
COMPRESSION COUPLING FOR 1" I.P.	100	37.748	3774.80
1 1/2" x CLOSE NIPPLE	10	7.00	70.00

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BRASS PIPE FITTINGS - *NO LEAD BRASS*			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
1 1/2" x 3" NIPPLE	10	10.379	103.79
1 1/2" x 4" NIPPLE	10	12.611	126.11
1 1/2" x 5" NIPPLE	10	15.674	156.74
1 1/2" x 6" NIPPLE	10	18.621	186.21
1 1/2" x 7" NIPPLE	10	19.316	193.16
1 1/2" x 8" NIPPLE	10	24.726	247.26
1 1/2" x 1" BUSHING REDUCER	10	7.895	78.95
1 1/2" x 1" BELL REDUCER	10	14.768	147.68
1 1/2" COUPLING	10	11.695	116.95
1 1/2" 90 ELL	10	19.095	190.95
1 1/2" TEE	10	18.874	188.74
1 1/2" x 1 1/4" BUSHING REDUCER	10	7.895	78.95
1 1/2" C.F. x M.I.P. ADAPTER	25	62.454	1561.35
1 1/2" C.F. x C.F. THREE PART UNION	50	94.152	4707.60
COMPRESSION COUPLING FOR 1 1/2"	50	74.333	3716.65
2" x CLOSE NIPPLE	10	10.663	106.63
2" x 3" NIPPLE	10	12.40	124.00
2" x 4" NIPPLE	10	16.221	162.21
2" x 5" NIPPLE	10	20.053	200.53
2" x 6" NIPPLE	10	23.916	239.16
2" x 7" NIPPLE	10	24.368	243.68
2" x 8" NIPPLE	10	31.947	319.47
2" x 1 1/2" REDUCING BUSHING	10	11.695	116.95
2" x 1 1/2" BELL REDUCER	10	22.611	226.11
2" COUPLING	10	19.253	192.53
2" 90 ELL	10	22.337	223.37
2" TEE	10	30.926	309.26
2" C.F. x M.I.P. ADAPTER	25	114.616	2865.40
2" C.F. x C.F. THREE PART UNION	20	153.606	3072.12
COMPRESSION COUPLING FOR 2" COPPER (FORD C44-	20	100.334	2006.68
COMPRESSION COUPLING FOR 2" I.P.	20	96.94	1938.80
TOTAL			118596.44

METER COUPLINGS -- NO LEAD BRASS				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
5/8" - 1/4 BEND METER COUPLING	500	15.222		7611.00
3/4" - 1/4 BEND METER COUPLING	500	15.222		7611.00
1" - 1/4 BEND METER COUPLING	100	21.717		2171.70
TOTAL				17393.70

CURB STOPS -- NO LEAD BRASS				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
3/4" F.I.P. x 3/4" F.I.P.	200	56.96		11392.00
3/4" F.I.P. x 3/4" C.F.	500	66.939		33469.50
3/4" F.I.P. x 3/4" PACK JOINT COPPER	200	64.071		12814.20
1" F.I.P. x 1" F.I.P.	200	87.303		17460.60
1" F.I.P. x 1" C.F.	200	93.596		18719.20
1" F.I.P. x 1" PACK JOINT COPPER	100	97.202		9720.20
1 1/2 F.I.P. x 1 1/2" F.I.P.	20	176.414		3528.28
1 1/2" F.I.P. x 1 1/2" C.F.	30	209.091		6272.73
1 1/2" F.I.P. x 1 1/2" PACK JOINT COPPER	30	209.091		6272.73
2" F.I.P. x 2" F.I.P.	30	256.98		7709.40
2" F.I.P. x 2" C.F.	30	305.939		9178.17
2" F.I.P. x 2" PACK JOINT COPPER	30	289.818		8694.54
TOTAL				145231.55

CORPORATION STOPS (FULL PORT) - NO LEAD BRASS				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
3/4" C.C. x 3/4" C.F.	300	49.919		14975.70
3/4" C.C. x 3/4" PACK JOINT COPPER	100	51.455		5145.50
1" C.C. x 1" C.F.	200	64.081		12816.20
1" C.C. x 1" PACK JOINT COPPER	100	67.667		6766.70
1 1/2" C.C. x 1 1/2" C.F.	100	151.636		15163.60
1 1/2" C.C. x 1 1/2" PACK JOINT COPPER	50	151.636		7581.80
2" C.C. x 2" C.F.	100	250.808		2508.80
2" C.C. x 2" PACK JOINT COPPER	50	250.808		12540.40
TOTAL				100070.70

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COPPER TUBE TYPE "K" - 60' ROLL				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
3/4"	1 ROLL	509.17		509.17
1"	1 ROLL	675.78		675.78
1 1/2"	1 ROLL	1077.46		1077.46
40' ROLLS	1 ROLL	1101.62		1101.62
TOTAL				3364.03

POLY (MUNICIPEX)				
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE
3/4"	75 ROLLS	105.773		7932.98
1"	50 ROLLS	158.969		7948.45
1 1/2"	20 ROLLS	564.124		11282.48
2"	20 ROLLS	986.598		19731.96
TOTAL				46895.87

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SERVICE SADDLES				
DOUBLE STRAP SERVICE STRADDLES				
NYLON COATED SADDLES WITH STAINLESS STEEL STRAPS				
ROMAC STYLE 202N or		ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
PIPE SIZE	SERVICE			
4"	3/4"	100	69.253	6925.30
4"	1"	50	69.253	3462.65
4"	1 1/2"	10	180.101	1801.01
4"	2"	10	90.051	900.51
6"	3/4"	500	75.828	37914.00
6"	1"	200	75.828	15165.60
6"	1 1/2"	25	93.424	2335.60
6"	2"	25	93.424	2335.60
8"	3/4"	100	88.596	8859.60
8"	1"	100	88.596	8859.60
8"	1 1/2"	15	110.576	1658.64
8"	2"	15	110.576	1658.64
10"	3/4"	50	107.404	5370.20
10"	1"	50	107.404	5370.20
10"	1 1/2"	15	134.637	2019.56
10"	2"	15	134.637	2019.56
12"	3/4"	50	126.01	6300.50
12"	1"	25	126.01	3150.25
12"	1 1/2"	15	143.495	2152.43
12"	2"	15	143.495	2152.43
14"	3/4"	6	112.413	674.48
14"	1"	6	112.413	674.48
14"	1 1/2"	6	130.505	783.03
14"	2"	6	130.505	783.03
16"	3/4"	4	134.605	538.42
16"	1"	4	134.605	538.42
16"	1 1/2"	4	148.90	595.60
16"	2"	4	148.90	595.60
18"	3/4"	4	156.153	624.61
18"	1"	4	156.153	624.61
18"	1 1/2"	4	170.698	682.79
18"	2"	4	170.698	682.79
20"	3/4"	4	171.243	684.97
20"	1"	4	171.243	684.97
20"	1 1/2"	4	204.615	818.46
20"	2"	4	204.615	818.46
24"	3/4"	4	191.11	764.44

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24"	1"	4	191.11		764.44
24"	1 1/2"	4	213.243		852.97
24"	2"	4	213.243		852.97
ROMAC STYLE 101N OR EQUAL		**ESTIMATED USAGE**	**UNIT PRICE**		**EXTENDED PRICE**
PIPE SIZE	SERVICE				
2"	3/4"	100	46.636		4663.60
2"	1"	75	46.636		3497.70
TOTAL					142612.72

ADJUSTABLE CAST IRON VALVE BOX 24" TO 36"			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
BOX & LID	100	82.105	8210.50
BOX	100	75.789	7578.90
LID	100	13.684	1368.40
TOTAL			17157.80

VALVE BOX RISERS (CAST IRON)			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
1"	40	21.97	878.80
2"	40	28.653	1146.12
3"	40	37.245	1489.80
4"	40	41.939	1677.56
6"	40	57.306	2292.24
TOTAL			7484.52

MANHOLE GASKETS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4"	20	3.06	61.22
6"	20	3.266	65.32
8"	20	3.358	67.16
10"	20	3.937	78.74
12"	10	4.611	46.11
15"	10	18.537	185.37
18"	10	21.863	218.63
21"	10	25.80	258.00
24"	10	28.737	287.37
TOTAL			1267.92

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BID SECTION FOR NON-PVC ONLY

MANHOLE RING & LID MISCELLANEOUS			
DESCRIPTION	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
24" x 2" RING & LID	50	NO BID	NO BID
23 1/2" x 1 1/2" LID	50	NO BID	NO BID
TOTAL			N/A

MANHOLE RING & LID 32"			
DESCRIPTION	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
RING & LID	50	628.316	31415.80
RING	50	289.827	14491.35
LID	50	337.459	16872.95
VENTILATED MANHOLE	2	306.12	612.24
RING & LID (BOLT DOWN)	10	718.878	7188.78
TOTAL			85451.72

MANHOLE EXTENSION RINGS			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
32"x 2"	20	101.842	2036.84
32" x 3"	20	130.263	2605.26
32" x 4"	20	173.684	3473.68
32" x 6"	20	252.632	5052.64
TOTAL			13168.42

METER BOXES				
DESCRIPTION	PART #	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
PLASTIC METER BOX WITH LID	DFW 300 OR EQUAL	400	25.316	10126.40
LIDS	(FOR ABOVE)	200	13.684	2736.80
CONCRETE METER BOX WITH LID	BROOKS #37-H OR EQUAL	10	105.052	1050.52
LIDS	(FOR ABOVE)	20	45.263	905.26
CONCRETE METER BOX WITH LID	BROOKS #37-H OR EQUAL	10	105.052	1050.52
LIDS	(FOR ABOVE)	20	45.263	905.26
PLASTIC METER BOX WITH LID	DFW 1600 OR EQUAL	100	58.527	5852.70
LIDS	(FOR ABOVE)	100	18.19	1819.00
TOTAL				24446.46

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FIBERGLASS MANHOLES			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
4'	10	1806.186	18061.86
5'	10	2055.67	20556.70
6'	10	2310.309	23103.09
7'	10	2571.134	25711.34
8'	10	2814.433	28144.33
TOTAL			115577.32

4" SCHEDULE 40 DRAIN FITTINGS			
TYPE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
22 1/2	100	5.99	599.00
45	100	14.175	1417.50
90	100	10.887	1088.70
SAN TEE	100	11.516	1151.60
2-WAY TEE	100	18.773	1877.30
CAP	100	6.784	678.40
GLUE TO F. ADAPTOR	100	6.206	620.60
THREAD PLUG	100	5.489	548.90
TOTAL			7982.00

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4" SEWER TAPPING SADDLES -- PREDCO STS 4-E OR EQUAL					
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE	
4" SADDLE TEE (FERNCO)	1 ROLL	200		33.071	6614.20
INSERTA TEE	1 ROLL	100		66.412	6641.20
WRAP-AROUND FERNCO 4" x 6"	1 ROLL	200		33.412	6682.40
WRAP-AROUND FERNCO 4" x 8"	1 ROLL	100		33.412	3341.20
TOTAL				23279.00	

CLAY TILE X SDR 35 PVC ADAPTERS - FERNCO OR EQUAL					
SIZE	ESTIMATED USAGE	UNIT PRICE		EXTENDED PRICE	
4" PVC x 4" PVC (SCL 40)	1 ROLL	200		4.546	909.20
4" CLAY x 4" PVC (SCL 40)	1 ROLL	100		4.546	454.60
6" CLAY x 6" PVC	1 ROLL	200		9.722	1944.40
6" PVC x 6" PVC	1 ROLL	100		9.722	972.20
8" CLAY x 8" PVC	1 ROLL	200		14.959	2991.80
8" PVC x 8" PVC	1 ROLL	100		14.959	1495.90
10" CLAY x 10" PVC	1 ROLL	200		22.454	4490.80
10" PVC x 10" PVC	1 ROLL	100		22.454	2245.40
12" CLAY x 12" PVC	1 ROLL	200		26.196	5239.20
12" PVC x 12" PVC	1 ROLL	100		26.196	2619.60
15" CLAY x 15" PVC	1 ROLL	200		46.814	9362.80
15" PVC x 15" PVC	1 ROLL	100		46.814	4681.40
18" CLAY x 18" PVC	1 ROLL	200		103.67	20734.00
18" PVC x 18" PVC	1 ROLL	100		103.67	10367.00
21" CLAY x 21" PVC	1 ROLL	200		121.371	24274.20
21" PVC x 21" PVC	1 ROLL	100		121.371	12137.10
24" CLAY x 24" PVC	1 ROLL	200		139.052	27810.40
24" PVC x 24" PVC	1 ROLL	100		139.052	13905.20
TOTAL				146635.20	

GRAND TOTAL FOR NON-PVC BID SECTION $ 2,343,028.62

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PVC WATER PIPE				
SIZE	TYPE - 20' JOINT	ESTIMATED USAGE (L.F.)	UNIT PRICE (PER L.F.)	EXTENDED PRICE
2"	CLASS 200 PSI	500	1.01	505.00
4"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	200	4.53	906.00
6"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	2000	9.20	18400.00
8"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	1000	15.81	15810.00
10"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	200	23.72	4744.00
12"	CLASS 150 DR 18 (C.I.O.D.) PER AWWA	100	33.42	3342.00
14"	DR 18 (C.I.O.D.) PER AWWA STANDARD C905	80	31.388	2511.04
16"	DR 18 (C.I.O.D.) PER AWWA STANDARD C906	80	40.051	3204.08
18"	DR 18 (C.I.O.D.) PER AWWA STANDARD C907	80	60.765	4861.20
20"	DR 18 (C.I.O.D.) PER AWWA STANDARD C908	160	62.245	9959.20
24"	DR 18 (C.I.O.D.) PER AWWA STANDARD C909	80	88.306	7064.48
TOTAL				71307.00

