THE CITY OF
OXFORD

AGENDA

City of Oxford

Board of Aldermen

Regular Meeting

Tuesday, May 19, 2026 at 05:00 PM

City Hall Courtroom

Notice that certain aldermen may be included in the meeting via teleconference, subject to the City of Oxford Code of Ordinances, Section 2-82.

If you need special assistance related to a disability, please contact the ADA Coordinator or visit the office at: 107 Courthouse Square, Oxford, MS 38655. You may also call (662)232-2350.

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1. Opening the Meeting
    1.a. Call to Order.
    1.b. Adopt the agenda for the meeting.
    1.c. Mayor's Report.

2. Regular Agenda: Financial Administration Office
    2.a. Request permission to approve the minutes of the Regular Board of Aldermen meeting on May 5, 2026. (Leslie McCormick)
    2.b. Request permission to approve the minutes of the Recess Board of Aldermen meeting on May 7, 2026. (Leslie McCormick)
    2.c. Request approval of the accounts for all city departments. (Leslie McCormick)
    2.d. Request approval of Emergency Purchases made as a result of Winter Storm Fern, that occurred January 23-26, 2026. (Rhonda Burchett)

3. Consider the consent agenda:
    3.a. Fixed Asset Management:
        i. Request permission to declare a Husqvarna push mower (Serial Number: 42074619978; Fixed Asset Tag Number 22260) from mTrade Park surplus and authorize its disposal. (Clay Brownlee)
        ii. Request permission to declare a 2014 Dodge Charger (Vin Number 2C3CDXAG3EH368251) from the Oxford Police Department surplus and authorize its disposal. (Jeff McCutchen)
        iii. Request permission to declare a Dewalt DXCM303 air compressor (Serial Number: 1315103C2720019) and an Apple iPad (Fixed Asset Tag Number: 3617) from the Oxford Fire Department surplus and authorize their disposal. (Joey Gardner)
        iv. Request permission to declare a 2004 Ford F450 (VIN Number: 1FDXW46544EC14278) from

Oxford Utilities surplus and authorize its disposal. (Rob Neely)

Attachments
1. SURPLUS - OPD - DODGE CHARGER.PDF
2. SURPLUS - OFD - AIR COMPRESSOR.PDF
3. SURPLUS - OFD - IPAD.PDF
4. SURPLUS - MTRADE - PUSH MOWER.PDF
5. SURPLUS - OXFORD UTILITIES - FORD F-450.PDF

3.b. Miscellaneous:

i. Consider the Early Childhood and Reading Development Partnership Spring Progress Report.
ii. Consider water and/ or sewer bill adjustments in accordance with Oxford Utilities Leak Adjustment Policy. (Rob Neely)
iii. Request permission to accept five Gillig buses from Lubbock, Texas, to be transferred into the OUT Program from the FTA at no cost, except for an estimated travel cost of $1,500.00 plus fuel. (Donna Zampella)
iv. Consider the resolution appointing Alderman Taylor as the Mississippi Municipal League 2026 voting delegate and Alderman Crowe as the first alternate.
v. Request permission to approve donations on behalf of the Oxford Animal Resource Center. (Kelli Briscoe)

Attachments
1. CONSENT - ECRD 2026 SPRING BOARD REPORT.PDF
2. OXFORD UTILITIES - ADJUSTMENTS.PDF
3. CONSENT - RESOLUTION - MML VOTING DELEGATE.PDF

3.c. Travel Requests:

i. Request permission for two employees from the Metro Narcotics Department to attend the Mississippi Law Enforcement Officers Association Summer Conference on May 30–June 5, 2026, in Bay St. Louis, Mississippi, at an estimated cost of $950.00. (Alex Fauver)
ii. Request permission for one employee from the Oxford Police Department to attend the Public Safety Summit on May 19–21, 2026, in Flowood, Mississippi, at an estimated cost of $571.36. (Jeff McCutchen)
iii. Request permission for one employee from the Oxford Police Department to attend the Interview and Interrogation course on June 2–5, 2026, in Pearl, Mississippi, at an estimated cost of $729.00. (Jeff McCutchen)
iv. Request permission for three employees from the Oxford Police Department to attend the Phlebotomy Certification on May 25– 28, 2026, in Waco, Georgia, at an estimated cost of $1,381.20. (Jeff McCutchen)
v. Request permission for ten employees from the Oxford Police Department to attend the MLEOA Conference on May 31– June 5, 2026, in Bay St. Louis, at an estimated cost of $8,230.00. (Jeff McCutchen)
vi. Request permission for one employee from Oxford Utilities to attend the TVPPA Valley Rally on July 19–22, 2026, in Washington DC, at an estimated cost of $987.00. (Rob Neely)
vii. Request permission for one employee from the Oxford Fire Department to attend the Mississippi Fire Chiefs Conference on May 27– 31, 2026, in Biloxi, Mississippi, at an estimated cost of $958.40. (Joey Gardner)
viii. Request permission for one employee from the Human Resources Department to attend the Annual Labor and Employment Law Conference on June 10-12, 2026, in New Orleans, Louisiana, at an estimated cost of $1,515.00. (Braxton Tullos)

Attachments
1. HR - TRAVEL REQUEST - TULLOS.PDF
2. OXFORD UTILITIES - TRAVEL REQUEST - TVPPA VALLEY RALLY.PDF

3.d. Human Resources:

i. Request permission to accept the resignation of Jakayla Pegues, Ronald Maxcy, Caroline Thacker, Jackson Robinson, Wesley Kilpatrick, Rilee Brown, Zane Hill, Jorja Hill, James Gregory, Collin Waldrip, Caroline Davis, Caleb Guest, Henry Riggsbee, Reagan Feathers, Deslyn Frierson, Audrey Farr, Sarah Morris, Jai Johnson, Lane Robertson, Lizah Holland,

Amelia Ahmed, Randi Jumper, Brody Everett, Fianna Villacci, Robert Neely, Archer Murphey, and Emma Grace Ward as concessionaires from mTrade Park. (Braxton Tullos)

ii. Request permission to hire Zariyah McCray, Marterius Thompson, and Madison Smith concessionaires for mTrade Park at a rate of $10.00 per hour. (Braxton Tullos)
iii. Request permission to hire Tyler Roy as an Apprentice Lineman for Oxford Utilities - Electric Division with an annual salary of $49,899.20. (Braxton Tullos)
iv. Request permission to hire Destinee Shaw as a Customer Service Representative for Oxford Utilities with an annual salary of $45,905.60. (Braxton Tullos)
v. Request permission to hire Bruce Neil, Jaquanzi Johnson, and Jamael Johnson as seasonal landscapers for the Building and Grounds - Landscape Services Department at a rate of $15.00 per hour. (Braxton Tullos)
vi. Request permission to accept the resignation of Jeran Brown from the Environmental Services Department effective May 8, 2026. (Braxton Tullos)
vii. Request permission to hire Richard Brown as a Patrol Officer for the Oxford Police Department with an annual salary of $56,226.00. (Braxton Tullos)
viii. Request permission to hire Sarah Scott as a certified part-time Communications Officer for the Oxford Police Department at a rate of $20.00 per hour. (Braxton Tullos)
ix. Request permission to approve the promotion of June Tillman, Monterius Flemons, and John Kirby from part-time Communications Officers to certified part-time Communications Officers for the Oxford Police Department at a new hourly rate of $20.00. (Braxton Tullos)
x. Request permission to hire Carter Wathen as an unpaid intern for the Municipal Court. (Braxton Tullos)
xi. Request permission to accept the resignation of Ladwain Bankston as a Lieutenant/ Paramedic 1 for the Oxford Fire Department, effective May 19, 2026. (Braxton Tullos)
xii. Request permission to approve the promotion of Nicolaas Jooste from Lieutenant/ Paramedic 1 to Captain/Paramedic for the Oxford Fire Department with a new annual salary of $77,316.84, effective May 20, 2026. (Braxton Tullos)
xiii. Request permission to hire Carson Newell as a Patrol Officer for the Oxford Police Department with an annual salary of $56,226.00. (Braxton Tullos)
xiv. Request permission to hire Julie Rinehart as an administrative assistant for the Development Services Department with an annual salary of $42,436.00. (Braxton Tullos)

4. Regular Agenda: Other Departments

4.a. Consider the Lamar Project Bond Resolution. (Sue Fairbank)

Attachments
1. OTHER - BOND RESOLUTION - THE LAMAR PROJECT.PDF

4.b. Consider extending the Local State of Emergency. (Leslie McCormick)

Attachments
1. OTHER - LOCAL EMERGENCY.PDF

4.c. Request permission to adopt and accept the non-binding grant through the National Fitness Campaign.(Seth Gaines)

Attachments
1. OPC - RESOLUTION - OUTDOOR FITNESS COURT.PDF

4.d. Consider resolution honoring the men and women of the United States Armed Forces who made the ultimate sacrifice in service to our country on the occasion of Memorial Day.