PVC SEWER PIPE				
SIZE	TYPE - 20' JOINT	ESTIMATED USAGE (L.F.)	UNIT PRICE (PER L.F.)	EXTENDED PRICE
4"	SCHEDULE 40 PVC	600	1.62947	977.68
4"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	100	1.80	180.00
6"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	2000	4.12	8240.00
8"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	800	7.47	5976.00
10"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	600	11.63	6978.00
12"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	600	16.73	10038.00
15"	DR 35 (P.S. 46) PMS-O.D. PER ASTM D3034	400	24.73	9892.00
18"	DR 35 (P.S. 46) PMS-O.D. PER ASTM F679	400	28.929	11571.60
21"	DR 35 (P.S. 46) PMS-O.D. PER ASTM F679	100	40.969	4096.90
24"	DR 35 (P.S. 46) PMS-O.D. PER ASTM F679	100	49.959	4995.90
TOTAL				62946.08

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BID SECTION FOR PVC ONLY

SCHEDULE 40 PIPE			
SIZE	ESTIMATED USAGE	UNIT PRICE	EXTENDED PRICE
1/2"	100	0.1654	16.54
3/4"	300	0.20203	60.61
1"	300	0.2906	87.18
1 1/4"	100	0.5745	57.45
1 1/2"	100	0.4595	45.95
2"	100	0.5786	57.86
3"	60	1.1755	70.53
TOTAL			396.12

GRAND TOTAL FOR PVC BID SECTION $ 134,649.20

GRAND TOTAL $ 2,477,677.82

NOTE: Based upon the stated evaluation criteria, the City reserves the right to award both sections to one vendor or to separate vendors.

AUTHORIZED SIGNATURE

[signature] 6-27-25	FERGUSON WATERWORKS
Signature and Date	**Company Name**
RYAN C. MOORE	2650 S. PIPELINE RD
Print Name	**Company Address**
GENERAL MANAGER	EULESS, TX 76040
Title	**City, State and Zip Code**
817-267-3900	817-767-3912
Telephone Number	**Fax Number**
54-1473338	Ryan.moore@ferguson.com
Federal Tax ID Number	**Email Address**

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EVALUATION PROCESS

All submitted proposals will be reviewed by the City of Sherman for compliance with the specified RFP requirements. The selection committee will decide proposals which meet the RFP requirements and receive further evaluation.

Based on the firms' response to the RFP requirements, the selection committee will determine the top firm(s) capable of meeting the needs of the City for such services. The City may invite the top firm(s) for an interview before considering a contract. Once the firm has been selected, the City will submit an agreement to the City Council for approval. The following evaluation criteria will be considered by the selection committee.

BEST VALUE EVALUATION CRITERIA

30% Pricing
30% References
40% Qualifications (when applicable, will include past performance of services for the City of Sherman)

TERM

Term for Non-PVC Contract

The initial term for the Non-PVC contract will be for a period of one (1) year, commencing on the date of awarding. The City shall have the option to request additional extensions of this contract for four (4) additional terms of one (1) year each (each a "renewal term") on the same terms and conditions of this contract by giving written notice of its intent to extend prior to the expiration of the then-current one (1) year term.

Term for PVC Contract

The initial term for the PVC contract will be for a period of one (1) year, commencing on the date of awarding. The City shall have the option to request additional extensions of this contract for four (4) additional terms of one (1) year each (each a "renewal term") on the same terms and conditions of this contract by giving written notice of its intent to extend prior to the expiration of the then-current one (1) year term.

NOTE: Any optional contract extensions will require authorized signatures from both the City and the awarded vendor.

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Contractor References

Customer Name: City of Denton

Address: 215 E McKinney, Denton, TX 76201

Contact: Ginny Brummet Telephone #: 940-349-8223

Scope of work performed: Annual Contract for Water and Sewer Parts

Length of Service: 3 Yrs (ongoing)

Customer Name: City of McKinney

Address: 222 N Tennessee St, McKinney, TX 75070

Contact: Kae Chin Telephone #: 972-547-7699

Scope of work performed: Annual Contract for Water and Sewer Parts

Length of Service: 3 Yrs (ongoing)

Customer Name: City of Grapevine

Address: PO Box 95104

Contact: Purchasing Telephone #: 817-410-3553

Scope of work performed: Annual Contract for Water and Sewer Parts

Length of Service: 2 Yrs (ongoing)

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

Exhibit C
City's Insurance Requirements

I. GENERAL INSURANCE REQUIREMENTS –

A. All policies shall name the City of Sherman, its officers, agents, representatives and employees as additional insureds as to all applicable coverages with the exception of workers compensation insurance.

B. Such policies shall require the provision of written notice to City at least thirty (30) days prior to cancellation, non-renewal or material modification of any policies, evidenced by return receipt or United States Certified Mail.

C. Such policies shall provide for a waiver of subrogation against City for injuries, including death, property damage or any other loss to the extent the same is covered by the proceeds of the insurance.

II. INSURANCE COMPANY QUALIFICATION – All insurance companies providing the required insurance shall be authorized to transact business in the State of Texas, and shall have a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).

III. CERTIFICATE OF INSURANCE – A Certificate of Insurance and all applicable endorsement(s) evidencing the required insurance shall be submitted prior to commencing work under this Agreement. If the Agreement is renewed or extended by City, a Certificate of Insurance and all applicable endorsement(s) shall also be provided to City prior to the date the Agreement is renewed or extended.

IV. INSURANCE CHECKLIST – "X" means that the following coverage is required for this Agreement.

Coverage Required		Limits
_X_	1. Worker's Compensation & Employer's Liability	▪ Statutory Limits of the State of Texas
_X_	2. General Liability	▪ Minimum $1,000,000.00 each occurrence; ▪ Minimum $2,000,000.00 in the aggregate.
___	3. XCU Coverage	▪ Minimum $1,000,000.00 each occurrence; ▪ Minimum $2,000,000.00 in the aggregate.
___	4. Professional Liability	▪ Minimum $1,000,000.00 each claim; ▪ Minimum $2,000,000.00 in the aggregate.
___	5. Umbrella Coverage or Excess Liability Coverage	▪ An amount of $ 2,000,000.00.
_X_	6. City and its officers, agents, representatives and employees named as additional insured on General Liability Policy, as provided above. This coverage is primary to all other coverage City may possess.	
_X_	7. General Liability Insurance provides for a Waiver of Subrogation against City for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. All insurance policies that are required to name City as an additional insured must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.	

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_X_ 8. Thirty (30) days' notice of cancellation, non-renewal, or material change required. The words "endeavor to" and "but failure" (to end of sentence) are to be eliminated from the Notice of Cancellation provision on standard ACORD certificates.

_X_ 9. Insurance company has a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).

_X_ 10. The Certificate of Insurance must state the project title.

___ 11. Other Insurance Requirements (State Below):

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CERTIFICATE OF LIABILITY INSURANCE

5/1/2026

DATE (MM/DD/YYYY) 4/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	**CONTACT NAME:**	
		PHONE (A/C, No, Ext):	**FAX (A/C, No):**
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	**NAIC #**
INSURED 1531924	Ferguson Enterprises, LLC and Subsidiaries (See attached Named Insured Schedule) 751 Lakefront Commons Newport News VA 23606	**INSURER A :** ACE American Insurance Company	22667
		INSURER B : ACE Property and Casualty Insurance Company	20699
		INSURER C : Indemnity Insurance Co of North America	43575
		INSURER D : ACE Fire Underwriters Insurance Company	20702
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 20116338 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Retained Limit $4m GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	N	N	XSL G48977534	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 10,000,000 $ 10,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY X Self Insured / X Physical Damage	N	N	ISA H11377361	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 5,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $	N	N	XOO G72519802 005	5/1/2025	5/1/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $ XXXXXXX
C A D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N / N/A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	WLR C72622376 (AOS) WLR C72792944 (OR) SCF C72792956 (WI)	5/1/2025 5/1/2025 5/1/2025	5/1/2026 5/1/2026 5/1/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

Issued for informational purposes only.

CERTIFICATE HOLDER

20116338
Evidence of Coverage

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Exhibit D

Affidavit of No Prohibited Interest

THE STATE OF Texas §

THE COUNTY OF Tarrant §

I, Ryan C Moore, an authorized agent of Contractor, make this affidavit and hereby under oath state the following:

I, and/or a person or persons related to me, have the following interest in a business entity that would be affected by the work or decision under this Agreement (Check all that apply):

_____ Ownership of ten percent (10%) or more of the voting shares of the business entity.

_____ Ownership of Twenty-Five Thousand and 00/100 Dollars ($25,000) or more of the fair market value of the business entity.

_____ Funds received from the business entity exceed ten percent (10%) of my income for the previous year.

_____ Real property is involved, and I have an equitable or legal ownership with a fair market value of at least Twenty-Five Thousand and 00/100 Dollars ($25,000).

_____ A relative of mine has a substantial interest in the business entity or property that would be affected by my business decision of the public body which I am a member.

_____ Other:_____.

X None of the Above.

Upon filing this affidavit with the City of Sherman, Texas, I further affirm that no relative of mine, in the first degree by consanguinity or affinity, as defined in Chapter 573, TEX. GOV'T CODE, as amended, is a member of a public body which took action on the agreement.

Signed this 30 day of June, 2025

Signature of Official/Title

BEFORE ME, the undersigned authority, this day personally appeared Ryan C Moore, and on oath stated that the facts hereinabove stated are true to the best of his/her knowledge or belief.

Sworn to and subscribed before me on this 30 day of June, 2025.

Janet K Addamz

Notary Public in and for the State of TEXAS

My commission expires: 9/25/26

JANET K. ADDAMZ
Notary Public, State of Texas
Comm. Expires 09-25-2026
Notary ID 11364061

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CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

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EXHIBIT E

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

N/A

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

NONE

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 B. C. M

Signature of vendor doing business with the governmental entity

6-27-25

Date

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TEXAS ETHICS FORM 1295 & VERIFICATION FORM 2270

NOTE: TEC Form 1295 will not be required for all submitting contractors, but, will be required from the recommended contractor prior to award. Verification Form 2270 is required with all proposal submittals. See next page for forms.

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INSTRUCTIONS for
State Law Mandated Certificate of Interested Parties Form (Form 1295)

1. Pursuant to House Bill 1295 passed by the 84th Texas Legislature (Section 2252.908, Texas Government Code, as amended) and formal rules released by the Texas Ethics Commission (TEC), all contracts with private business entities requiring approval by the Sherman City Council must be accompanied by an original signature unsworn declaration, Certificate of Interested Parties, Form 1295.

2. Form 1295 must be completed in accordance with the TEC Rules: (https://www.ethics.state.tx.us/legal/ch46.html) and Section 2252.908 of the Texas Government Code, as amended: (http://www.legis.state.tx.us/tlodocs/84R/billtext/html/HB01295F.htm).

3. For questions or issues regarding the TEC rules and state law provisions and how Form 1295 should be completed, please consult with your own legal counsel.

4. In order to fill out and submit Form 1295, you will need to log in as directed on the TEC website: https://www.ethics.state.tx.us/whatsnew/elf info form1295.htm

   Tutorials for creating an account and for creating and submitting Form 1295 may also be found on this web page.

5. Please provide the bolded information exactly as it appears below when creating your certificate:

   Who is the contract with? Click the button for **Other**

   Governmental Entity

   Agency/Entity Name: **City of Sherman**

   Contract ID Number: **2025-15**

   Description of Goods and Services to be provided: **Annual Supply of Water & Sewer Parts and Supplies**

6. All other fields as required or as applicable to the individual vendor must be completed as explained in the tutorial video.

7. Vendors must provide a signed, original signature copy of this form along with four signed, notarized, original signature copies of the contract no later than 14 days after Notice of Recommendation for Award is received. All documents shall be signed by an Officer, Director or other Authorized Agent of the company. If the individual signing as Authorized Agent is not an officer or director of the company, appropriate documentation must be included with these documents to confirm that the individual has the authority to bind the company contractually.

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VERIFICATION REQUIRED BY TEXAS GOVERNMENT CODE CHAPTER 2270

By signing below, the signatory hereby verifies that the firm it represents:

1. Does not boycott Israel; and,

2. Will not boycott Israel during the term of the contract.

SIGNED BY: [signature]

Print Name & Title: Ryan C Moore General Manager

Firm Name: Ferguson Waterworks

Date Signed: 6-30-2025

NOTARIZATION

THE STATE OF Texas)
)
COUNTY OF Tarrant)

BEFORE ME, the undersigned notary public on this day personally appeared Ryan C Moore, on behalf of Ferguson Waterworks (Company), who, being duly sworn, stated under oath that he/she has read the foregoing verification required by Texas Government Code Section 2270.002 and said statements contained therein are true and correct.

SWORN TO AND SUBSCRIBED before me on the 30 day of June, 2025.

JANET K. ADDAMZ
Notary Public, State of Texas
Comm. Expires 09-25-2026
Notary ID 11364061

[signature]
NOTARY PUBLIC IN AND
FOR THE STATE OF Texas

The following definitions apply to Texas Government Code Section 2270.001:

(1) "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

(2) "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit.

State law requires any firm entering into an agreement or contract with the Authority to complete the foregoing verification. TEX. GOV'T CODE § 2270.002.

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AGREEMENT FOR WATER AND SEWER MAINTENANCE PARTS AND SUPPLIES

The **City of Sherman, Texas**, a home-rule municipality ("City"), and _____, a _____ ("Contractor"), hereby enter into this Agreement for water and sewer maintenance parts and supplies ("Agreement"). City and Contractor are sometimes referred to collectively as the "parties" or individually as a "party."

WHEREAS, City issued a Request for Proposal, attached hereto as Exhibit A and incorporated herein for all purposes ("Bid Request"), seeking competitive sealed bids for water and sewer maintenance parts and supplies for the City; and

WHEREAS, Contractor timely submitted a sealed response to the Bid Request, attached hereto as Exhibit B and incorporated herein for all purposes ("Submittal"), seeking to provide such services for City; and

WHEREAS, based on Contractor's representations in response to the Bid Request, including those representations set forth in the Submittal, City has selected Contractor to provide the services sought in the Bid Request under the terms and conditions of this Agreement ("Project").

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Scope of Services.
   Contractor shall provide the services and deliverables that are described in the Agreement Documents (as defined below) and shall furnish all personnel, labor, equipment, supplies and all other items necessary to provide the services and deliverables as specified by the terms and conditions of the Agreement Documents (collectively, "Services").

2. Term.
   The initial term of the Agreement shall be for a period of one (1) year, commencing on the Effective Date (hereinafter defined) of this Agreement ("Initial Term"). City shall have the option to extend this Agreement for four (4) additional terms of one (1) year each (each a "Renewal Term") on the same terms and conditions of this Agreement by giving Contractor written notice of its intent to extend prior to the expiration of the then-current one (1) year term.

3. Compensation.
   In exchange for Contractor's performance of the Services in accordance with the Agreement Document, City agrees to pay Contractor on the basis defined by and in the amounts set forth in the Submittal ("Contractor's Fee").

   City shall pay Contractor within thirty (30) days of receipt of each invoice, unless supporting receipts or other supporting documentation have been requested by City, in which case City shall pay the invoice as soon after receiving the supporting receipts or

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documentation as is reasonable; or unless a dispute arises as to any charge(s) contained in the invoice, in which case City shall pay the undisputed amount of the invoice within thirty (30) days of receipt and shall pay the remaining amount, if any, of the invoice after resolution of the dispute as soon after resolution as is reasonable. Notwithstanding anything to the contrary in the Agreement Documents, City shall not be required to pay any invoice submitted by Contractor if Contractor is in breach of this Agreement.

20203

The parties agree that the continuation of this Agreement after the close of any given fiscal year of City, which closes on September 30th of each calendar year, shall be subject to City Council approval. In the event that the City Council does not approve the appropriation of funds for this Agreement, the Agreement shall terminate at the end of the fiscal year for which funds were appropriated, and the parties shall have no further obligations hereunder, except that City shall be obligated to pay monies owed Contractor for services it has provided pursuant to this Agreement through the end of that fiscal year provided that Contractor is not in breach of this Agreement.

4. Agreement Documents.

The "Agreement Documents," as that term is used herein, shall mean and include the following documents, and this Agreement expressly incorporates the same herein by reference for all purposes:

A. This Agreement;

B. The Bid Request, attached hereto as Exhibit A;

C. The Submittal, attached hereto as Exhibit B;

D. City's Insurance Requirements, attached hereto as Exhibit C;

E. Affidavit of No Prohibited Interested, attached hereto as Exhibit D; and

F. Conflict of Interest Questionnaire, attached hereto as Exhibit E.

This Agreement shall incorporate the terms of the Agreement Documents in their entirety. To the extent that Exhibit A, Exhibit B, Exhibit C, Exhibit D or Exhibit E are in conflict with provisions of this Agreement or each other, the provisions of this Agreement, then the provisions of Exhibit A, Exhibit C, Exhibit D, Exhibit E and Exhibit B shall prevail in that order. Should disputes arise as to responsibilities and obligations set forth in the Agreement Documents, City's interpretation and/or decision shall be final and binding.

5. Entire Agreement.

The Agreement Documents contain all representations, understandings, contracts and agreements between the parties regarding the subject matter of this Agreement. The Agreement Documents supersede all oral or written previous and contemporaneous agreements, writings, understandings, representations or contracts between the parties regarding the subject matter of this Agreement. This Agreement in no way modifies or

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supersedes any document executed by the parties prior to the Effective Date of this Agreement which does not concern the subject matter of this Agreement. No amendment to the Agreement Documents shall be made except on the written agreement of the parties, which shall not be construed to release either party from any obligation of the Agreement Documents except as specifically provided for in such amendment.

Typetexhere

6. Required Insurance.

Contractor shall not start work under this Agreement until Contractor has obtained, at Contractor's expense, all of the insurance specified in, and required by, the Agreement Documents. Contractor shall procure and keep in full force and effect the types and amounts of insurance specified in City's Insurance Requirements, attached hereto as Exhibit C and incorporated herein for all purposes, for and during all aspects and phases of Contractor's work throughout the term of this Agreement at no expense to City. Contractor also shall comply with all other requirements set forth in Exhibit C.

7. No Prohibited Interest; Vendor Disclosure.

Contractor acknowledges and agrees that it is aware of, and will abide by, the no prohibited interest requirement of the City Charter. Contractor shall execute and deliver to City the Affidavit of No Prohibited Interest, attached hereto as Exhibit D and incorporated herein for all purposes, no later than the Effective Date of this Agreement (hereinafter defined). Contractor acknowledges and agrees that the existence of a prohibited interest during the term of this Agreement will render this Agreement voidable. Contractor further acknowledges and agrees that it also is aware of, and will abide by, the vendor disclosure requirements set forth in Chapter 176 of the Texas Local Government Code, as amended. In this connection, Contractor shall execute and deliver to City the Conflict of Interest Questionnaire, Form CIQ, attached hereto as Exhibit E and incorporated herein for all purposes, no later than the Effective Date of this Agreement.

8. Indemnity.

CONTRACTOR HEREBY RELEASES AND SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CITY AND ITS CITY COUNCIL MEMBERS, OFFICERS, AGENTS, REPRESENTATIVES AND EMPLOYEES (COLLECTIVELY REFERRED TO AS "CITY" FOR PURPOSES OF THIS SECTION) FROM AND AGAINST ALL DAMAGES, INJURIES (WHETHER IN CONTRACT OR IN TORT, INCLUDING PERSONAL INJURY AND DEATH), CLAIMS, PROPERTY DAMAGES (INCLUDING LOSS OF USE), LOSSES, DEMANDS, SUITS, ACTIONS, JUDGMENTS, LIENS, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND EXPENSES (INCLUDING ATTORNEY'S FEES AND EXPENSES INCURRED IN ENFORCING THIS SECTION), THAT IN WHOLE OR IN PART ARISE OUT OF OR ARE CONNECTED WITH GOODS AND/OR SERVICES PROVIDED BY CONTRACTOR, ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES OR ANY OTHER THIRD PARTIES FOR WHOM CONTRACTOR IS LEGALLY RESPONSIBLE (COLLECTIVELY REFERRED TO AS "CONTRACTOR" FOR PURPOSES OF THIS SECTION) PURSUANT TO THIS AGREEMENT AND/OR THE NEGLIGENT, GROSSLY NEGLIGENT AND/OR INTENTIONAL WRONGFUL ACT AND/OR OMISSION OF CONTRACTOR IN ITS/THEIR PERFORMANCE OF THIS AGREEMENT, REGARDLESS OF THE JOINT OR CONCURRENT NEGLIGENCE OF CITY (COLLECTIVELY, "CLAIMS"). THIS INDEMNIFICATION PROVISION AND THE USE OF THE TERM "CLAIMS" IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT IS NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST CITY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS

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AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE.

IN ITS SOLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION HEREUNDER TO DEFEND AND INDEMNIFY CITY, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. CONTRACTOR SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO DEFENSE OR INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCURRED BY CITY.

THE RIGHTS AND OBLIGATIONS CREATED BY THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

9. Liability.

To the fullest extent permitted by law, Contractor shall be fully and solely responsible and liable for its own acts and omissions, including those of its officers, agents, representatives, employees, subcontractors, licensees, invitees and all other parties performing services for or on behalf of Contractor under this Agreement, and for any and all damage to Contractor's equipment and other property. City assumes no such responsibility or liability. City shall have no such responsibility or liability to either Contractor or its officers, agents, representatives, employees, subcontractors, licensees, invitees or other persons.

10. Compliance with Laws; Standard of Care.

Contractor shall comply with all federal, state and local laws, statutes, ordinances, regulations and policies, as they exist, may be amended or in the future arising, applicable to Contractor and its work. Contractor shall ensure that its officers, agents, representatives, employees, subcontractors, licensees, invitees and other parties performing services for or on behalf of Contractor under this Agreement comply with all applicable laws, statutes, ordinances, regulations and policies. If Contractor observes or is notified that the work under this Agreement is at variance with applicable laws, statutes, ordinances, regulations

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and policies, Contractor shall immediately notify City in writing. Contractor shall perform the Services in accordance with the prevailing standard of care by exercising the skill and care ordinarily utilized by professionals performing the same or similar services under the same or similar circumstances in the State of Texas.

11. Termination.
City is entitled to terminate this Agreement at any time for any reason or for no reason by giving Contractor at least thirty (30) days' prior written notice of the termination date.

City is entitled to terminate this Agreement immediately on breach of any term or provision of the Agreement Documents by Contractor. If at any time during the term of this Agreement, Contractor shall fail to commence the work in accordance with the provisions of the Agreement Documents or fail to diligently perform the Services in an efficient, timely and careful manner and in strict accordance with the provisions of the Agreement Documents, then City shall have the right to terminate this Agreement and complete the work in any manner it deems desirable, including engaging the services of other parties, if Contractor does not cure any such default after five (5) days written notice thereof. Any such act by City shall not be deemed a waiver of any other right or remedy of City.

If after exercising any remedy provided herein, the cost to City of the performance of the balance of the work under this Agreement is in excess of that part of the Contractor's Fee which has not yet been paid to Contractor hereunder, Contractor shall be liable for and shall reimburse City for such excess, without waiver of any other right or remedy of City.

The rights and remedies provided by this Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its rights to use any or all other remedies. These rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

12. Authority to Execute.
Each party represents and warrants to the other that it has the full power and authority to enter into and fulfill the obligations of this Agreement. The respective signatories to this Agreement, by affixing their signatures hereto, warrant and represent that they have the authority to bind their respective parties as duly authorized representatives thereof.

13. Assignment.
Contractor agrees that neither this Agreement nor the work to be performed hereunder will be assigned or sublet without the prior written consent of City. Contractor further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve Contractor of its full obligations to City as provided by this Agreement. All such approved work performed by assignment or subletting shall be billed through Contractor, and there shall be no third-party billing.

14. No Waiver of Immunity.

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The parties acknowledge and agree that, in executing and performing this Agreement, City has not waived, nor shall be deemed to have waived, any defense or immunity, including governmental, sovereign and official immunity, that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein.

15. Savings/Severability.
In the event that a term, condition or provision of this Agreement is determined to be invalid, illegal, void, unenforceable or unlawful by a court of competent jurisdiction, then that term, condition or provision shall be deleted and the remainder of the Agreement shall remain in full force and effect as if such invalid, illegal, void, unenforceable or unlawful provision had never been included in this Agreement.

16. Consideration.
This Agreement is executed by the parties without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

17. Attorneys' Fees.
If either party files any action or brings any proceeding against the other arising from this Agreement, then as between City and Contractor, the prevailing party shall be entitled to recover as an element of its costs of suit, and not as damages, reasonable and necessary attorneys' fees and litigation expenses both at trial and on appeal, subject to the limitations set forth in the TEX. LOC. GOV'T CODE § 271.153, as it exists or may be amended, if applicable.

18. Governing Law; Venue.
The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement, without regard to conflict of law principles. This Agreement is performable in Grayson County, Texas, and the exclusive venue for any action arising out of this Agreement shall be a court of appropriate jurisdiction in Grayson County, Texas.

19. Binding Effect.
This Agreement shall be binding on and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns when permitted by this Agreement.

20. No Waiver.
Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit, or waive such party's right thereafter to enforce and compel strict compliance.

21. Headings.
The headings of the various sections of this Agreement are included solely for convenience of reference and are not to be full or accurate descriptions of the content thereof.

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22. Indemnity.
The parties agree that the indemnity provision set forth in Section 8 herein is conspicuous and the parties have read and understood the same.