Attachments
1. OTHER - MEMORIAL DAY RESOLUTION.PDF

5. Regular Agenda: Development Services-Planning Department

5.a. Request approval for Case #3339, Plat Amendment for 'The Summit, Phase 2' requested by Oxford Commons Lots, LLC (David Blackburn) for property located on Ed Perry Boulevard (PPINs #44206, #4407, #4408, & #4409). (Ben Requet)

Attachments
1. PLANNING - 3339 MBOA.PDF

5.b. Request approval for Case #3356, Preliminary and Final Plat for 'Highclere' subdivision requested by Russom Construction, LLC (Chad Russom) for property located on George G. "Pat" Patterson Parkway (PPINs #44044 & #44059). (James Hirsch)

Attachments
1. PLANNING - 3356 MBOA.PDF

6. Regular Agenda: Special Projects

6.a. Request permission to accept bid from AS Fornea Construction, LLC for the City of Oxford mTrade Park Indoor Practice Facility for the amount of $868,895.37. (Mark Levy)

Attachments
1. SPECIAL - PERMISSION TO ACCEPT BID - AS FORNEA - INDOOR PRACTICE FACILITY.PDF

6.b. Request permission to accept recommendation of final completion for the Oxford Rubbish Site West Expansion Project and release retaining to Century Construction. (Mark Levy)

Attachments
1. SPECIAL - ACCEPT FINAL COMPLETION - OXFORD RUBBISH SITE.PDF

6.c. Consider Change Order No. 1 in the amount of $34,520.00 for the Conference Center Lighting Upgrade project. (Mark Levy)

Attachments
1. SPECIAL - CHANGE ORDER 1 - OCC - LIGHTING UPGRADE.PDF

6.d. Consider Addendum #1 to the Debris Removal and Disposal Services Agreement. (Mark Levy)

Attachments
1. SPECIAL - ADDENDUM 1 WITH LGS.PDF

6.e. Request permission to request proposals for non-disaster related bulk waste disposal. (Mark Levy)

Attachments
1. SPECIAL - REQUEST PROPOSAL - BULK WASTE DISPOSAL.PDF

7. Regular Agenda: Development Services-Engineering Department

7.a. Request permission to advertise for the mTrade Wells No. 3 and No. 4 Project. (Norman Nichols)

Attachments
1. ENGINEERING - REQUEST TO ADVERTISE FOR BIDS FOR MTRADE WATER WELLS 3 AND 4.PDF

7.b. Request permission to advertise for the Pat Patterson Pkwy Water Distribution Project. (Norman Nichols)

Attachments
1. ENGINEERING - REQUEST TO ADVERTISE FOR BIDS FOR PAT PATTERSON PKWY WATER EXTENSION.PDF

7.c. Request permission to advertise for the Sandy Cove Sewer Extension Project. (Norman Nichols)

Attachments
1. ENGINEERING - REQUEST TO ADVERTISE FOR BIDS FOR SANDY COVE SEWER EXTENSION PROJECT.PDF

7.d. Request permission to advertise for bids for the Hazard Mitigation Grant Program Project DR-576-0030-F, Flood Threat Recognition System. (Norman Nichols)

Attachments
1. ENGINEERING - REQUEST TO ADVERTISE FOR FTRS.PDF

7.e. Consider the request from RKA Construction to close a portion of Monroe Avenue between North Lamar Blvd and Boure. (Norman Nichols)

Attachments
1. ENGINEERING - REQUEST TO CLOSE A PORTION OF MONROE AVENUE.PDF

7.f. Consider resolution authorizing the submittal of an application to the FY2026 Safe Streets and Roads For All (SS4A) Grant Program. (Norman Nichols)

Attachments
1. ENGINEERING - RESOLUTION - SAFE STREETS AND ROADS GRANT PROGRAM.PDF

7.g. Request permission to close South Lamar Blvd from University Avenue to the Square from the hours of 11:00 p.m. to 7:00 a.m. on Tuesday, May 26, 2026 and Wednesday, May 27, 2026, to perform painting of the crosswalks along the stretch of roadway. (Norman Nichols)

8. Regular Agenda: Closing the Meeting

8.a. Consider an executive session.

8.b. Adjourn.

THE CITY OF
OXFORD

SURPLUS FORM

PLEASE USE A DIFFERENT FORM FOR EACH ITEM YOU WANT TO DECLARE SURPLUS. BE SURE TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET BEING SURPLUSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 5/6/26

Department that owns Fixed Asset: Oxford Police Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): N/A

Physical Location of Asset: Oxford Police Deparment

If the item being surplused is a vehicle or a piece of equipment, please provide:

Dodge \ Charger \ 2014

Make Model Year

2C3CDXAG3EH368251 \ Black

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

_____

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_____

Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

107 Courthouse Square
Oxford, MS 38655

(p) 662-236-1310
(f) 662-232-2337

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Date of Request: 5/6/26

Department that owns Fixed Asset: Oxford Police Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): N/A

Physical Location of Asset: Oxford Police Deparment

If the item being surplused is a vehicle or a piece of equipment, please provide:

Dodge \ Charger \ 2014

Make Model Year

2C3CDXAG9EH368254 \ Black

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

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Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

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Date of Request: 5/6/26

Department that owns Fixed Asset: Oxford Police Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): N/A

Physical Location of Asset: Oxford Police Deparment

If the item being surplused is a vehicle or a piece of equipment, please provide:

Dodge \ Charger \ 2013

Make Model Year

2C3CDXAG1DH592665 \ Black

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

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Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

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Date of Request: 5/6/26

Department that owns Fixed Asset: Oxford Police Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): N/A

Physical Location of Asset: Oxford Police Deparment

If the item being surplused is a vehicle or a piece of equipment, please provide:

Chevrolet \ Impala \ 2011

Make Model Year

2G1WF5EK3B1313835 \ Silver

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

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Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

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Date of Request: 5/6/26

Department that owns Fixed Asset: Oxford Police Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): N/A

Physical Location of Asset: Oxford Police Deparment

If the item being surplused is a vehicle or a piece of equipment, please provide:

Dodge \ Charger \ 2016

Make Model Year

2C3CDXAG4GH130072 \ Black

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

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Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

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Date of Request: 5/6/26

Department that owns Fixed Asset: Oxford Police Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): N/A

Physical Location of Asset: Oxford Police Deparment

If the item being surplused is a vehicle or a piece of equipment, please provide:

Dodge \ Charger \ 2014

Make Model Year

2C3CDXAG7EH368253 \ Black

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

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Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

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Date of Request: 5/6/26

Department that owns Fixed Asset: Oxford Police Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): N/A

Physical Location of Asset: Oxford Police Deparment

If the item being surplused is a vehicle or a piece of equipment, please provide:

Dodge \ Charger \ 2013

Make Model Year

2C3CDXAG6DH592659 \ Black

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

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Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

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Date of Request: 5/6/26

Department that owns Fixed Asset: Oxford Police Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): N/A

Physical Location of Asset: Oxford Police Deparment

If the item being surplused is a vehicle or a piece of equipment, please provide:

Ford \ F-150 \ 2006

Make Model Year

1FTPW14V46KD94334 \ White

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

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_____

_____

_____

_____

Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

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Date of Request: 5/14/2026

Department that owns Fixed Asset: Oxford Fire Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): NA

Physical Location of Asset: OFD Station 1

If the item being surplused is a vehicle or a piece of equipment, please provide:

Dewalt \ DXCM303 \ _____

Make Model Year

1315103C2720019 \ _____

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): Dewalt 30 gal Air Compressor

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

Dewalt Air compressor with a bad motor can not be fixed

Name of Person Submitting Surplus Request: J. Gardner

Date Approved by BOA: _____

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Date of Request: 5/14/2026

Department that owns Fixed Asset: Oxford Fire Department

Fixed Asset Tag Number (If item is not tagged, please put N/A): 3617

Physical Location of Asset: OFD Station 1

If the item being surplused is a vehicle or a piece of equipment, please provide:

Apple \ Ipad \ _____

Make Model Year

_____ \ yellow

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): Apple I PAd

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

Apple IPad old inspector Used does not work any longer

Name of Person Submitting Surplus Request: J. Gardner

Date Approved by BOA: _____

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Date of Request: 5/6/26

Department that owns Fixed Asset: mTrade Park

Fixed Asset Tag Number (If item is not tagged, please put N/A): 22260

Physical Location of Asset: Outside Cage

If the item being surplused is a vehicle or a piece of equipment, please provide:

HUSQVARNA \ PUSH MOWER \ _____

Make Model Year

4207619978 \ ORANGE

VIN / Serial Number Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplused:

HYDRAULIC BUSTED AND NO LONGER WORKS

Name of Person Submitting Surplus Request: Clay Brownlee

Date Approved by BOA: _____

107 Courthouse Square
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3. Request permission to declare equipment surplus and authorize its disposal. (Rob Neely)

Please see attached surplus forms for item descriptions. The items are owned by Oxford Utilities Electric Division and listed below:

- 2004 Ford F-450 pickup truck which no longer runs and cannot be repaired. We plan to list the truck on Govdeals and sell to the highest bidder.