23. Notice.
Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing the same in the United States Mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested; by facsimile; by electronic mail, with documentation evidencing the addressee's receipt thereof; or by delivering the same in person to such party a via hand-delivery service, or to any courier service that provides a return receipt showing the date of actual delivery of the same to the addressee thereof. Notice given in accordance herewith shall be effective on receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Contractor, to: _____
Attn:_____
Address:_____
_____
Telephone:_____
Facsimile:_____
Email:_____

If to City, to: City of Sherman
Attn: Dr. Zachary Flores, City Manager
220 W. Mulberry Street
Sherman, Texas 75090
Telephone: (903) 892-7201
Facsimile: (903) 892-7355
Email: zacharyf@cityofsherman.com

With a copy to:
Abernathy, Roeder, Boyd & Hullett, P.C.
Attn.: Ryan D. Pittman
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
Telephone: (214) 544-4000
Facsimile: (214) 544-4054
Email: rpittman@abernathy-law.com

24. Representations.
Each party states that they have carefully read this Agreement, know the contents hereof, have consulted with an attorney of their choice regarding the meaning and effect hereof and is signing the same solely of their own judgment.

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25. Independent Contractor.
Contractor covenants and agrees that Contractor is an independent contractor and not an officer, agent, servant or employee of City; that Contractor shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing the same; that the doctrine of respondent superior shall not apply as between City and Contractor, its officers, agents, employees, contractors, subcontractors and consultants; and that nothing herein shall be construed as creating a partnership or joint enterprise between City and Contractor.

26. Incorporation of Recitals.
The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of City and the authorized representative of Contractor.

27. Reference to Contractor.
When referring to "Contractor" herein, this Agreement shall refer to and be binding upon Contractor, and its officers, directors, partners, employees, representatives, contractors, subcontractors, licensees, invitees, agents, successors, assignees (as authorized herein), vendors, grantees, trustees, legal representatives and/or any other third parties for whom Contractor is legally responsible.

28. Reference to City.
When referring to "City" herein, this Agreement shall refer to and be binding upon City, its Council Members, officers, agents, representatives, employees and/or any other authorized third parties for whom City is legally responsible.

29. Miscellaneous Drafting Provisions.
This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

30. Multiple Counterparts.
This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective when all the parties have signed it. The date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature below) will be deemed the effective date of this Agreement ("Effective Date").

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CITY OF SHERMAN, TEXAS,
a home-rule municipality

By: _____
Dr. Zachary Flores, City Manager
Date: _____

ATTEST:

_____
City Clerk's Office

FERGUSON WATERWORKS
a Texas corporation

By: _____
Printed Name: RYAN C MOORE
Title: GENERAL MANAGER
Date: 6/30/2025

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STATE OF TEXAS §
§
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **Dr. Zachary Flores**, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he acknowledged to me he is the City Manager and duly authorized representative for the **City of Sherman, Texas** and he executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **_____,** known to me to be one of the persons whose names are subscribed to the foregoing instrument; he/she acknowledged to me he/she is the _____ (title) and duly authorized representative for _____, a Texas corporation, and that he/she executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

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Exhibit C
City's Insurance Requirements

I. GENERAL INSURANCE REQUIREMENTS –

A. All policies shall name the City of Sherman, its officers, agents, representatives and employees as additional insureds as to all applicable coverages with the exception of workers compensation insurance.

B. Such policies shall require the provision of written notice to City at least thirty (30) days prior to cancellation, non-renewal or material modification of any policies, evidenced by return receipt or United States Certified Mail.

C. Such policies shall provide for a waiver of subrogation against City for injuries, including death, property damage or any other loss to the extent the same is covered by the proceeds of the insurance.

II. INSURANCE COMPANY QUALIFICATION – All insurance companies providing the required insurance shall be authorized to transact business in the State of Texas, and shall have a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).

III. CERTIFICATE OF INSURANCE – A Certificate of Insurance and all applicable endorsement(s) evidencing the required insurance shall be submitted prior to commencing work under this Agreement. If the Agreement is renewed or extended by City, a Certificate of Insurance and all applicable endorsement(s) shall also be provided to City prior to the date the Agreement is renewed or extended.

IV. INSURANCE CHECKLIST – "X" means that the following coverage is required for this Agreement.

Coverage Required		Limits
_X_	1. Worker's Compensation & Employer's Liability	▪ Statutory Limits of the State of Texas
_X_	2. General Liability	▪ Minimum $1,000,000.00 each occurrence; ▪ Minimum $2,000,000.00 in the aggregate.
___	3. XCU Coverage	▪ Minimum $1,000,000.00 each occurrence; ▪ Minimum $2,000,000.00 in the aggregate.
___	4. Professional Liability	▪ Minimum $1,000,000.00 each claim; ▪ Minimum $2,000,000.00 in the aggregate.
___	5. Umbrella Coverage or Excess Liability Coverage	▪ An amount of $ 2,000,000.00.
_X_	6. City and its officers, agents, representatives and employees named as additional insured on General Liability Policy, as provided above. This coverage is primary to all other coverage City may possess.	
_X_	7. General Liability Insurance provides for a Waiver of Subrogation against City for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. All insurance policies that are required to name City as an additional insured must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.	

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_X_ 8. Thirty (30) days' notice of cancellation, non-renewal, or material change required. The words "endeavor to" and "but failure" (to end of sentence) are to be eliminated from the Notice of Cancellation provision on standard ACORD certificates.

_X_ 9. Insurance company has a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).

_X_ 10. The Certificate of Insurance must state the project title.

___ 11. Other Insurance Requirements (State Below):

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CERTIFICATE OF LIABILITY INSURANCE

5/1/2026

DATE (MM/DD/YYYY) 4/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	**CONTACT NAME:**	
		PHONE (A/C, No, Ext):	**FAX (A/C, No):**
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	**NAIC #**
INSURED 1531924	Ferguson Enterprises, LLC and Subsidiaries (See attached Named Insured Schedule) 751 Lakefront Commons Newport News VA 23606	**INSURER A :** ACE American Insurance Company	22667
		INSURER B : ACE Property and Casualty Insurance Company	20699
		INSURER C : Indemnity Insurance Co of North America	43575
		INSURER D : ACE Fire Underwriters Insurance Company	20702
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 20116338 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Retained Limit $4m GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	N	N	XSL G48977534	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 10,000,000 $ 10,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY X Self Insured / X Physical Damage	N	N	ISA H11377361	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 5,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $	N	N	XOO G72519802 005	5/1/2025	5/1/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $ XXXXXXX
C A D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N / N/A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	WLR C72622376 (AOS) WLR C72792944 (OR) SCF C72792956 (WI)	5/1/2025 5/1/2025 5/1/2025	5/1/2026 5/1/2026 5/1/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

Issued for informational purposes only.

CERTIFICATE HOLDER

20116338
Evidence of Coverage

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Exhibit D

Affidavit of No Prohibited Interest

THE STATE OF Texas §

THE COUNTY OF Tarrant §

I, Ryan C Moore, an authorized agent of Contractor, make this affidavit and hereby under oath state the following:

I, and/or a person or persons related to me, have the following interest in a business entity that would be affected by the work or decision under this Agreement (Check all that apply):

_____ Ownership of ten percent (10%) or more of the voting shares of the business entity.

_____ Ownership of Twenty-Five Thousand and 00/100 Dollars ($25,000) or more of the fair market value of the business entity.

_____ Funds received from the business entity exceed ten percent (10%) of my income for the previous year.

_____ Real property is involved, and I have an equitable or legal ownership with a fair market value of at least Twenty-Five Thousand and 00/100 Dollars ($25,000).

_____ A relative of mine has a substantial interest in the business entity or property that would be affected by my business decision of the public body which I am a member.

_____ Other:_____.

X None of the Above.

Upon filing this affidavit with the City of Sherman, Texas, I further affirm that no relative of mine, in the first degree by consanguinity or affinity, as defined in Chapter 573, TEX. GOV'T CODE, as amended, is a member of a public body which took action on the agreement.

Signed this 30 day of June, 2025

Signature of Official/Title

BEFORE ME, the undersigned authority, this day personally appeared Ryan C Moore, and on oath stated that the facts hereinabove stated are true to the best of his/her knowledge or belief.

Sworn to and subscribed before me on this 30 day of June, 2025.

Janet K Addamz

Notary Public in and for the State of TEXAS

My commission expires: 9/25/26

JANET K. ADDAMZ
Notary Public, State of Texas
Comm. Expires 09-25-2026
Notary ID 11364061

Docusign Envelope ID: 529BDDC0-4745-805A-814E-551BEB4F4A68

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

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EXHIBIT E

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

N/A

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

NONE

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 B. C. M

Signature of vendor doing business with the governmental entity

6-27-25

Date

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RFP Evaluation - Water and Sewer Maintenance Parts & Supplies

Evaluation Criteria	North Texas WinWater Co.	Ferguson Waterworks	
Pricing (30%)	30.00	23.00	
References (30%)	21.67	30.00	
Qualifications - including past performance of City services (40%)	28.33	40.00	
Evaluation Score	80.00	93.00	0.00

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SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. G.1.

Meeting Date: 7/21/2025

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Zachary Flores, Acting City Manager

Caption:

Other Business

Consider Scheduling a Joint Meeting of the City Council and the Sherman Economic Development Corporation Board of Directors for 12:00p.m. on Tuesday, September 16, 2025, to Review and Approve SEDCO's Annual Budget and Work Plan

Issue:

To consider scheduling a joint meeting of the City Council and the Sherman Economic Development Corporation (SEDCO) Board of Directors for 12:00 p.m. on Tuesday, September 16, 2025, to review and approve SEDCO's annual budget and work plan

Background:

The SEDCO Bylaws require an annual meeting of their Board of Directors with the City Council. Topics for consideration are (1) SEDCO's 2024-2025 Program of Work Results and (2) SEDCO's Proposed 2025-2026 Program of Work and Budget.

Capital Improvement Program:

Origination:

SEDCO Board Chairman Gail Utter
SEDCO President Kent Sharp
City Manager Robby Hefton

Financial Consideration:

Annual budget for SEDCO after review and consideration by the City Council

Staff Recommendation:

It is recommended that the City Council schedule a joint meeting with the SEDCO Board of Directors for 12:00 p.m. on Tuesday, September 16th in the City Council Chambers.

Alternatives:

An alternate date, if needed, is Thursday, September 18th.

Attachments:

1. Joint Meeting Letter Request 6-23-25

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SHERMAN
ECONOMIC DEVELOPMENT CORPORATION

June 23, 2025

Mr. Shawn Teamann
Mayor, City of Sherman
317 S. Travis St.
Sherman, Texas 75090

Mayor Teamann:

The Bylaws of the Sherman Economic Development Corporation (SEDCO) require the organization to present an annual program of work and budget to the Sherman City Council.

SEDCO requests a joint meeting of the SEDCO Board of Directors and Sherman City Council to be held at 12:00 p.m. on either Tuesday, September 16th or Thursday, September 18th in the Council Chambers at City Hall or at an alternative meeting location if the Council Chambers are not available.

At the meeting, SEDCO will present the results of the 2024-2025 Program of Work, the proposed 2025-2026 Program of Work, and the proposed 2025-2026 Budget.

Thank you for your consideration of this request.

Best Regards,

Kent Sharp
SEDCO President

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W. WASHINGTON, SUITE 102 - SHERMAN, TX 75090
PHONE:903-868-2566 • FAX:903-813-0403
WWW.SEDCO.ORG

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. G.1.

Meeting Date: 8/17/2026

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Zachary Flores, City Manager

Caption:
Other Business
Discuss Tax Rates and Vote to Propose a Tax Rate for the Newspaper Notice

Issue:
To submit the Notice About Tax Rates as required by Tax Code Chapter 26, discuss tax rates and take a record vote to propose a tax rate for the newspaper notice.

Background:
The Tax Code requires the designated officer of the City to submit tax rates to the governing body and post the rates on the City's website along with certain other information. A record vote of the governing body is also required to propose the tax rate for the newspaper notice. The Notice About Tax Rates includes the proposed tax rates. The Notice is in the form prescribed by the State Comptroller.

Capital Improvement Program:

Origination:
Mary Lawrence, CFO and Designated Officer

Financial Consideration:
There is no cost to submitting the tax form or voting to include the proposed rates in the newspaper notice.

Staff Recommendation:
No action is needed.

Alternatives:
No alternatives as this item is prescribed by law.

Attachments:
1. Notice About Tax Rates 2027 (26.04(e))

Notice About 2026 Tax Rates

Property Tax Rates in the City of Sherman

This notice concerns the 2026 property tax rates for the City of Sherman.

This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate……$0.577745/$100

This year's voter-approval tax rate……$0.702002/$100

To see the full calculations, please visit www.ci.sherman.tx.us for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance	
Debt Service	$	849,712
General	$	12,961,111

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues or additional sales tax revenues.

Description of Debt	Principal or Contract Payment to be Paid From Property Taxes	Interest to be Paid From Property Taxes	Other Amounts to be Paid	Total Payment
2016 Certificate of Obligation	$ 370,000	$ 101,613	$ 387	$ 472,000
2017 Refunding Bond	$ 777,746	$ 86,334	$ 920	$ 865,000
2017 Certificate of Obligation	$ 447,432	$ 200,383	$ 1,185	$ 649,000
2018 Certificate of Obligation	$ 660,000	$ 532,756	$ 1,244	$ 1,194,000
2019 Certificate of Obligation	$ 610,000	$ 550,613	$ 387	$ 1,161,000
2021 Certificate of Obligation	$ 730,000	$ 632,719	$ 281	$ 1,363,000
2022 Tax Notes	$ 380,000	$ 19,000	$ 1,000	$ 400,000
2023 Certificate of Obligation	$ 1,275,000	$ 3,490,500	$ 500	$ 4,766,000
2023 Tax Notes	$ 545,000	$ 55,750	$ 250	$ 601,000
2024 Tax Notes	$ 620,000	$ 97,750	$ 250	$ 718,000
2024 Certificate of Obligation	$ 340,000	$ 785,938	$ 1,062	$ 1,127,000
2025 Tax Notes	$ 1,040,212	$ 224,657	$ 2,131	$ 1,267,000
2025 Certificate of Obligation	$ 390,000	$ 1,206,438	$ 562	$ 1,597,000
2026 Tax Notes	$ 601,377	$ 166,611	$ 1,012	$ 769,000
2027 Tax Notes	$ 468,242	$ 98,691	$ (1)	$ 566,932

Total required for 2026 debt service	$ 17,515,932
- Amount paid from funds listed in unencumbered funds	$ 600,000
- Amount paid from other resources	$ -
- Excess collections last year	$ 320,390
= Total to be paid from taxes in 2026	$ 16,595,542
' + Amount added in anticipation that the taxing unit will collect only 99.36% of its taxes in 2026	99.36%
= Total Debt Levy	$ 16,702,438

This notice contains a summary of the no-new-revenue and voter-approval calculations as certified by

Mary Lawrence,

Chief Financial Officer

August 17, 2026

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. G.2.

Meeting Date: 8/17/2026

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Zachary Flores, City Manager

Caption:
**** OTHER BUSINESS***
Review of the Draft Capital Improvement Program (CIP) 2026-2031 and Set a Public Hearing for Tuesday, September 8, 2026

Issue:
To review the draft CIP 2026-2031 and set the public hearing for Tuesday, September 8, 2026

Background:
Article V, Section 10 of the City Charter requires that the City Council, by resolution, adopt a capital program. As required, before consideration of the resolution, the City will publish a summary of the program on the City of Sherman website. Prior to public notice, the City Council is given an opportunity to review the draft of the CIP. The public hearing is on the agenda for the regularly scheduled City Council meeting of September 8, 2026.

This CIP is merely a planning tool. This part of our budgeting process identifies projects and priorities to be considered in the near-to-intermediate term for capital spending. This is not a process that actually authorizes moving forward with the projects. Furthermore, only the projects reflected as FY2027 projects are being considered for funding and the approval for funding is contained in the separate FY2027 budget, not in this CIP. Finally, the budget process only authorizes appropriating the funds for these first-year (FY2027) projects. The Council will approve the actual spending of budgeted funds as contracts for each project are brought to the Council for their consideration.

City Staff discussed this CIP in detail with the Council during the budget process. This CIP summarizes the projects discussed during that meeting, the Budget Workshop, and subsequent Council meetings.

Capital Improvement Program:

Origination:
Financial Services

Financial Consideration:
There are no financial considerations for setting a public hearing or reviewing the Capital Improvement Program.

Staff Recommendation:
It is recommended that the City Council review the City's 2026-2031 Capital Improvement Program and set the public hearing on such for the September 8th City Council meeting.

Alternatives:
The Council may amend the program.

Attachments:
1. Resolution DRAFT_CIP
2. FY 2027-2031 CIP--DRAFT

DRAFT

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is charged with providing a five-year capital improvement program for the City of Sherman, pursuant to Article V of the Charter of said City; and

WHEREAS, the City Manager has provided to the City Council such a program in a timely fashion; and

WHEREAS, the City Council met to review said plan on the 17th day of August, 2026, at a regular City Council meeting;

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

SECTION 1. That the Five-Year Capital Improvement Program, attached hereto as Exhibit "A" and incorporated herein for all intents and purposes, be and the same is hereby in all things approved and adopted as the Capital Improvement Program of the City of Sherman, Texas.

SECTION 2. That the effective date of this resolution shall be the 8th day of September, 2026.

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 ___ day of _____, 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

DRAFT

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

Capital Improvement Plan of the City of Sherman

October 1, 2026 - September 30, 2031

Shawn Teamann, Mayor
Henry Marroquin, Deputy Mayor

Council Members
Daron Holland
Josh Stevenson
Pamela Howeth
Juston Dobbs
Clay Barnett

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2026 - SEPTEMBER 30, 2031

CITY COUNCIL

Shawn Teamann, Mayor
Henry Marroquin, Deputy Mayor

Council Members

Daron Holland
Josh Stevenson
Pamela L. Howeth
Juston Dobbs
Clay Barnett

Dr. Zachary Flores, City Manager

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City of Sherman, Texas

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Sherman
CLASSIC TOWN. BROAD HORIZON.

MAYOR
SHAWN TEAMANN
DEPUTY MAYOR
HENRY MARROQUIN
CITY COUNCIL
PAMELA L. HOWETH
DARON HOLLAND
JOSH STEVENSON
CLAY BARNETT
JUSTON DOBBS
CITY MANAGER
DR. ZACHARY FLORES

The Honorable Shawn Teamann, Mayor, and Members of the City Council

Subject: 2026-2027/2030-2031 Five-Year Capital Improvement Program

The Capital Improvement Program for the City of Sherman is submitted to you in compliance with Article V, Section IX of our Charter. This Five-Year Capital Improvement Program covers the planning period, beginning October 1, 2026 through September 30, 2031.

Our community continues to experience growth and potential for growth and, in order to meet the needs of the future, we must plan. The Capital Improvement Program forecasts our major capital improvement needs on a yearly priority basis. The plan requires annual revision in order to ensure that it meets the public safety, health and welfare needs of the citizens of Sherman, as well as our ability to finance those needs.

The Capital Improvement Program provides you with a comprehensive planning forecast of Capital Improvement needs. It outlines the recommended projects by fiscal year and estimates cost and funding sources. Each project is described by a brief narrative. The process of reviewing and approving this document requires that you concentrate on the priorities of the projects, due to funding limitations.

The Capital Improvement Program is separated into two functions, that of governmental and of proprietary. The governmental function is accounted for in General Fund services and Stormwater Fund services; and the Capital Improvement Projects under this section are associated with general government and financed by taxation, grants and other General Fund sources. Stormwater Fund capital improvement projects are supported and serviced by the Stormwater Fee. These projects are in the nature of streets, parks, drainage, flood control, refuse, and public safety improvements. The proprietary function is accounted for in the Utility Services section. Projects under this section are primarily for water and sewer improvements. Summaries by fiscal year for General Services, Utility Services, and Stormwater Services are for years one through five.

This Capital Improvement Program has been reviewed and is hereby respectfully submitted for your consideration.

Very truly yours,

Dr. Zachary Flores
City Manager

GENERAL SERVICES

PROJECT	FY 2027 Budgeted	FY 2028 Proposed	FY 2029 Proposed	FY 2030 Proposed	FY 2031 Proposed
ENGINEERING SERVICES					
Construct Heritage Ranch Trail - Phase II	$ 4,500,000	$ -	$ -	$ -	$ -
Phased Construction of Interurban Parkway - FM 1417 to Park Street	$ 8,500,000	$ -	$ -	$ -	$ -
Setting Suns Drainage - Phase IV	$ 250,000	$ -	$ -	$ -	$ -
Design & Construct Railroad Crossing on East Shepherd Drive	$ -	$ 200,000	$ 1,500,000	$ -	$ -
Phased Design & Construction of Interurban Parkway - FM 1417 to Progress Drive	$ -	$ 1,000,000	$ 7,000,000	$ -	$ -
Sherman Lakes - Shepherd Drive/Tate Circle Improvements	$ -	$ 1,040,000	$ -	$ -	$ -
Install Traffic Signal - Luella Road and FM 1417	$ -	$ 721,000	$ -	$ -	$ -
Install Traffic Signal - Bel Air Boulevard and FM 1417	$ -	$ 933,000	$ -	$ -	$ -
Construct Shepherd Drive - US 75 East to Railroad	$ -	$ 1,500,000	$ -	$ -	$ -
Construct Lamberth Road - Shady Oaks to Friendship Road	$ -	$ 7,500,000	$ -	$ -	$ -
Extend Wells Street - Patricia Drive to East of South Valentine Drive	$ -	$ -	$ 500,000	$ -	$ -
Phased Design & Construction of Interurban Parkway - Progress Drive to Shepherd Drive	$ -	$ -	$ -	$ -	$ 5,000,000
Design McGee/Washington Street - Washington Street to SH 289	$ -	$ -	$ -	$ -	$ 1,200,000
Total Engineering Services Department	$ 13,250,000	$ 12,894,000	$ 9,000,000	$ -	$ 6,200,000
PARKS AND RECREATION					
Trails Master Plan Implementation	$ -	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
Construct Large Pavilion, Recreation Area, Restroom & Parking at Fairview Park	$ -	$ 4,500,000	$ -	$ -	$ -
Install Restroom Facility at Binkley Park	$ -	$ -	$ 600,000	$ -	$ -
Install Fishing Pier & Kayak Drop at Herman Baker Lake	$ -	$ -	$ -	$ 700,000	$ -
Construct Shark Tooth Park	$ -	$ -	$ -	$ -	$ 1,000,000
Design Outdoor Aquatics Center	$ -	$ -	$ -	$ -	$ 500,000
Total Parks and Recreation Department	$ -	$ 5,500,000	$ 1,600,000	$ 1,700,000	$ 2,500,000
Total General Services	$13,250,000	$18,394,000	$10,600,000	$1,700,000	$8,700,000

UTILITY SERVICES

PROJECT	FY 2027 Budgeted	FY 2028 Proposed	FY 2029 Proposed	FY 2030 Proposed	FY 2031 Proposed
Continue Upgrades to High Country Estates Water System	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000
Annual Water/Wastewater Line Replacements	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000
Oversizing Costs for Annual Water & Sewer Projects	$ 300,000	$ 300,000	$ 500,000	$ 500,000	$ 500,000
Design & Construct Thickened Sludge Tank and Dewatering Building at South MBR	$ 1,410,000	$ 9,400,000	$ -	$ -	$ -
Rehab Equalization Basin Blowers & Rehab/Replace Sludge Digester Complex at WWTP	$ 1,500,000	$ 9,000,000	$ -	$ -	$ -
City Match for Sherman Gateway Sewer	$ 1,500,000	$ -	$ -	$ -	$ -
US 75 Segment II Utility Locates	$ 3,000,000	$ -	$ -	$ -	$ -
Electrical Improvements at WWTP	$ 1,410,000	$ -	$ -	$ -	$ -
Clarifier #3 Rehabilitation at WWTP	$ 4,000,000	$ -	$ -	$ -	$ -
North Haven Bank Stabilization and Wastewater Main Repair	$ 600,000	$ -	$ -	$ -	$ -
Replace 2-Inch Shepherd Drive Water Line with 6-Inch Water Main	$ 500,000	$ -	$ -	$ -	$ -
Replace Dilapidated US 82 Wastewater Line - Phase II	$ 1,600,000	$ -	$ -	$ -	$ -
Replace/Rehab East Side Lift Station	$ 1,500,000	$ -	$ -	$ -	$ -
Construct 84-Inch Water Line from Lake Texoma to WTP	$ 42,100,000	$ -	$ -	$ -	$ -
Design & Construct Digester at WWTP	$ 11,000,000	$ -	$ -	$ -	$ -
Lake Texoma Electrical Improvements	$ 2,507,000	$ -	$ -	$ -	$ -
Procure Materials for Lake Texoma Pump Station Generator & Switchgear Upgrades	$ -	$ 2,350,000	$ 2,800,000	$ 1,940,000	$ -
Phased Design & Construction of Post Oak Creek Large Diameter Sewer	$ -	$ 9,200,000	$ 10,000,000	$ 10,000,000	$ -
Engineer & Design Demineralization Building Expansion	$ -	$ 150,000	$ 750,000	$ 750,000	$ -
Replace Failing Clay Tile Sewer Line On Texoma Parkway Near Proposed Peyton Street Development	$ -	$ 500,000	$ 3,000,000	$ -	$ -
Upsize 21-Inch Sanitary Sewer Line to 36-Inch Line - Progress Park	$ -	$ 1,000,000	$ 6,600,000	$ -	$ -
Construct Bel Air 20-Inch Surface Water Line - Phases II & III	$ -	$ 2,300,000	$ 1,100,000	$ -	$ -
Biofouling Mitigation Pilot Project at WTP	$ -	$ 2,900,000	$ -	$ -	$ -
Rehab Ground Storage Backwash Tank at WTP	$ -	$ 2,050,000	$ -	$ -	$ -
Construct Phase II of Sewer Line Replacements in Downtown Sherman	$ -	$ 2,000,000	$ -	$ -	$ -
Add 8-Inch Water Line Across US 75 to Stabilize Elevated Tank Levels	$ -	$ 1,500,000	$ -	$ -	$ -
Abandon Old 18-Inch & 24-Inch South Industrial Sewer Line	$ -	$ 1,750,000	$ -	$ -	$ -
Remove Abandoned Lift Station & Install South Crockett Sewer Line	$ -	$ 500,000	$ -	$ -	$ -
Upgrade 6-Inch Rural Water Line to 12-Inch Line	$ -	$ 2,300,000	$ -	$ -	$ -
SE Zone Interconnectivity Improvements	$ -	$ 1,500,000	$ -	$ -	$ -
Design & Construct UV Disinfection System	$ -	$ 2,000,000	$ 9,510,000	$ -	$ -
Install Collection System Sewer Line for Heritage Ranch Development	$ -	$ -	$ 2,500,000	$ -	$ -
Total Utility Services	$ 75,002,000	$ 52,775,000	$ 38,835,000	$ 15,265,000	$ 2,575,000