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PLEASE USE A DIFFERENT FORM FOR EACH ITEM YOU WANT TO DECLARE SURPLUS. BE SURE TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET BEING SURPLUSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 5/17/26

Department that owns Fixed Asset: Oxford Utilities / Electric Dept.

Fixed Asset Tag Number (If item is not tagged, please put N/A): _____

Physical Location of Asset: Oxford Utilities Electric Warehouse

If the item being surplused is a vehicle or a piece of equipment, please provide:

Ford	F450	2004
Make	Model	Year

1FDXW46544EC14278	white
VIN / Serial Number	Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be surplused:

Name of Person Submitting Surplus Request: ROB NEELY

Date Approved by BOA: _____

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Early Childhood and Reading Development Partnership with
Oxford School District-Lafayette County School District-City of Oxford-Lafayette County
Progress Report
February-April 2026

Prepared by: Cara Buffington, Director of Early Childhood and Reading Development

A. PROJECT SUMMARY

The community partnership will build an Early Childhood and Reading Development Program in the Lafayette County and Oxford Community dedicated to ensuring that all children can read proficiently by the end of third grade. The Early Childhood and Reading Development Program will build and strengthen community partnerships in the areas of school readiness, school attendance, out of school learning opportunities, and children's health and wellness.

B. STATUS OF ACTIVITIES DURING THE REPORTING PERIOD

February 2026	
Collaboration Partners for the Month:	
United Way of Oxford and Lafayette County	LOU Reads
Oxford School District (OSD)	Lafayette County School District (LCSD)
Mary Cathey Head Start (MCHS)	Willie Price Lab School (WPLS)
MS Department of Education (MDE)	MS Campaign for Grade-Level Reading (MSCGLR)
Second Chance, Inc./Lynndy Hurdle	The Oxford and Lafayette County Public Library
Delta Health Alliance	Lovepacks
Center for Excellence in Literacy Instruction (CELI)	University of Mississippi Center for Community and Engagement
Activities/Events:	
Collaborative Lead Partner Meeting in Jackson (February 3)	
Lead Partner Meeting for LOU ELC (February 10)	
PLC for all LOU Early Learning Collaborative teachers (February 11)	
Community Connections meeting at the Chamber (February 12)	
L.O.U. Reads Planning Meeting for "Roll and Read" Literacy Event (February 13)	
Three T's Meeting at the Oxford and Lafayette County Public Library (February 18)	
Campaign for Grade Level Reading State Meeting in Jackson (Feb. 23)	
Three T's Meeting at Willie Price Lab School (February 25)	
"Communiversity Kids" Family Event (Feb. 28)	

March 2026	
Collaboration Partners for the Month:	
United Way of Oxford and Lafayette County	LOU Reads
Oxford School District (OSD)	Lafayette County School District (LCSD)
Mary Cathey Head Start (MCHS)	Willie Price Lab School (WPLS)
MS Department of Education (MDE)	MS Campaign for Grade-Level Reading (MSCGLR)
Read To Them	Lovepacks
Second Chance, Inc./Lynndy Hurdle	University of Mississippi Cub Lab
Delta Health Alliance	The Oxford and Lafayette County Public Library
Center for Excellence in Literacy (CELI)	Lafayette County Literacy Council (LCLC)
Activities/Events:	
"Read Across America" Week (Mar. 2-6)	
Lafayette Pre-K Screenings for incoming 26-27 students (March 2)	
Lead Partner Meeting for LOU ELC (March 3)	
Three T's Meeting with CELI (March 4)	
LOU ELC Monitoring Visit from MDE (March 4)	
Begin Brigance assessments for all sites (March 16)	
"Reading with Mom" Family Event at Mary Cathey Head Start (March 17)	
PLC for LOU ELC (March 18)	
Mississippi Reads One Book begins (March 18)	
Transition Meeting with Lafayette and Oxford at Mary Cathey Head Start (March 24)	
Lovepack books delivered (March 25)	
United Way Grant Application submitted (March 27)	
Campaign for Grade Level Reading Meeting at UM (March 31)	
Distributed books to all L.O.U. Reads Little Free Libraries	

April 2026	
Collaboration Partners for the Month:	
United Way of Oxford and Lafayette County	LOU Reads
Oxford School District (OSD)	Lafayette County School District (LCSD)
Mary Cathey Head Start (MCHS)	Willie Price Lab School (WPLS)
MS Department of Education (MDE)	Northwest MS Resource and Referral Center
Center for Excellence in Literacy Instruction (CELI)	The Oxford and Lafayette County Public Library
Lovepacks	Chadwick Farm
Delta Health Alliance	UM School of Psychology (Cub Lab)
UM School of Education	Junior Auxiliary of Oxford (Crown Club)
Lafayette County Literacy Council (LCLC)	Parent and Caregiver Success at UM
Oxford Community Market (OXCM)	Mission Acceleration
Activities/Events:	
Brigance Screeners for all LOU ELC sites	
Mississippi Kindergarten Readiness Assessment for all LOU ELC sites	
EL Parent Meeting with Mrs. Hurdle (May 1)	
LOU Reads Spring Coalition Meeting at Delta Health Alliance Resource and Referral Center (April 2)	
Professional Development with CELI at Willie Price Lab School (April 6)	
Lead Partner Meeting with all sites (April 7)	
Parent Meeting with CELI at UM (April 7)	
LOU ELC PLC (April 8)	
EL Parent Meeting with CELI at the Links (April 13)	
Book Giveaway at Oxford Community Market (April 14)	
"Roll and Read" Literacy Event at Chadwick Farm (April 16)	
EL Parent Meeting with CELI at Karlee's (April 20)	
Festival of Nations Book Giveaway at Oxford High School (April 21)	
OECC Pre-K Screenings for incoming 26-27 students (April 21-28)	

C. PROGRAM GOALS FOR NEXT REPORTING PERIOD (May - July 2026)

Goals
Continued support of PreK classrooms in our Lafayette-Oxford-University Early Learning Collaborative (LOU ELC)- 24 classrooms
Analyze MKAS data from 2025-2026 school year (Section E)
Analyze Brigance date from 2025-2026 school year (Section F)
Successful score on Rate of Readiness in June (Section G)
Create Summer Fun and Learning Activities Guide for Parents-May
Plan activities for National Summer Learning Week July 13-17, 2026
Plan to recruit family members of LOU ELC PreK Classrooms for the Career Advancement Program
Plan Parent Academy Trainings for LOU ELC for 26-27 School Year
Plan Three T's Trainings- Leaders across the state are discussing the best plan of action to bring the training to communities throughout the state.
Continue to promote efforts of LOU Reads through our website and social media
Continue to Promote PreK Tax Credit for the LOU ELC (Section H)

D. Upcoming Events

Events/Info
Book Giveaways • June 11 – LCSD Summer School at Lafayette Upper Elementary School • June 24 – OSD Summer School at Central Elementary School • June – Summer Meal Program and Boys and Girls Club at Central Elementary School • July 22 – YMCA at Lafayette Lower School • July 14 - Oxford Community Market • Several during the month of June and July at the Lafayette & Oxford Public Library Storytimes
Lead Partner Meeting in Tupelo for Early Learning Collaborative (June 15)
Early Childhood Conference for LOU ELC staff in Tupelo (June 16-18)
LOU Reads Summer Coalition Meeting at Resource and Referral Center (July 9)
NOTE: For up-to-date info and pics, follow LOU Reads on Facebook, Twitter, and Instagram - @loureads38655

E. MKAS Scores for LOU ELC sites for 2025 – 2026

The fall benchmark score for Pre-K students is 644 and the spring benchmark score is 686.

	Fall 2025		Spring 2026	
Site	At/Above 644	Average Scale Score	At/Above 686	Average Scale Score
LOU ELC	45%	638	78%	726
OECC	46%	636	82%	736
Lafayette Pre-K	41%	638	69%	707
Mary Cathey Head Start	38%	620	69%	724
Willie Price Lab School	62%	664	85%	723

F. Brigance Scores for LOU ELC sites for 2025 – 2026

The Briance screener is given to all 384 students in the LOU ELC. This screener measures physical, literacy, math, and social/emotional skills, which can all be important predictors of future school success.

Brigance percentage of students at or above benchmark:
2025-2026

	Fall	Spring
LOU ELC	68.9%	90.1%
OECC	66.8%	90.7%
LES	64.8%	87.9%
MCHS	81.2%	93.7%
WPLS	91.1%	91.1%

G. Rate of Readiness

A.	**Whole Child Kindergarten Readiness Assessment/Screener** (developmental screening/CELA)	Percentage of students at or above benchmark at end-of-year assessment	**0% - 30% = 0 points** **31% - 50% =5 points** **51% - 70% = 10 points** **71% - 80% = 20 points** **81% - 90% = 30 points** **91% - 100%= 45 points**
B.	**Literacy Kindergarten Readiness Assessment**	Percentage of students at or above benchmark at end-of year screening	**0% - 30% = 0 points** **31% - 50% = 1 points** **51% - 70% = 2 points** **71% - 80% = 3 points** **81% - 90% = 4 points** **91% - 100%= 5 points**
C.	**CLASS Ranges** • Low = 1 – 2 • Mid = 3 – 5 • High = 6 – 7	Meet an average of 5 and a minimum of 2.8 in the Instructional Support domain	**1.00-2.99 = 0 points** **3.00-3.99 = 7 points** **4.00-4.99 = 15 points** **5.00-7.00 & ≤2.8 IS = 15 points 5.00-7.00 & ≥2.8 IS = 25 points**
D.	**Monitoring**	Meets compliance standards based on the Monitoring Tool	**0-80%= 5 points** **81-84%= 10 points** **85-89%=15 points** **90-98%= 20 points** **99-100%=25 points**
Site Score: A + B + C + D			

Rate of Readiness Determination – The rate of readiness is assigned based on the site score achieved. The point breakdown for the rate of readiness is as follows:

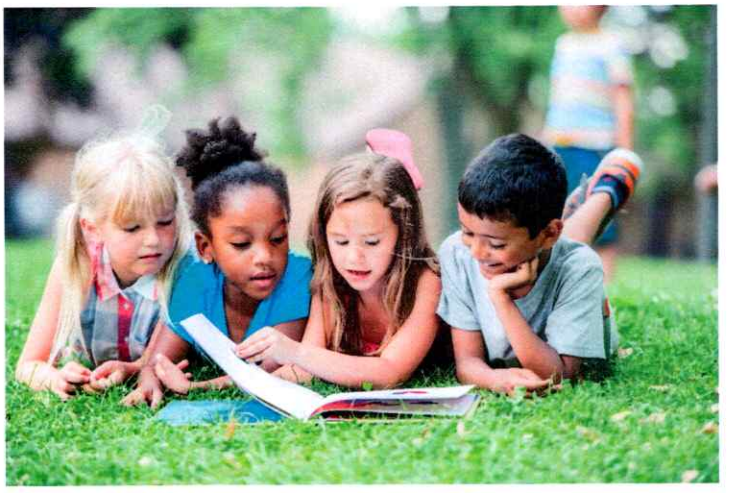
- Successful: site score of 70+ points
- Probation: site score of 69 points or below
- Plan of improvement: site score of 69 points or below for two years in a row

STATE TAX CREDIT

INVESTING IN PRE-K

THE STATE TAX CREDIT

Individuals or corporations who make a contribution to support the local matching fund of an approved early learning collaborative may be eligible to receive a state tax credit for the donated amount up to $1,000,000. The Mississippi Department of Revenue can approve 1:1 tax credits up to the amount the legislature appropriates to the Early Learning Collaborative Act each year. For 2024, the legislature appropriated $24 million; therefore, the sum of the donations eligible for the tax credit may not exceed $24 million. If you make a donation after the cap has been reached, you will not be eligible to receive the tax credit.



SECURING THE TAX CREDIT

To donate to a collaborative and receive the state tax credit, follow these steps:

1. Contact the Lead Partner for the collaborative to which you wish to donate. A list of all the approved early learning collaboratives is found below, along with contact information for the person responsible for collecting donations.

2. The Mississippi Department of Education tracks qualifying donations towards the cap. They will share this information with all the lead partners of the collaboratives. When contacting the lead partner, verify that the cap has not been reached.

3. After you make a donation, the Mississippi Department of Education will issue you a donation certificate documenting that you have contributed to the local matching funds of an approved collaborative.

4. Indicate your donation when you file you state taxes. Use form 80-401, which can be found on the Department of Revenue's website.

Support the L.O.U.
Early Learning Collaborative

Oxford Early Childhood Center
Lafayette Elementary School
Willie Price Lab School
Mary Cathey Head Start

To make your donation, contact the L.O.U. Early Learning Collaborative Coordinator, Cara Buffington at cbbuffington@oxfordsd.org or 662.234.3541

1. Consider water and/or sewer bill adjustments in accordance with Oxford Utilities Leak Adjustment Policy. (Rob Neely)

The Oxford Utilities Billing Supervisor has reviewed the accounts listed in the attached spreadsheet and confirmed that 1) The leaks associated with the referenced accounts meet the criteria of the Board approved leak adjustment policy and 2) The customer did not receive the benefit of the utility service being adjusted. Based on those findings, Oxford Utilities recommends that the board approve the adjustment of the referenced accounts.

WATER/SEWER ADJUSTMENTS | OXFORD UTILITIES

MAY 01, 2026 - MAY 13, 2026

TO BE APPROVED: MAY 19, 2026

ACCOUNT NUMBER	CUSTOMER NAME	ADDRESS	WATER ADJUSTMENT	SEWER ADJUSTMENT	ADJUSTMENT TYPE
204847-104771	JAMES HOUSTON	1039 BOOKER ROAD	-$27.34	-$36.34	INSIDE
203025-101451	LARRY CHRISTMAN JR	4319 MOCKINGBIRD ROAD	-$84.49	-$224.20	OUTSIDE
202973-045885	ADAM PLUNK	503 MARY ANN COVE	-$24.85	-$66.08	OUTSIDE
203058-048998	CAITLYN CONNELL	3317 WHIPPOORWILL LANE	-$444.46	-$1,181.89	OUTSIDE
008963-006582	WALKER & WALKER ENT LLC	613 MIRAMAR LANE	-$25.92	-$34.46	INSIDE
008405-053558	CARLOS TORRES	2020 ROSEMARY STREET	-$24.14	-$32.10	INSIDE
004638-048874	JO WIGGINS	102 FARM VIEW DRIVE UNIT 104	-$40.47	-$53.81	INSIDE
201911-101903	MARTHA BYARS	730 NOTTINGHAM DRIVE	-$28.05	-$37.29	INSIDE
005014-046494	LARRY NOAH	102 FARM VIEW DRIVE UNIT 401	-$197.03	-$261.96	INSIDE
006952-019468	LAURA BRENTS	1002 BIG OAKS COVE	-$117.37	-$131.83	INSIDE
006568-048928	JASON CORDER	1082 BRIARWOOD DRIVE	-$19.97	-$22.43	INSIDE
006584-009651	BRITTNEY MALONE	1902 BURNS AVENUE	-$61.06	-$81.18	INSIDE
225912-054147	TEMIKA GRIFFIN	1401 HADEN DRIVE	-$144.49	-$192.10	INSIDE
203930-103915	KRISTIE WILLETT	211 SISK AVENUE	-$356.78	-$948.72	OUTSIDE
205777-038090	KIMBERLY PIEDLOW	438 BEAUREGARD CIRCLE	-$720.65	-$1,916.32	OUTSIDE
225733-122948	KENYA JONES	700 B BRITTANY DRIVE	-$16.69	-$22.18	INSIDE
		TOTAL:	**-$2,333.76**	**-$5,242.89**	

RESOLUTION APPOINTING
MISSISSIPPI MUNICIPAL LEAGUE
2026 VOTING DELEGATES
FOR THE CITY/TOWN OF _____

WHEREAS, the Mississippi Municipal League amended the bylaws of the association to provide for a ballot election, to be conducted by the officers of the Mississippi Municipal Clerks and Collectors Association, to be held each year at the summer convention, to elect a Second Vice President from the Northern District; and

WHEREAS, the amended bylaws require the governing authority board (Alderman, City Council, City Commission) to designate in its minutes the voting delegate and one alternate to cast the vote for each member municipality.

NOW, THEREFORE, BE IT RESOLVED BY THE (Governing Authority Board) OF THE CITY/TOWN OF _____

In accordance with the bylaws of the Mississippi Municipal League, the voting delegate(s) for the 2026 Mississippi Municipal League election to be held at the annual convention on June 30th, with a run-off (if necessary) on July 1st, 2026, are as follows:

Voting Delegate: (Name and title)
First Alternate: (Name and title)

That public interest and necessity requiring same, this Resolution shall become effective upon passage.

The above and foregoing Resolution, after having been first reduced to writing, was introduced by _____, seconded by _____, and was adopted by the following vote, to-wit:

YEAS: NAYS:

The President thereby declared the motion carried and the Resolution adopted, this the (day, month, and year).

(S E A L)

ATTEST: ADOPTED:

_____ _____
CLERK OF COUNCIL PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the (day, month and year).

ATTEST: APPROVED:

_____ _____
CITY CLERK MAYOR

OXFORD
HUMAN RESOURCES

MEMORANDUM

To: Mayor and Board of Aldermen
From: Braxton Tullos, Human Resources Director
Date: May 19, 2026
Re: Request Approval of Travel

The city of Oxford's Human Resources Department is requesting approval from the Mayor and Board of Aldermen for Braxton Tullos to attend the Annual Labor and Employment Law Conference, June 10th – June 12th, 2026 in New Orleans, LA. The estimated costs will be $1,515 for lodging, parking, meals, and mileage.

I'm requesting approval.