STORMWATER SERVICES

PROJECT	FY 2027 Budgeted	FY 2028 Proposed	FY 2029 Proposed	FY 2030 Proposed	FY 2031 Proposed
Increase Culvert Capacity Under Gribble Street	$ -	$ 400,000	$ -	$ -	$ -
Construct Blanton Drive Storm Drainage System - Birge to McGee Street	$ -	$ 1,500,000	$ -	$ -	$ -
Taylor/Washington Bridges - Erosion Repair & Deck Overlay	$ -	$ 2,500,000	$ -	$ -	$ -
Pecan/Ricketts/Centennial/Blue Flame Bridges - Erosion Repair & Deck Overlay	$ -	$ -	$ 800,000	$ 3,500,000	$ -
Hillcrest/Woods Bridges - Erosion Repair & Deck Overlay	$ -	$ -	$ 2,500,000	$ -	$ -
Total Stormwater Services	$ -	$ 4,400,000	$ 3,300,000	$ 3,500,000	$ -

DRAFT

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is charged with providing a five-year capital improvement program for the City of Sherman, pursuant to Article V of the Charter of said City; and

WHEREAS, the City Manager has provided to the City Council such a program in a timely fashion; and

WHEREAS, the City Council met to review said plan on the 17th day of August, 2026, at a regular City Council meeting;

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

SECTION 1. That the Five-Year Capital Improvement Program, attached hereto as Exhibit "A" and incorporated herein for all intents and purposes, be and the same is hereby in all things approved and adopted as the Capital Improvement Program of the City of Sherman, Texas.

SECTION 2. That the effective date of this resolution shall be the 8th day of September, 2026.

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 ___ day of _____, 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

DRAFT

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

CAPITAL BUDGET
2026 - 2031

GENERAL SERVICES
2026 - 2031

GENERAL SERVICES

CAPITAL BUDGET: 2026-2031

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

GENERAL SERVICES

CONSTRUCT HERITAGE RANCH TRAIL - PHASE II

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$4,500,000	$0	$0	$0	$0	$4,500,000

DESCRIPTION: Phase II includes construction from the intersection of FM 1417 to new elementary school.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Project required to better address increased flow of traffic in the Heritage Ranch area.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

PHASED CONSTRUCTION OF INTERURBAN PARKWAY - FM 1417 TO PARK STREET

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$8,500,000	$0	$0	$0	$0	$8,500,000

DESCRIPTION: Project to continue the phased construction of the Interurban Parkway, connecting FM 1417 to Park Street.

PROPOSED FINANCING: Certificates of Obligation / Impact Fees

PROJECT NECESSITY: The 2020 Grayson County Thoroughfare Plan recommended a minor thoroughfare connecting FM 1417 to Park Street.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

GENERAL SERVICES

SETTING SUNS DRAINAGE - PHASE IV

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$250,000	$0	$0	$0	$0	$250,000

DESCRIPTION: Phase IV construction of drainage at Setting Suns.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Replace existing drainage infrastructure that has reached its end of useful life and improve low water crossing withing the subdivision.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

DESIGN & CONSTRUCT RAILROAD CROSSING AT SHEPHERD DRIVE

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$200,000	$1,500,000	$0	$0	$1,700,000

DESCRIPTION: Design and construct a railroad crossing on East Shepherd Drive.

PROPOSED FINANCING: Certificates of Obligation / Impact Fees

PROJECT NECESSITY: Construction of this street improvement will connect separate street developments east and west of railroad crossing, which will be provided by developers.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

GENERAL SERVICES

PHASED DESIGN & CONSTRUCT OF INTERURBAN PARKWAY - FM 1417 TO PROGRESS DRIVE

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,000,000	$7,000,000	$0	$0	$8,000,000

DESCRIPTION: Project to continue the phased construction of the Interurban Parkway, connecting FM 1417 to Progress Drive.

PROPOSED FINANCING: Certificates of Obligation / Impact Fees

PROJECT NECESSITY: The 2020 Grayson County Thoroughfare Plan recommended a minor thoroughfare connecting FM 1417 to Progress Drive.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

SHERMAN LAKES - SHEPHERD DRIVE/TATE CIRCLE IMPROVEMENTS

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,040,000	$0	$0	$0	$1,040,000

DESCRIPTION: Funding a portion of the road improvement to include 24-foot wide paving with curb and gutter.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Project required to address traffic flow and safety, as development occurs south of Tate Circle.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

GENERAL SERVICES

INSTALL TRAFFIC SIGNAL - LUELLA ROAD AND FM 1417

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$721,000	$0	$0	$0	$721,000

DESCRIPTION: Installation of a traffic signal at the intersection of Luella Road and FM 1417.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: The traffic impact study identified this intersection requires a traffic signal to address increased traffic flow.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

INSTALL TRAFFIC SIGNAL - BEL AIR BOULEVARD AND FM 1417

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$933,000	$0	$0	$0	$933,000

DESCRIPTION: Installation of a traffic signal at the intersection of Bel Air Boulevard and FM 1417.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Necessary for traffic control with increased traffic flow with the completion of Bel Air Boulevard construction.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

GENERAL SERVICES

CONSTRUCT SHEPHERD DRIVE - US 75 EAST TO RAILROAD

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,500,000	$0	$0	$0	$1,500,000

DESCRIPTION: Construct Shepherd Drive from US 75 east to railroad.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Roadway extension will connect proposed development on south side of Shepherd.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

CONSTRUCT LAMBERTH ROAD - SHADY OAKS TO FRIENDSHIP ROAD

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$7,500,000	$0	$0	$0	$7,500,000

DESCRIPTION: Continuing the phased design and construction of Lamberth Road, east of Shady Oaks to just west of proposed 5-lane road section; Shady Oak Lane south of Lamberth Road intersection to just north of Shady Oaks Circle intersection.

PROPOSED FINANCING: Certificates of Obligation / Impact Fees

PROJECT NECESSITY: The minor thoroughfare is necessary to meet current City design standards.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

GENERAL SERVICES

EXTEND WELLS STREET - PATRICIA DRIVE TO EAST OF SOUTH VALENTINE DRIVE

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$500,000	$0	$0	$500,000

DESCRIPTION: Extend Wells Street from the intersection of Patricia east Drive east approximately 370 linear feet, to just east of S. Valentine Drive; and schematic from S. Valentine Drive east to projected intersection of Stephens Road.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Necessary to address traffic flow and eliminates two existing dead-end streets.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS DRIVE TO SHEPHERD DRIVE

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$0	$0	$5,000,000	$5,000,000

DESCRIPTION: Project to continue the phased construction of the Interurban Parkway, connecting Progress Drive to Shepherd Drive.

PROPOSED FINANCING: Certificates of Obligation / Impact Fees

PROJECT NECESSITY: The 2020 Grayson County Thoroughfare Plan recommended a minor thoroughfare connecting Progress Drive to Shepherd Drive.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

GENERAL SERVICES

DESIGN MCGEE/WASHINGTON STREET - WASHINGTON STREET TO SH 289

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$0	$0	$1,200,000	$1,200,000

DESCRIPTION: Engineering design McGee/Washington Street from Washington Street to SH 289.

PROPOSED FINANCING: Certificates of Obligation / Impact Fees

PROJECT NECESSITY: The 2020 Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

ANNUAL PARK IMPROVEMENTS

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$4,000,000

DESCRIPTION: Implement projects related to the Trails Master Plan.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Annual improvements, per directive of the Trails Master Plan, to address increasing demands for City amenities.

DEPARTMENT/ PROJECT MANAGER: Parks and Recreation, Justin Eastwood

GENERAL SERVICES

CONSTRUCT LARGE PAVILION, RECREATION AREA, RESTROOM AND PARKING AT FAIRVIEW PARK

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$4,500,000	$0	$0	$0	$4,500,000

DESCRIPTION: Construct a large pavilion, passive recreation area, restroom and parking near the playground at Fairview Park.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Increasing public activities at Fairview Park require a need for more park improvements. This project is consistent with the Comprehensive Master Plan.

DEPARTMENT/ PROJECT MANAGER: Parks and Recreation, Justin Eastwood

INSTALL RESTROOM FACILITY AT BINKLEY PARK

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$600,000	$0	$0	$600,000

DESCRIPTION: Install a restroom facility at Binkley Park.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: A restroom facility is needed to accommodate increasing usage at the Pump Track and Mountain Bike Trails at Binkley Park.

DEPARTMENT/ PROJECT MANAGER: Parks and Recreation, Justin Eastwood

GENERAL SERVICES

INSTALL FISHING PIER & KAYAK DROP AT HERMAN BAKER LAKE

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$0	$700,000	$0	$700,000

DESCRIPTION: Install a fishing pier, along with a kayak drop, at Herman Baker Park.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Increased public activities at Herman Baker Lake suggest the need for more improvements. This project is consistent with the Comprehensive Master Plan.

DEPARTMENT/ PROJECT MANAGER: Parks and Recreation, Justin Eastwood

CONSTRUCT SHARK TOOTH PARK

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$0	$0	$1,000,000	$1,000,000

DESCRIPTION: Construction phase of a design-build for Shark Tooth Park, to be located on Post Oak Creek east of South Travis Street.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: Expansion of current park infrastructure is required to meet increasing growth and demand. This project is consistent with the Parks Master Plan.

DEPARTMENT/ PROJECT MANAGER: Parks and Recreation, Justin Eastwood

GENERAL SERVICES

DESIGN OUTDOOR AQUATICS CENTER

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$0	$0	$500,000	$500,000

DESCRIPTION: Design phase to construct a new outdoor aquatics center.

PROPOSED FINANCING: Certificates of Obligation

PROJECT NECESSITY: The Splash is over twenty years old. Growing demands will necessitate expansion of aquatic amenities within the City. This project is consistent with the Parks Master Plan.

DEPARTMENT/ PROJECT MANAGER: Parks and Recreation, Justin Eastwood

UTILITY SERVICES
2026 - 2031

UTILITY SERVICES

CAPITAL BUDGET: 2026-2031

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Utility Services Projects, being specifically related to the operation of a Water and Sewer System and having certain types of financing requirements different from those typically used for General Services.

UTILITY SERVICES

CONTINUE UPGRADES TO HIGH COUNTRY ESTATES WATER SYSTEM

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$75,000	$75,000	$75,000	$75,000	$75,000	$375,000

DESCRIPTION: Continue to upgrade the water system at the High Country Estates subdivision, approximately 9,000 linear feet, annually, over a four-year period.

PROPOSED FINANCING: Utility Improvement Fund

PROJECT NECESSITY: The annexation of High Country Estates has necessitated upgrades to bring to City water system standards.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

ANNUAL WATER & WASTEWATER LINE REPLACEMENTS

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$2,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$10,000,000

DESCRIPTION: Fiscal year annual water and sewer line replacements, with focus based on utility staff evaluation.

PROPOSED FINANCING: Utility Improvement Fund

PROJECT NECESSITY: Annual line replacements are necessary to address wear and tear, as well as development demands.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$300,000	$300,000	$500,000	$500,000	$500,000	$2,100,000

DESCRIPTION: Includes oversizing for annual water and sewer projects, as well as line replacements.

PROPOSED FINANCING: Utility Improvement Fund

PROJECT NECESSITY: Required to meet costs of oversizing and line replacement to address annual wear and tear & development needs.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

DESIGN & CONSTRUCT THICKENED SLUDGE TANK & DEWATERING BUILDING AT SOUTH MBR

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$1,410,000	$9,400,000	$0	$0	$0	$10,810,000

DESCRIPTION: Design and subsequent construction of thickened sludge tank and dewatering building at the South MBR plant.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: This facility is needed to handle the increasing solids from the MBR train; without the building, the existing dewatering facility is operating beyond it's redundancy limit.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

REHAB EQUALIZATION BASIN BLOWERS & REHAB/REPLACE SLUDGE DIGESTER COMPLEX

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$1,500,000	$9,000,000	$0	$0	$0	$10,500,000

DESCRIPTION: Rehabilitation of EQ blower, blower building and electrical feeds supplying the equalization basin blowers. Additionally, rehab/replace components of the sludge digester at WWTP.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Due to age and corrosion, it is necessary to rehabilitate or replace worn components to prevent equipment failure and safety hazards at the Wastewater Treatment Plant (WWTP).