2. Request permission for employee to attend the TVPPA Valley Rally in Washington, DC July 19-21, 2026. ($987.00) (Rob Neely)

Oxford Utilities general manager Rob Neely has been invited to participate in the TVPPA Valley Rally in Washington DC on July 19-22, 2026. This will be an opportunity to meet with the Valley Delegation, including members of the House of Representatives and Senate to help deliver the message for local power companies and the TVA. This is a very tumultuous time for TVA; which has a new board and a new interim CEO.. Additionally, our message will include issues that utilities face such as generation capacity constraints, supply chain issues, transformer standards, NEPA requirements, etc. It's a valuable use of our time because these issues directly affect the ability to deliver electricity reliability and affordably to our customers. The cost of this travel is included in the FY2027 budget.

Rob Neely	
Flight	$ 300.00
Hotel	$ 450.00
Meals	$ 237.00
TOTAL	**$987.00**

There came on for consideration the matter of the issuance of tax increment financing bonds of the City of Oxford, Mississippi, and after a discussion of the subject matter, Alderman _____ offered and moved the adoption of the following resolution:

RESOLUTION AUTHORIZING AND DIRECTING THE ISSUANCE OF NOT TO EXCEED TWO MILLION NINE HUNDRED THOUSAND DOLLARS ($2,900,000) TAX INCREMENT FINANCING BONDS (THE LAMAR PROJECT), SERIES 2026 OF THE CITY OF OXFORD, MISSISSIPPI, IN ONE OR MORE TAXABLE OR TAX EXEMPT SERIES; PRESCRIBING THE FORM AND DETAILS OF SAID BONDS; DIRECTING THE PREPARATION, EXECUTION AND DELIVERY OF SAID BONDS; AUTHORIZING THE NEGOTIATED SALE AND PRIVATE PLACEMENT OF SAID BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PRIVATE PLACEMENT AGREEMENT AND TAX PLEDGE AND SECURITY AGREEMENT IN CONNECTION WITH THE SALE AND ISSUANCE OF SAID BONDS; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION WITH THE SALE AND ISSUANCE OF SAID BONDS; AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen of the City of Oxford, Mississippi (the "Governing Body"), acting for and on behalf of the City of Oxford, Mississippi (the "City"), is authorized by the provisions of Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Act"), to undertake redevelopment projects, including, but not limited to, the acquisition of project areas within the City, the removal of existing buildings and other improvements upon such project areas, the installation, construction or reconstruction of streets, utilities and site improvements on such project areas and/or preparatory work incidental thereto in order to encourage private redevelopment within the City; and

WHEREAS, the Governing Body, acting for and on behalf of the City, is also authorized by the Act to issue tax increment financing bonds to finance such redevelopment projects; and

WHEREAS, Updrafts Investments LLC (the "Developer") has requested that the City issue its tax increment financing bonds, in one or more series, in a principal amount not to exceed Two Million Nine Hundred Thousand Dollars ($2,900,000), in order to make certain infrastructure improvements to facilitate the development of a project known as "The Lamar," a residential, commercial, and mixed-use development (the "Project") located on approximately forty-eight (48) acres within the city limits of the City (the "TIF District"); and

WHEREAS, the infrastructure improvements to be constructed in connection with the Project shall include, but are not limited to, the installation, rehabilitation and/or relocation of certain infrastructure improvements, including, but not limited to, the Molly Barr Road roundabout including "Main Street," improvements to North Lamar Boulevard including traffic lights and sidewalk improvements, Chickasaw Road sidewalk improvements, related architectural/engineering fees, attorney's fees, issuance costs, and other related soft costs, including, but not limited to, a debt service reserve fund, if required, and other costs that are

eligible under the Act (collectively, the "Infrastructure Improvements") which Infrastructure Improvements may be constructed or installed within the TIF District or land adjacent to and serving the TIF District; and

WHEREAS, the Project is a project of major economic significance within the City and qualifies as a project eligible for tax increment financing as set forth in the Act, and participation on the part of the City is necessary and would be in the public interest and in the best interests of the public health, safety, morals, and welfare of the City; and

WHEREAS, on November 23, 2020, the Governing Body adopted a resolution declaring its intention to issue such tax increment financing bonds for the purpose of providing financing for the Infrastructure Improvements; and

WHEREAS, on January 5, 2021, the Governing Body adopted a resolution setting a public hearing to consider the approval of a *Tax Increment Financing Plan for The Lamar, City of Oxford, Mississippi, January 2021* (the "TIF Plan"), in connection with the Project, the issuance of such tax increment financing bonds, the financing of the Infrastructure Improvements and the compliance with the Act by the City and Lafayette County, Mississippi (the "County"); and

WHEREAS, on January 19, 2021, after due notice and a public hearing in connection therewith, the Governing Body adopted a resolution approving the TIF Plan, as authorized by the Act; and

WHEREAS, on March 1, 2021, the Board of Supervisors of the County adopted a resolution setting a public hearing to consider the approval of the TIF Plan; and

WHEREAS, on March 15, 2021, after due notice and a public hearing in connection therewith, the Board of Supervisors of the County adopted a resolution approving the TIF Plan, as authorized by the Act; and

WHEREAS, on May 18, 2021, the Governing Body adopted a resolution approving the form of and authorizing the execution and delivery of a Development and Reimbursement Agreement by and between the City and the Developer (the "Development Agreement"), setting forth the agreement of the City and the Developer in connection with the (i) the construction and installation of the Project, (ii) the construction and installation of the Infrastructure Improvements by the Developer; and (c) the reimbursement of the Developer for a portion of the Developer's expenditures in connection with the construction and installation of the Infrastructure Improvements from the sale and issuance of tax increment financing bonds of the City, from time to time; and

WHEREAS, on October 21, 2025, the Governing Body, pursuant to Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Interlocal Act"), adopted a resolution approving the form of and authorizing the execution and delivery of an Interlocal Cooperation Agreement, by and between the City and the County (the "Interlocal Agreement"), providing for the pledge of certain taxes to be derived from the Project for the payment of debt service on such tax increment financing bonds; and

WHEREAS, on November 3, 2025, the Board of Supervisors of the County adopted a resolution approving the form of and authorizing the execution and delivery of the Interlocal Agreement pursuant to the Interlocal Act; and

WHEREAS, on March 2, 2026, the Attorney General of the State of Mississippi (the "State") approved the Interlocal Agreement; and

WHEREAS, the sale and issuance of tax increment financing bonds for the purpose of providing funds to finance a portion of the Infrastructure Improvements will result in a substantial public benefit to the citizens of the City and the County; and

WHEREAS, pursuant to the Act, the Interlocal Act and the Interlocal Agreement, in order to secure the repayment of any tax increment financing bonds issued pursuant to the Development Agreement, (a) the City agreed to pledge all of the tax revenues derived from the City's ad valorem tax levies on the "captured assessed value" (as defined in the Act) of the real and personal property comprising the TIF District (the "City's Ad Valorem Tax Increment"), and the City's portion of the sales tax generated from the Project, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax (the "City's Sales Tax Increment" and together with the City's Ad Valorem Tax Increment, the "City's Tax Increment") and (b) the County agreed to pledge a portion of the tax revenues derived from the County's ad valorem tax levies on the "captured assessed value" of the real and personal property comprising the TIF District, as more particularly described in the Interlocal Agreement (the "County's Tax Increment" and together with the City's Tax Increment, the "Tax Increment"); provided, however, that any tax increment financing bonds to be issued were to be sized based upon seventy-five percent (75%) of the City's Tax Increment taking into account any agreed upon coverage ratio and other costs in connection with the sale and issuance of such tax increment financing bonds and up to seventy-five percent (75%) of the actual and anticipated County Tax Increment necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto; and

WHEREAS, the City is ready to proceed with the sale and issuance of tax increment financing bonds, in one or more taxable and/or tax-exempt series, in connection with the Project to be designated as the City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), Series 2026 (the "Series 2026 Bonds"), including the City of Oxford, Mississippi Taxable Tax Increment Financing Bonds (The Lamar Project), Series 2026A (the "Series 2026A Bonds") and, if deemed advisable, the City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), Series 2026B (the "Series 2026B Bonds"), which Series 2026 Bonds shall not exceed a total aggregate principal amount of Two Million Nine Hundred Thousand Dollars ($2,900,000); and

WHEREAS, the Act authorizes the Governing Body to provide for the sale of the Series 2026 Bonds at public or private sale (which sale shall be on such terms and in such manner as the Governing Body shall determine to be in the City's best interest); and

WHEREAS, the Series 2026 Bonds will be privately placed with a bank or banks, other financial institution, accredited investor or qualified institutional buyer approved by the City (the

"Purchaser") by Carty, Harding & Hearn, Inc., Memphis, Tennessee, as placement agent (the "Placement Agent"), pursuant to the terms and provisions of a Private Placement Agreement (the "Private Placement Agreement"), by and the Placement Agent and the City; and

WHEREAS, in order to further secure the Series 2026 Bonds, the City and the County will enter into a Tax Pledge and Security Agreement (the "Pledge Agreement") pursuant to which the County will pledge to the City for the payment of a portion of the principal and interest on the Series 2026 Bonds and the funding of the reserve fund requirement, the County's Tax Increment; and

WHEREAS, the Series 2026 Bonds shall be limited obligations of the City payable solely from the Tax Increment and amounts held by the City and the County for payment of the Series 2026 Bonds pursuant to the Interlocal Agreement, the Pledge Agreement and this Bond Resolution (as defined herein) and are not general obligations of the City or the County and neither the full faith and credit of the City or the County nor the full faith or credit of the State or any political subdivision thereof is pledged to the payment of the Series 2026 Bonds; and

WHEREAS, there have been presented to the Governing Body at this meeting the forms of the following documents:

(a) the Private Placement Agreement providing for the private placement of the Series 2026 Bonds by the Placement Agent,

(b) the Pledge Agreement, and

(c) a form of requisition (the "Form of Requisition") in connection with the requisition of the proceeds of the Series 2026 Bonds; and

WHEREAS, said documents are in appropriate form and are appropriate documents for the purposes identified; and

WHEREAS, it is proposed that the Governing Body shall take all such additional actions and authorize such other actions and proceedings as shall be necessary in connection with the sale and issuance of the Series 2026 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:

SECTION 1. The recitals contained in this Bond Resolution are incorporated herein as findings.

SECTION 2. This Bond Resolution is adopted pursuant to the Act and the Constitution of the State.

SECTION 3. In addition to any words and terms elsewhere defined herein, the following words and terms shall have the following meanings, unless some other meaning is plainly intended:

"Act" shall mean Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented.

"Bond Counsel" shall mean Butler Snow LLP, Ridgeland, Mississippi.

"Bond Fund" shall mean the Tax Increment Bond Fund, The Lamar Project, Series 2026 created in Section 20 hereof.

"Bond Resolution" shall mean this resolution authorizing and directing the issuance of the Series 2026 Bonds.

"Bond Year" shall mean the one-year period beginning on the day after the expiration of the preceding Bond Year. The first Bond Year shall begin on the date of issue of the Series 2026 Bonds and shall end on the date selected by the City, with the consent of the Registered Owner, provided that such Bond Year shall not exceed one calendar year. The last Bond Year shall end on the date of retirement of the last Series 2026 Bond.

"Business Day" shall mean any day other than (a) a Saturday, (b) a Sunday, (c) any other day on which banking institutions in New York, New York or Oxford, Mississippi, are authorized or required not to be open for the transaction of regular banking business, (d) any day the City Hall in Oxford, Mississippi is closed, or (e) a day on which the New York Stock Exchange is closed.

"City" shall mean the City of Oxford, Mississippi.

"City Clerk" shall mean the City Clerk of the City.

"City Counsel" shall mean Mayo Mallette PLLC, Oxford, Mississippi.

"City's Ad Valorem Tax Increment" shall mean the City's tax revenues derived from the City's ad valorem tax levies on the captured assessed value, as such term is defined in the Act, of the real and personal property comprising the TIF District.

"City's Sales Tax Increment shall mean the City's portion of the sales tax generated from the Project, if necessary, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax.

"City's Tax Increment" shall mean together the City's Ad Valorem Tax Increment and the City's Sales Tax Increment.

"Closing" shall mean the date of the delivery of the Series 2026 Bonds.

"Code" shall mean the Internal Revenue Code of 1986, as amended, supplemented or superseded and the Regulations promulgated thereunder.

"Continuing Disclosure Certificate" shall mean the certificate setting out the City's agreement in compliance with SEC Rule 15c2-12 to provide continuing disclosure in connection with the Series 2026 Bonds, if required.

"County" shall mean Lafayette County, Mississippi.

"County's Tax Increment" shall mean that portion of the tax revenues derived from the County's ad valorem tax levies on the captured assessed value, as such term is defined in the Act, of the real and personal property comprising the TIF District necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto as calculated pursuant to the formula provided in the Interlocal Agreement.

"Developer" shall mean Updraft Investments LLC, a Mississippi limited liability company.

"Development Agreement" shall mean the Development and Reimbursement Agreement, dated August, 2021, by and between the City and the Developer, providing for the construction and installation of the Project, the construction and installation of the Infrastructure Improvements and the issuance of the Series 2026 Bonds.

"DTC" shall mean The Depository Trust Company, New York, New York.

"Governing Body" shall mean the Mayor and Board of Aldermen of the City.

"Infrastructure Improvements" shall mean the infrastructure improvements constructed or to be constructed in connection with the Project on land within the TIF District or land adjacent to and serving the TIF District and shall include, but are not limited to, the costs of the construction of the Molly Bar Road roundabout including "Main Street," the costs of improvements to North Lamar Boulevard, including traffic lights and sidewalk improvements, the costs of Chickasaw Road sidewalk improvements, the costs of the sale and issuance of the Series 2026 Bonds, any required debt service reserve fund for the Series 2026 Bonds, capitalized interest on the Series 2026 Bonds, if necessary, and any other costs that are eligible under the Act.

"Interlocal Agreement" shall mean the Interlocal Cooperation Agreement, by and between the City and the County, dated as of November 1, 2025, providing for the pledge of the Tax Increment to secure the payment of the debt service on the Series 2026 Bonds.

"Mayor" shall mean the Mayor of the City.

"Municipal Advisor" shall mean Government Consultants, Inc., Madison, Mississippi, the Independent Registered Municipal Advisor to the City in connection with the sale and issuance of the Series 2026 Bonds.

"Paying and Transfer Agent" shall mean the City Clerk of the City or any bank, trust company or other financial institution designated by the Governing Body to make payments of the principal of and interest on the Series 2026 Bonds, and to serve as registrar and transfer agent for the registration of owners of the Series 2026 Bonds, and for the performance of other duties as may be specified by the Governing Body.

"Payment Date" shall mean any date on which interest is payable on the Series 2026 Bonds.

"Person" shall mean an individual, partnership, corporation, limited liability company, trust or unincorporated organization and a government or agency or political subdivision thereof.

"Placement Agent" shall mean Carty, Harding & Hearn, Inc., Memphis, Tennessee.

"Pledge Agreement" shall mean the Tax Pledge and Security Agreement, by and between the City and the County, pursuant to which the County will pledge to the City for the payment of a portion of the principal and interest on the Series 2026 Bonds and the funding of the reserve fund requirement, the County's Tax Increment.

"Private Placement Agreement" shall mean the Private Placement Agreement between the City and the Placement Agent providing for the sale of the Series 2026 Bonds, a copy of which is attached hereto as Exhibit A.

"Project" shall mean a residential, commercial, and mixed-use development known as "The Lamar" and located in the TIF District.

"Project Fund" shall mean the Tax Increment Project Fund, The Lamar Project, Series 2026 created in Section 22 hereof.

"Purchaser(s)" shall mean a bank or banks, other financial institution, accredited investor or qualified institutional buyer approved by the City as purchaser of the Series 2026 Bonds.

"Registered Owner" shall mean the person whose name shall appear in the Registration Records.

"Registration Records" shall mean the records maintained by the Paying Agent on behalf of the City for the registration and transfer of the Series 2026 Bonds.

"Reserve Fund" shall mean the Tax Increment Reserve Fund, The Lamar Project, Series 2026 created in Section 21 hereof.

"Reserve Fund Requirement" shall mean the lesser of the following: (i) the maximum amount of principal and interest becoming due in the current or any future Bond Year, on all Series 2026 Bonds then outstanding; (ii) 125% of average annual debt service on the Series 2026 Bonds; or (iii) 10% of the stated principal amount of the Series 2026 Bonds, or if the Series 2026 Bonds have more than a de minimis amount (as defined in Section 1.148-1(b) of the Treasury Regulations) of original issue discount or premium, 10% of the issue price (as defined in Section 1.148-1(b) of the Treasury Regulations) of the Series 2026 Bonds); provided, however, that if the amount of the Reserve Fund Requirement should at any time equal an amount in excess of the lesser of (i), (ii) and (iii) above, the funds held in the Reserve Fund will not be invested at a yield in excess of the yield on the Series 2026 Bonds. The Reserve Fund Requirement will be funded from the proceeds of the Series 2026 Bonds and shall be determined at the time of the sale of the Series 2026 Bonds.

"Securities Depository" shall mean The Depository Trust Company and any substitute for or successor to such securities depository selected by the City to act as the securities depository maintaining a book-entry transfer system for the Series 2026 Bonds.

"Securities Depository Nominee" shall mean the Securities Depository or the nominee of such Securities Depository in whose name there shall be registered on the Registration Records the Series 2026 Bonds to be delivered to such Securities Depository during the continuation with such Securities Depository of participation in its book-entry system.

"Series 2026 Bonds" shall mean the Series 2026A Bonds and, if deemed advisable, the Series 2026B Bonds, in the total aggregate principal amount of not to exceed $2,900,000.

"Series 2026A Bonds" shall mean the Taxable Tax Increment Financing Bonds (The Lamar Project), Series 2026A, of the City to be dated the date of delivery thereof.

"Series 2026B Bonds" shall mean the Tax Increment Financing Bonds (The Lamar Project), Series 2026B, of the City to be dated the date of delivery thereof.