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

CITY MATCH FOR SHERMAN GATEWAY SEWER

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$1,500,000	$0	$0	$0	$0	$1,500,000

DESCRIPTION: City match for the construction of a new gravity sewer line to serve Sherman Gateway and Sherman Lakes developments.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Increase capacity of proposed sewer line to have the ability to handle total drainage basin flows.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

US 75 SEGMENT II UTILITY LOCATES

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$3,000,000	$0	$0	$0	$0	$3,000,000

DESCRIPTION: Construction costs for City utility relocates for Segment II of US 75, from FM 902 to FM 1417.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Required by the Texas Department of Transportation (TxDOT) prior to State construction.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

ELECTRICAL IMPROVEMENTS AT WWTP

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$1,410,000	$0	$0	$0	$0	$1,410,000

DESCRIPTION: Various electrical improvements to the Wastewater Treatment Plant (WWTP).

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Recommended by the Condition Assessment for needed improvements to ensure operator safety and maintain operations at WWTP.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

CLARIFIER #3 REHABILITATION AT WWTP

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$4,000,000	$0	$0	$0	$0	$4,000,000

DESCRIPTION: Rehabilitate clarifier #3 at the Wastewater Treatment Plant (WWTP).

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Clarifier #3 is aging and in need of rehabilitation to remain in service.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

NORTH HAVEN BANK STABILIZATION & WASTEWATER MAIN REPAIR

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$600,000	$0	$0	$0	$0	$600,000

DESCRIPTION: Design for North Haven bank stabilization and wastewater main repair.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Project is necessary to fix and protect the existing Wastewater main.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

REPLACE 2-INCH SHEPHERD DRIVE WATER LINE WITH 6-INCH WATER MAIN

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$500,000	$0	$0	$0	$0	$500,000

DESCRIPTION: Replace old 2-inch water line in Shepherd Drive with new 6-inch water main from Interurban Parkway to Farmington.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Replacement of aging water line necessary to meet development demands.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

REPLACE DILAPIDATED US 82 WASTEWATER LINE - PHASE II

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$1,600,000	$0	$0	$0	$0	$1,600,000

DESCRIPTION: Phase II to replace the US 82 wastewater line.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: The project will replace a dilapidated wastewater line under US 75 on the north side of US 82.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

REPLACE/REHABILITATE EAST SIDE LIFT STATION

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$1,500,000	$0	$0	$0	$0	$1,500,000

DESCRIPTION: Design and repair to the East Side lift station, including pumps, electrical and generator.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: The project is needed to increase sewer system capacity and replace aging infrastructure in northeast Sherman.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

CONSTRUCT 84-INCH WATER LINE FROM LAKE TEXOMA TO WTP

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$42,100,000	$0	$0	$0	$0	$42,100,000

DESCRIPTION: Construction of a new 84-inch raw water line, parallel to existing 72-inch line, from Lake Texoma to the Water Treatment Plant (WTP).

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Required City contribution by the North Texas Municipal Water District (NTMWD) for an additional raw water pipeline from the Lake Texoma Pump Station to the Water Treatment Plant.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

DESIGN & CONSTRUCT DIGESTER AT WASTEWATER TREATMENT PLANT

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$11,000,000	$0	$0	$0	$0	$11,000,000

DESCRIPTION: Design and construct digester at the Wastewater Treatment Plant.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Current digester facility equipment has reached the end of its useful life.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

LAKE TEXOMA ELECTRICAL IMPROVEMENTS

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$2,507,000	$0	$0	$0	$0	$2,507,000

DESCRIPTION: City cost share portion of the North Texas Municipal Water District (NTMWD) electrical improvements at the Lake Texoma pump station.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: NTMWD improvements to their side of the shared pump station will benefit Sherman as city equipment feeds off their electrical.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

PROCURE MATERIALS FOR LAKE TEXOMA PUMP STATION GENERATOR & UPGRADES

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$2,350,000	$2,800,000	$1,940,000	$0	$7,090,000

DESCRIPTION: Procure materials for installation of a backup generator and switchgear at the Lake Texoma Pump Station (LTPS).

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: In an effort to mitigate delays for lead time issues, material procurement is recommended for the generator and switchgear.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

PHASED DESIGN & CONSTRUCTION OF POST OAK CREEK LARGE DIAMETER SEWER

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$9,200,000	$10,000,000	$10,000,000	$0	$29,200,000

DESCRIPTION: Install new 48-inch, 60-inch and 72-inch sanitary sewer lines to replace existing 27-inch, 39-inch and 42-inch lines going to the Wastewater Treatment Plant (WWTP) along Post Oak Creek.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Increasing size of creek sewer lines running to the WWTP is necessary to accommodate increasing sewer demands tied to recent and future growth.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

ENGINEER & DESIGN DEMINERALIZATION BUILDING EXPANSION AT WTP

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$150,000	$750,000	$750,000	$0	$1,650,000

DESCRIPTION: Engineer and design an expansion to the demineralization building, including additional storage space and restrooms.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Recent expansion at the Water Treatment Plant (WTP) have resulted in the use of existing storage areas for spare parts and equipment.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

REPLACE SEWER LINE ON TEXOMA PARKWAY NEAR PROPOSED PEYTON STREET DEVELOPMENT

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$500,000	$3,000,000	$0	$0	$3,500,000

DESCRIPTION: Replace clay tile sewer line on Texoma Parkway, near the proposed development off Peyton Street.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: The existing clay tile sewer line is failing and requires replacement, in order to properly serve existing needs and potential development demands in the area.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

UPSIZE 21-INCH SANITARY SEWER LINE TO 36-INCH LINE - PROGRESS PARK

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,000,000	$6,600,000	$0	$0	$7,600,000

DESCRIPTION: Upsize the 21-inch sanitary sewer line servicing Progress Park to a 36-inch sanitary sewer line.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

CONSTRUCT BEL AIR 20-INCH SURFACE WATER LINE - PHASES II & III

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$2,300,000	$1,100,000	$0	$0	$3,400,000

DESCRIPTION: Construction phases II and III for surface water lines to service Legacy Boulevard area. 20-inch surface water line from creek crossing to end of Phase II; phase III from Legacy Boulevard to west side of US 75.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Necessary infrastructure to service Bel Air development and tie into the new Legacy water line.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

BIOFOULING MITIGATION PILOT PROJECT AT WTP

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$2,900,000	$0	$0	$0	$2,900,000

DESCRIPTION: Pilot project and final, full-detailed design for the proposed new disinfection system at the Water Treatment Plant (WTP).

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: TCEQ requires a successful pilot test before permanent implementation for changes to a disinfection system.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

REHAB GROUND STORAGE BACKWASH TANK AT WTP

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$2,050,000	$0	$0	$0	$2,050,000

DESCRIPTION: Rehabilitate the Water Treatment Plant (WTP) backwash tank, including all hatches and accesses, ladders, lighting, paint/coat tank and associated equipment

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Necessary to extend tank life and meet TCEQ/EPA code.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

CONSTRUCT PHASE II OF SEWER LINE REPLACEMENTS - DOWNTOWN SHERMAN

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$2,000,000	$0	$0	$0	$2,000,000

DESCRIPTION: Construct phase II for a multi-phase replacement of sewer lines in downtown Sherman

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: The downtown sewer line system is deteriorating and reaching the end of its useful life.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

ADD 8-INCH WATER LINE ACROSS US 75 TO STABILIZE ELEVATED TANK LEVELS

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,500,000	$0	$0	$0	$1,500,000

DESCRIPTION: Design and installation of an 8-inch water line across US 75 for the Fairview and Harrison elevated tanks.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: The addition of the water line will help to stabilize these elevated storage tanks and is included in the Water Master Plan.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

ABANDON OLD 18-INCH & 24-INCH SOUTH INDUSTRIAL SEWER

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,750,000	$0	$0	$0	$1,750,000

DESCRIPTION: Abandon the old 18-inch and 24-inch south industrial sewer line, approximately 1,900 linear feet from new line to the Wastewater Treatment Plant (WWTP).

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: With the addition of the new line, the old south industrial sewer line is obsolete and no longer required.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

REMOVE ABANDONED LIFT STATION & INSTALL SOUTH CROCKETT SEWER LINE

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$500,000	$0	$0	$0	$500,000

DESCRIPTION: Remove abandoned lift station and install a gravity sewer to connect to existing line in the area.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Small lift station had serviced annexed area, which needs to be serviced by new gravity sewer installation and tied into City sewer system.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

UPGRADE 6-INCH RURAL WATER LINE TO 12-INCH LINE

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$2,300,000	$0	$0	$0	$2,300,000

DESCRIPTION: Upgrade old 6-inch rural water line to 12-inch Sherman standard PVC pipe.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Increasing the size of the water line is necessary to address increased growth and usage in surrounding areas.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

SOUTHEAST ZONE INTERCONNECTIVITY IMPROVEMENTS

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,500,000	$0	$0	$0	$1,500,000

DESCRIPTION: Two new crossings in the groundwater zone for improvements to elevated storage tank (EST) performance.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Limited connectivity across US 75 and Texoma Parkway currently results in the two ELTs in the groundwater zone not floating together; which is a system inefficiency and results in wasted volume.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

UTILITY SERVICES

DESIGN & CONSTRUCT UV DISINFECTION SYSTEM AT WWTP

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$2,000,000	$9,510,000	$0	$0	$11,510,000

DESCRIPTION: Design and subsequent construction of UV disinfection system at the Wastewater Treatment Plant (WWTP).

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: Additional treatment is required to meet increasing flows.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

INSTALL COLLECTION SYSTEM SEWER LINE FOR HERITAGE RANCH DEVELOPMENT

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$2,500,000	$0	$0	$2,500,000

DESCRIPTION: Installation of a collection system sewer line for Heritage Ranch development.

PROPOSED FINANCING: GTUA

PROJECT NECESSITY: As area development continues, additional downstream sewer capacity is required.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

STORMWATER SERVICES
2026 - 2031

STORMWATER SERVICES

CAPITAL BUDGET: 2026-2031

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Stormwater Services Projects, being specifically related to the operation of the Municipal Drainage Utility System and having certain types of financing requirements different from those typically used for General Services.

STORMWATER SERVICES

INCREASE CULVERT CAPACITY UNDER GRIBBLE STREET

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$400,000	$0	$0	$0	$400,000

DESCRIPTION: Increase the capacity of the Stream G box culvert under Gribble Street.

PROPOSED FINANCING: Stormwater Fund

PROJECT NECESSITY: This project is identified in the Post Oak Creek Flood Protection Plan as necessary to mitigate flood damage and decrease road closures during 100-year storms.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

CONSTRUCT BLANTON DRIVE STORM DRAINAGE SYSTEM - BIRGE TO MCGEE STREET

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$1,500,000	$0	$0	$0	$1,500,000

DESCRIPTION: Construct a storm drainage system under Blanton Drive from Birge Street to McGee Street.

PROPOSED FINANCING: Stormwater Fund

PROJECT NECESSITY: These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

STORMWATER SERVICES

TAYLOR/WASHINGTON BRIDGES - EROSION REPAIR & DECK OVERLAY

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$2,500,000	$0	$0	$0	$2,500,000

DESCRIPTION: Repair erosion damage and overlay the bridge deck on the Taylor Street Bridge and Washington Street at Post Oak Creek Bridge.

PROPOSED FINANCING: Stormwater Fund

PROJECT NECESSITY: These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

PECAN/RICKETTS/CENTENNIAL/BLUE FLAME BRIDGES - EROSION REPAIR & DECK OVERLAY

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$800,000	$3,500,000	$0	$4,300,000

DESCRIPTION: Repair erosion damage and overlay the bridge deck on the West Pecan Street, North Ricketts Street, Centennial Street, and Blue Flame Road bridges.

PROPOSED FINANCING: Stormwater Fund

PROJECT NECESSITY: These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

STORMWATER SERVICES

HILLCREST/WOODS BRIDGES - EROSION REPAIR & DECK OVERLAY

EXPENDITURES:

FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
$0	$0	$2,500,000	$0	$0	$2,500,000

DESCRIPTION: Repair erosion damage and overlay the bridge deck on the Hillcrest Street bridge and North Woods bridge at Post Oak Creek.

PROPOSED FINANCING: Stormwater Fund

PROJECT NECESSITY: These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.

DEPARTMENT/ PROJECT MANAGER: Engineering Services, Wayne Lee

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting Agenda Item No. G.3.

Meeting Date: 8/17/2026

Prepared By:

Approved By: Zachary Flores, City Manager

Caption:
** Other Business*
Consider Request of Downtown Sherman NOW to Temporarily Close Certain streets for the "Stroll on the Square" on Saturday, October 1, 2026

Issue:
Downtown Sherman NOW is requesting to temporarily close the 100 blocks of South Travis, South Crockett, and North Travis Streets, and the 200 block of South Travis on Saturday, October 1, 2026 from 2:00pm - 11:00pm for "Stroll on the Square".

Downtown businesses will offer Texas wine samples inside their locations and many stops feature items of food. Stores will be open for shopping and outdoor stages set up in closed streets to enjoy live music. The Wine Stroll is limited to 600 participants and will abide by all Texas Alcoholic Beverage Commission (TABC) laws.

Background:
This is one of several events planned by Downtown Sherman NOW.