"State" shall mean the State of Mississippi and its agencies.

"Tax Increment" shall mean together the City's Tax Increment and the County's Tax Increment.

"TIF District" shall mean the area comprised of approximately forty-eight (48) acres within the City on which the Project is located.

"TIF Fund" shall mean the Tax Increment Fund, The Lamar Project created in Section 23 hereof.

"TIF Plan" shall mean the *Tax Increment Financing Plan for The Lamar, City of Oxford, Mississippi, January 2021*, approved by the City on January 5, 2021, and by the County on March 15, 2021.

SECTION 4. Proceeding under the authority of the Act, there shall be and there are hereby authorized and directed to be issued one or more series of the City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), Series 2026, including the City of Oxford, Mississippi Taxable Tax Increment Financing Bonds (The Lamar Project), Series 2026A, and, if deemed advisable, the City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), Series 2026B, all in a total aggregate principal amount of not to exceed Two Million Nine Thousand Dollars ($2,900,000).

SECTION 5. In consideration of the purchase and acceptance of any and all of the Series 2026 Bonds by the Registered Owners thereof, this Bond Resolution shall constitute a contract between the City and the Registered Owners from time to time of the Series 2026 Bonds. The pledge made herein, and the covenants and agreements herein set forth to be performed on behalf of the City shall be for the equal benefit, protection and security of the Registered Owners of any and all of the Series 2026 Bonds, all of which, regardless of the time or times of their authentication and delivery or maturity, shall be of equal rank without

preference, priority or distinction. Pursuant to the Act, the Series 2026 Bonds shall be limited obligations of the City payable solely from the Tax Increment and amounts held by the City and the County for payment of the Series 2026 Bonds pursuant to the Interlocal Agreement and this Bond Resolution. The Series 2026 Bonds are not general obligations of the City or the County and neither the full faith and credit of the City or the County nor the full faith or credit of the State or any political subdivision thereof is pledged to the payment of the Series 2026 Bonds.

For the purposes of effectuating and providing for the payment of the principal of and interest on the Series 2026 Bonds, as the same shall respectively mature and accrue, there shall be and is hereby irrevocably pledged:

(a) the avails of the Tax Increment resulting from the (1) taxation by the City of the "captured assessed value" (as such term is defined in Section 21-45-21 of the Act) of the real and personal property comprising the TIF District and the City's portion of the sales tax generated from the Project, if deemed necessary, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax, and (2) taxation by the County of the captured assessed value of that portion of the real and personal property comprising the TIF District necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto as calculated pursuant to the formula provided in the Interlocal Agreement; which together shall be that portion of the Tax Increment necessary and sufficient to pay the principal of and interest on the Series 2026 Bonds, the deficiency in the Reserve Fund, if any, and the fees and expenses of the Paying and Transfer Agent; and

(b) the amounts held on behalf of the City and the County in the funds and accounts established hereunder and under the Interlocal Agreement in connection with the Series 2026 Bonds and any project fund, bond fund and/or reserve fund designated for the Series 2026 Bonds and any investment earnings thereon.

Should there be a failure in any year to comply with the requirements of this Section 5, such failure shall not impair the right of the Registered Owners of any of the Series 2026 Bonds to subsequently receive payments of principal of and interest on the Series 2026 Bonds from the avails of the Tax Increment and from amounts in the funds and accounts established under this Bond Resolution and the Interlocal Agreement and referenced in subsection (b) above.

SECTION 6. Due to the complexity of structuring the Series 2026 Bonds and prevailing market conditions, the Series 2026 Bonds shall be sold to the Purchaser at private sale pursuant to the terms and provisions of the Private Placement Agreement. The Mayor, acting for and on behalf of the City, is hereby authorized and directed to negotiate with the Placement Agent for the sale of the Series 2026 Bonds and to make all final determinations necessary in connection with the Series 2026 Bonds including, but not limited to, the final principal amount of the Series 2026 Bonds, the maturity schedule relating to the Series 2026 Bonds, the redemption terms of the Series 2026 Bonds, the dated date and payment dates of the Series 2026 Bonds, the interest rate or rates to be borne by the Series 2026 Bonds, the price to be paid for the Series 2026 Bonds, and any transfer restrictions on the Series 2026 Bonds, subject to the provisions of the Act and this Bond Resolution. The Mayor is hereby authorized to execute and deliver, on behalf of the

City, any commitment from the Purchaser offering to purchase the Series 2026 Bonds provided that the terms thereof do not conflict with the terms and provisions of this Bond Resolution.

SECTION 7. The Series 2026 Bonds shall be dated their date of delivery and shall bear interest from said date at the rates per annum to be set forth in the Private Placement Agreement; provided, however, that the Series 2026 Bonds shall not bear a greater overall maximum interest rate to maturity than eleven percent (11%) per annum as allowed by the Act. The Series 2026 Bonds shall be payable as to principal in the years and in the principal amounts to be set forth in the Private Placement Agreement and shall mature no more than fifteen (15) years from their date of issuance. The Series 2026 Bonds shall be payable as to interest on the dates as set forth in the Private Placement Agreement.

SECTION 8. The Series 2026 Bonds shall be issued as fully registered bonds in authorized denominations of at least $100,000 and integral multiples of $1,000 in excess thereof and shall be numbered separately from R-1 upwards without regard to maturity. If the Series 2026 Bonds are held through a book-entry system as provided in Section 11 hereof, one fully registered Series 2026 Bond will be issued for each separate maturity and/or series of the Series 2026 Bonds and will be deposited with the Securities Depository.

SECTION 9. The Series 2026 Bonds may be subject to redemption prior to their respective maturities as provided in the Private Placement Agreement, which redemption provisions shall be finalized and agreed to by the Mayor on the date the Private Placement Agreement is executed and delivered by the City.

SECTION 10. The principal of the Series 2026 Bonds shall be payable in lawful money of the United States of America upon presentation and surrender thereof (except in the case of sinking fund redemption payments) as the same shall become due at the corporate trust office of a bank or trust company located within or without the State to be named by the City as paying agent, transfer agent and registrar of the Series 2026 Bonds (the "Paying and Transfer Agent"). Interest will be payable by check or draft drawn upon the Paying and Transfer Agent, made payable to the Registered Owner named in, and mailed to the address of the Registered Owner as it shall appear on the registration books of the City for the Series 2026 Bonds as of the close of business on the date which shall be the fifteenth (15th) day (whether or not a business day) of the calendar month next preceding each Payment Date, which registration books shall be kept and maintained by the Paying and Transfer Agent, or at the written election of a Registered Owner of $1,000,000 or more in aggregate principal amount of Series 2026 Bonds delivered to the Paying and Transfer Agent at least one business day prior to the record date for which such election will be effective, by wire transfer to such Registered Owner.

SECTION 11. (a) Notwithstanding anything to the contrary in this Bond Resolution, if the Series 2026 Bonds are being held under a book-entry system, transfers of beneficial ownership of the Series 2026 Bonds will be carried out pursuant to rules and procedures established by the Securities Depository.

(b) As long as a book-entry system is in effect for the Series 2026 Bonds, the Securities Depository Nominee will be recognized as the Registered Owner of the Series 2026 Bonds for the purpose of (1) paying the principal of or interest on such Series 2026 Bonds, (2)

giving any notice permitted or required to be given to Registered Owners of the Series 2026 Bonds under this Bond Resolution, (3) registering the transfer of such Series 2026 Bonds, and (4) requesting any consent or other action to be taken by the Registered Owners of such Series 2026 Bonds, and for all other purposes whatsoever, and neither the City nor the Paying and Transfer Agent shall be affected by any notice to the contrary.

(c) Neither the City nor the Paying and Transfer Agent shall have any responsibility or obligation to any participant, any beneficial owner or any other person claiming a beneficial ownership in any Series 2026 Bonds which are registered to a Securities Depository Nominee under or through the Securities Depository with respect to any action taken by the Securities Depository as Registered Owner of such Series 2026 Bonds.

(d) The Paying and Transfer Agent shall pay all principal of and interest on the Series 2026 Bonds issued under the book-entry system, only to the Securities Depository, or the Securities Depository Nominee, as the case may be, for such Series 2026 Bonds, and all such payments shall be valid and effectual to fully satisfy and discharge the obligations with respect to the principal of and interest on such Series 2026 Bonds.

(e) In the event that the Governing Body determines that it is in the best interest of the City to discontinue the book-entry system of transfer for the Series 2026 Bonds, or that the interests of the beneficial owners of the Series 2026 Bonds may be adversely affected if the book-entry system is continued, then the City shall notify the Securities Depository and the Paying and Transfer Agent of such determination. In such event, the City shall execute and the Paying and Transfer Agent shall, pursuant to subsequent resolution of the Governing Body, authenticate, register and deliver physical certificates for the Series 2026 Bonds in exchange for the Series 2026 Bonds registered in the name of the Securities Depository. Such certificates shall be in fully registered form and transferable only upon the Registration Records of the City maintained by the Paying and Transfer Agent, by the Registered Owner thereof or by his attorney, duly authorized in writing, upon surrender thereof, together with a written instrument of transfer satisfactory to the Paying and Transfer Agent, duly executed by the Registered Owner or his duly authorized attorney in accordance with this Bond Resolution.