Capital Improvement Program:

Origination:
Mrs. Karen Tooley, Executive Director, Downtown Sherman NOW

Financial Consideration:
Barricades and cones would be provided by the City of Sherman Street Department. Solid waste receptacles would be provided by the City of Sherman Solid Waste Department. Downtown Sherman NOW would work with the Sherman Police Department to arrange for security officers necessary for the event. Downtown Sherman NOW has been instructed that emergency vehicle accessibility must be maintained throughout the closed streets at all time.

Staff Recommendation:
It is recommended that the Council authorize the use of City resources to provide barricades, cones, solid waste receptacles, and security support as requested

Alternatives:
As directed by the Council

Attachments:

1. Stroll on the Square 2026 Special Event Request Packet
2. Stroll on the Square 2026 Map
3. Stroll on the Square 2026 Request Letter

Sherman
CLASSIC TOWN. BROAD HORIZON.

Special Event
Date Request Form

Name of Event:	Stroll On The Square
Type of Event (i.e. Carnival, Circus, Festival, 1 Mile/5K Run, etc.):	Wine + Food Tasting
Location of Event:	Crockett, Houston, Travis, Lamar (by courthouse)
Date of Event:	10-3-26
Event Contact Name:	Karen Tooley
Event Contact Address:	PO Box 2054, Sherman 75091
Event Contact Phone:	903-816-2811
Event Contact Email:	KCTooley@msn.com

Completion and approval of the Special Event Date Request Form does not guarantee event approval. The Community and Support Services Department must receive the completed Special Event Application 60 days prior to the event date. If the application is not received the date will be released 60 days prior to the event.

Requester Signature:	KC Tooley
Date:	7-28-26

*Office Use Only	
Date Request Received:	
Event Date Hold Approved: YES NO	
If NO, reason:	
Date 60 Days Prior to the Event Date:	
Date Special Event Application Received:	
Requested Event Date Released: YES NO	Date:
Community and Support Services Department Signature:	

Location of Event: 100 S. Crockett, 100 N. Travis, 100 S. Travis, 200 S. Travis, 200 W Houston, 100 W Houston, 100 W. Lamar, 100 E Lamar Blocks

Event Contact Name: Karen Tooley

Event Contact Address: P.O. Box 2054, Sherman 75091

Event Contact Phone: 903 816 2811

Event Contact Email: director@downtownsherman.com

Alternate Event Contact Name: Rob Ballew

Alternate Event Contact Address: 572 Hebron Rd, Savoy 75479

Alternate Event Contact Phone: 903-815-1178

Alternate Event Contact Email: ballewrob@gmail.com

Event Day Emergency Contact: Karen Tooley Phone: 903-816-2811

Event Day Emergency Contact: Rob Ballew Phone: 903-815-1178

Estimated # of Participants: 500 Spectators: Ø

Is Event Private or Open to the Public? ____ Private Event ✓ Public Event

Description of Event

Include background/history of this event or type of event and a timeline of event. Maps and site plans are required; site plans should include location of concessions, port-a-lets and dumpsters; description of routes to be used, severe weather emergency plan, etc. Clean-up deposit may be required.

Businesses will offer wine samples inside their locations. Streets will be decorated with seating, flags, vendors, etc. indicative of the country they represent.

Public Services

Will event take place at a public park/facility? ____ Yes X No

If yes, which park/facility? ____

*Park and/or facility reservation(s) required prior to completing this application.

Concessions

Will food concessions be present at the event? ✓ Yes ____ No

Name, Address & Phone Number for Food Vendors: Unknown. We will make sure we hire caterers with proper permits

*All food vendors are required to have the appropriate permits required by the city or the county.

Fire Prevention

Will you have any tents at the event? ✓ Yes ____ No Pop Up Tents: 10' x 10'

Will any tents be over 200sq. ft.? ____ Yes ✓ No

*No smoking signs and 5lb. ABC extinguishers are required in all tents over 200sq. ft.

Will any tents be enclosed? ____ Yes ✓ No

*A permit ($50.00 fee) must be obtained from the Developmental Services Department for enclosed tents.

*A flame certificate for the tent and a site plan showing the setback from the property lines will be required to obtain this permit.

Will you have bounce houses? ____ Yes ✓ No Number: ____

Will you have other air supported structures? ____ Yes ✓ No

Will there be fireworks? ____ Yes ✓ No

Will there be any temporary structures built or placed on site? ____ Yes ✓ No

If Yes, describe: ____

Miscellaneous

Will you need the use of city water and/or electricity? ____ Yes ✓ No

*Additional fees will apply to the usage of city utilities

Where will restroom facilities be located? Corners of Crockett/Lamar Travis/Lamar

*Depending on accessibility of restroom facilities, city may require portable toilets to be used

Agreement:

Initial _____ I hereby attest that the information contained in this application is true and correct. I understand that this is only an application and not a guarantee that a permit will be issued. If a permit is issued, I agree that: (1) if any of the information contained in this application is found to be false: or (2) should my conduct, or the conduct of any participants or guests, not adhere to the Special Event Policies and Procedures: or (3) should any applicable city, county, state or federal rules, regulations, codes or laws be violated, any permit issued shall automatically become null and void and any activity associated with this permit will immediately cease.

Initial _____ Applicant agrees to assume the defense of and indemnify and save harmless the City, its council members, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such temporary street closure and the activities permitted in connection therewith. The city may require, as a condition of issuance of a permit, that the applicant obtain insurance to serve this end, in such an amount and with such terms as the City determines to be appropriate under the circumstances. This shall be a continuing release and shall remain in effect until revoked in writing.

Initial _____ In case of emergency or for reasons beyond the City's control, the City reserves the right to cancel the permit prior to scheduled use without liability. Refunds will be made if cancellation by the City is necessary.

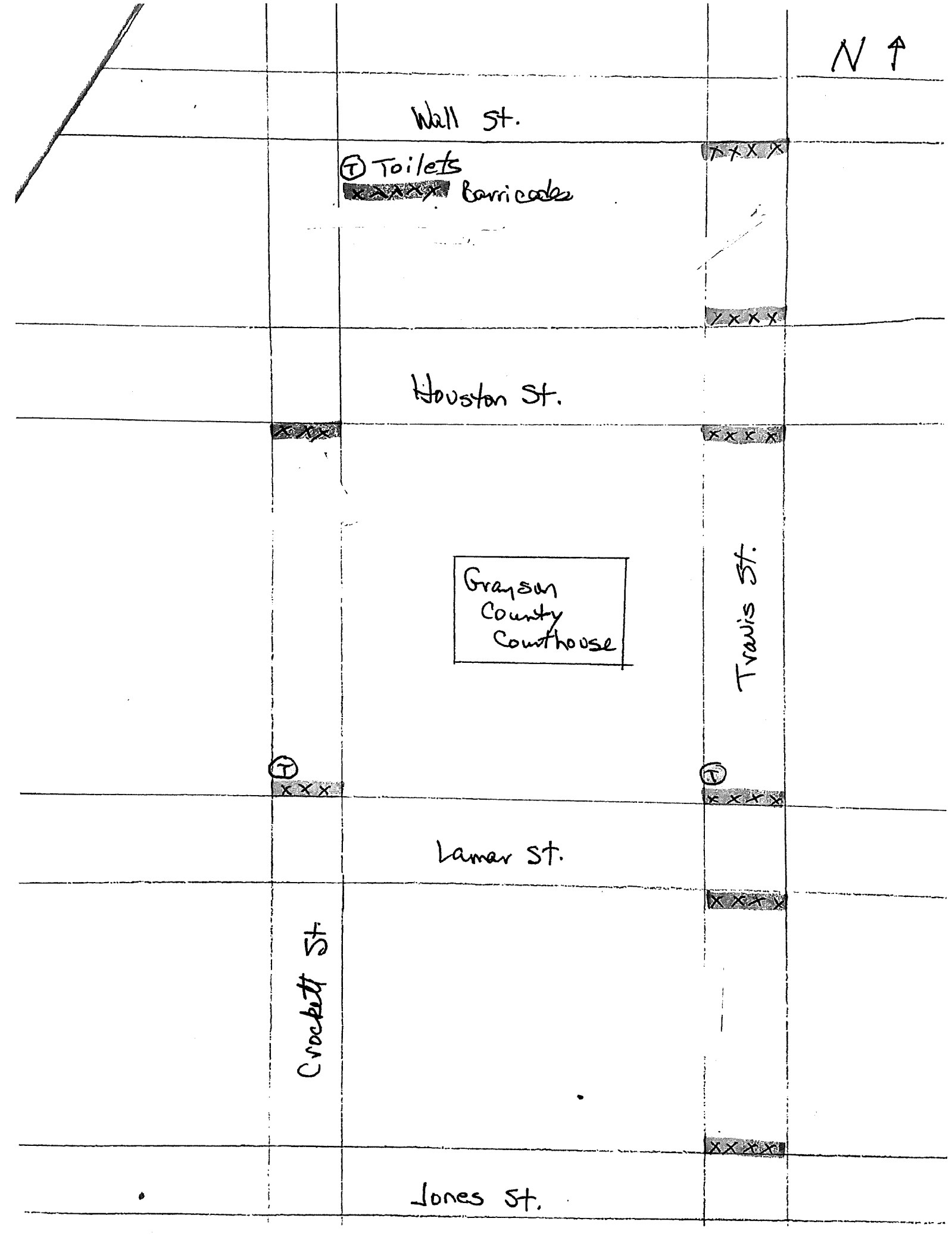
Initial _____ Alcohol must be confined to private property. Alcohol consumed on Public property is a violation of city Ordinance and is prohibited.

Signature:

I the undersigned representative have read the policies and procedures with reference to this application. The information contained herein is complete and accurate.

_____ 7-28-26

Signature Date


N
Wall St.
T Toilets
Barricades
Houston St.
Grayson County Courthouse
Travis St.
Lamar St.
Crockett St
Jones St.

28 August 2026

Ms. Sarah McRae

Sherman Tourism Director/Main Street Manager

PO Box 1106

Sherman, TX 75091

Dear Sarah,

Downtown Sherman NOW would like city approval to hold an event, Stroll on the Square. The details are below. If I can answer questions or help clarify this request, please do not hesitate to contact me by email (kctooley@msn.com) or phone (903-816-2811).

Sincerely,

Karen Tooley

Executive Director, Downtown Sherman NOW

Name of Event: Stroll on the Square

Date/Time of Event: Saturday, October 1, 2026, 5:30 pm - 9:00 pm

Description of Event:

Businesses will offer wine samples inside their locations downtown. Caterers will be inside businesses offering small samples of food. Stores will be open for shopping. The wine stroll is limited to 500 participants.

Street Closure Request:

From 2:00-11:00 pm: 100 blocks of S Travis, S Crockett and N Travis St. and 200 block of S Travis.

Supplies Requested: 16 rolling trash cans & 50 orange traffic cones (delivered to the east side of the courthouse near the trash dumpsters)

Civil Service Commission

Established by Local Government Code 143.006

City Staff: Cathy Perkins
Department Responsibility: Director of Civil Service/Personnel Director

Meetings: January, March, May, July, September, November and Special Meetings as called

Members:	District	(A)Appoint (R)Reappoint	Letter Sent	Term Begins	Term Expires	Terms
Lawrence Davis	1	A		11/21/2017	11/21/2020	1
		R		11/21/2020	11/21/2023	2
		R		11/21/2023	11/21/2026	3
Dr. Al Hambrick	4	A		7/18/2017	7/18/2020	1
		R		7/18/2020	7/18/2023	2
		R		7/18/2023	7/18/2026	3
Clay Mahone	4	A	7/7/2026	7/7/2026	7/7/2029	1

***Note:**

Number of Members: 3

Qualifications - (1) Be of good moral character; (2) Be a United States citizen; (3) Be a resident of the mun the municipality for more than three years; (4) Be over 25 years of age; and (5) Not have held a public offic years

Length of Terms: Three (3) Years

Consecutive Term Rule: Three (3) Years - Sec 143.006 (c-1) A commission member may not be reappoint consecutive term unless the member's reappointment to a fourth or subsequent term is confirmed by a two-t members of the municipality's governing body

Appointed by: Chief Executive Officer (City Manager), Confirmed by City Council

Elected Officials: Chairperson & Vice Chairperson

Attendance Requirements: Required

Purpose: To formulate standards and qualifications for each class or position in the classified service.

Responsibilities: To make provisions for open, competitive and free examinations for civil service applican regulations governing promotions; to investigate disciplinary suspensions; to make rules and regulations on employees in the civil service classified service.

Membership Requirements
See LGC 143.006

ıicipality who has resided in
e within the preceding three

ed to more than a third
hirds majority of all the

ıts, to make rules and
efficiency ratings for all

RECEIVED
AUG 0 6 2026
City Clerk's Office

PUBLIC RECORDS DEPARTMENT
Phone No. (903) 892-7204
Fax No. (903) 892-7394

July 8, 2026

Dr. Al Hambrick
1920 Timberline Lane
Sherman, Texas 75092

RE: Civil Service Commission

Dear Dr. Hambrick:

Your term on the Civil Service Commission expires on July 18, 2026. You are eligible for reappointment to the Board. Please let me know whether you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Teri Fine
City Clerk

cc: Cathy Perkins, Director of Human Resources

✓ I do wish to be considered for reappointment to this board

____ I do not wish to be considered for reappointment to this board

A Hambrick
Signature

8/6/26
Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106