(f) In the event that the Securities Depository for the Series 2026 Bonds discontinues providing its services, the City shall either engage the services of another Securities Depository or deliver physical certificates in the manner described in subparagraph (e) above.

(g) In connection with any notice or other communication to be provided to the Registered Owners of the Series 2026 Bonds by the City or by the Paying and Transfer Agent with respect to any consent or other action to be taken by the Registered Owners, the City or the Paying and Transfer Agent, as the case may be, shall establish a record date for such consent or other action and give the Securities Depository Nominee notice of such record date not less than fifteen (15) days in advance of such record date to the extent possible.

(h) If the Series 2026 Bonds are held under the book-entry system, the initial Securities Depository for the Series 2026 Bonds shall be The Depository Trust Company, New York, New York ("DTC"). As long as the Series 2026 Bonds are maintained by DTC under its

book-entry system, all payments with respect to the principal of and interest on the Series 2026 Bonds and notices shall be made and given to DTC.

SECTION 12. Pursuant to the authority granted by the Act and the Registered Bond Act, being Sections 31-21-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Registered Bond Act"), the Series 2026 Bonds shall be executed by the manual or facsimile signature of the Mayor and the official seal of the City shall be affixed or lithographed or otherwise reproduced thereon, attested by the City Clerk, and the Series 2026 Bonds shall be authenticated by the Paying and Transfer Agent. The Paying and Transfer Agent shall authenticate each Series 2026 Bond by executing the Paying and Transfer Agent's Certificate thereon and no Series 2026 Bond shall be valid or become obligatory for any purpose until such certificate shall have been duly executed by the Paying and Transfer Agent. Such certificate, when duly executed on behalf of the City, shall be conclusive evidence that the Series 2026 Bond so authenticated has been duly authenticated and delivered. The validation certificate, for which provision is hereinafter made, to appear on each Series 2026 Bond, shall be executed by the manual or facsimile signature of the City Clerk.

The Paying and Transfer Agent is hereby authorized upon the approval of the Governing Body to have printed from time to time as necessary additional certificates to be executed and sealed by the appropriate officials of the City. When the Series 2026 Bonds shall have been validated and executed as herein provided, they shall be registered as a limited obligation of the City in a book maintained for that purpose, and the City Clerk shall cause to be imprinted on the Series 2026 Bonds, over her manual or facsimile signature and seal, her certificate in substantially the form set out in Section 13.

SECTION 13. The Series 2026 Bonds, the certificates to appear on the Series 2026 Bonds and the Paying and Transfer Agent's Certificate shall be in substantially the following forms and the Mayor and the City Clerk shall be, and hereby are, authorized and directed to make such changes, insertions and omissions therein as may in their opinions, be required:

[FORM OF SERIES 2026A BOND]

[UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), TO THE PAYING AND TRANSFER AGENT (AS HEREINAFTER DEFINED) FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, AND ANY CERTIFICATE ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.]

[THIS BOND HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), AND MAY BE SOLD OR OTHERWISE TRANSFERRED ONLY TO AN INSTITUTIONAL "ACCREDITED INVESTOR," AS DEFINED IN RULE 501 UNDER THE SECURITIES ACT, OR A "QUALIFIED INSTITUTIONAL BUYER," AS DEFINED IN RULE 144A UNDER THE SECURITIES ACT, OR ANY SUCCESSOR PROVISIONS THERETO, IN ACCORDANCE WITH APPLICABLE FEDERAL AND STATE SECURITIES LAWS AND OTHERWISE IN ACCORDANCE WITH THE PROVISIONS OF THE RESOLUTION REFERRED TO BELOW.]

INTEREST ON THIS BOND SHOULD BE TREATED AS INCLUDABLE IN GROSS INCOME OF THE HOLDER HEREOF FOR FEDERAL INCOME TAX PURPOSES.

Number R-_____ **$_____**

UNITED STATES OF AMERICA

STATE OF MISSISSIPPI

CITY OF OXFORD

TAXABLE TAX INCREMENT FINANCING BONDS

(THE LAMAR PROJECT), SERIES 2026A

INTEREST RATE	MATURITY DATE	DATED DATE
%	_____ 1, 20___	_____, 2026

REGISTERED OWNER:

PRINCIPAL SUM:

THE CITY OF OXFORD, MISSISSIPPI (the "City"), a body politic existing under the Constitution and laws of the State of Mississippi (the "State"), hereby acknowledges itself indebted and for value received hereby promises to pay to the registered owner named above or registered assigns, on the maturity date stated above, upon presentation and surrender of this Bond (as hereinafter defined) at the corporate trust office of _____ in _____, _____ (such bank and any successor thereto hereinafter called collectively, the "Paying and Transfer Agent"), the principal sum stated hereon in lawful money of the United States of America, and to pay to the registered owner hereof or registered assigns interest on such principal sum, in like money, from the date of initial issuance of this Bond until the maturity date thereof, at the interest rate per annum stated hereon, payable on the first day of _____ and _____ of each year, commencing _____ 1, 20____ by check or draft drawn upon the Paying and Transfer Agent, made payable to the registered owner named in, and mailed to the address of the registered owner as it shall appear on the registration books kept and maintained by the Paying and Transfer Agent as of the close of business on the date which shall be the fifteenth (15th) day (whether or not a business day) of the calendar month next preceding each interest payment date.

This Bond is one of an authorized issue of Taxable Tax Increment Financing Bonds (The Lamar Project), Series 2026A of like date, tenor and effect, except as to rate of interest and date of maturity, aggregating the principal sum of _____ Dollars ($_____) (the "Bonds"), issued by the City pursuant to and in conformity with the Constitution and laws of the State, including, among others, Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Act"), and pursuant to a resolution duly adopted by the Mayor and the Board of Aldermen of the City (the "Governing Body") on _____, 2026 (the "Resolution"), for the purpose of providing funds to finance a portion of the cost of the construction of certain infrastructure improvements in connection with the construction of a redevelopment project (the "Project") located on approximately forty-eight (48) acres in the City (the "TIF District"), the funding of a debt service reserve fund for the Bonds and the payment of the costs incident to the sale and issuance of the Bonds. Reference is hereby made to the Resolution, copies of which are on file at the corporate trust office of the Paying and Transfer Agent in _____, Mississippi, and at the Office of the City Clerk of the City (the "City Clerk"), to all of the provisions of which the registered owner hereof assents by acceptance of this Bond.

[The Bonds are being issued contemporaneously with and on parity with the $_____ City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), Series 2026B.]

For the purpose of effectuating and providing for the payment of the principal of and interest on the Bonds issued pursuant to the terms and provisions of the Resolution, as the same shall respectively mature and accrue, there is irrevocably pledged:

(a) the avails of a tax increment resulting from the (1) taxation by the City of the "captured assessed value" (as such term is defined in Section 21-45-21 of the Act) of the real and personal property comprising the TIF District, and the City's portion of the sales tax generated from the Project, if deemed necessary, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax, and (2) taxation by the County of the captured assessed value of that portion of the real and personal property comprising the TIF District necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto (collectively, the "Tax Increment"), as calculated pursuant to the formula provided in the Interlocal Cooperation Agreement, dated as of November 1, 2025, by and between the City and the County; which together shall be that portion of the Tax Increment necessary and sufficient to pay the principal of and interest on the Bonds, the deficiency in the reserve fund for the Bonds, if any, and the fees and expenses of the Paying and Transfer Agent; and

(b) the amounts held on behalf of the City and the County in the funds and accounts established under the Resolution and the Interlocal Agreement in connection with the Bonds and any investment earnings thereon.

THE BONDS ARE LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM THE TAX INCREMENT AND FROM OTHER MONEYS PLEDGED THEREFOR. NEITHER THE FAITH, CREDIT OR TAXING POWER OF THE CITY OR THE COUNTY NOR THE FAITH, CREDIT OR TAXING POWER OF THE STATE OF MISSISSIPPI OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS.

This Bond is transferable only upon the books kept for that purpose at the corporate trust office of the Paying and Transfer Agent in _____, Mississippi, subject to the limitations in the Resolution, upon surrender at said office, together with a written instrument of transfer satisfactory to the Paying and Transfer Agent duly executed by the registered owner or his authorized attorney, and thereupon a new bond or bonds of like maturity, interest rate and aggregate principal amount shall be issued to the transferee. In like manner, this Bond may be exchanged for an equal aggregate principal amount of Bonds of any other authorized denominations. The Bonds are issuable in the authorized denominations of $_____ or any integral multiple thereof. The issuance, transfer, exchange and replacement of the Bonds of this issue and other similar matters are governed by the Resolution and the conditions on file at the principal corporate trust office of the Paying and Transfer Agent in Ridgeland, Mississippi and at the Office of the City Clerk.

The Bonds will be subject to redemption as follows:

[REDEMPTION PROVISIONS TO COME]

Bonds for the payment of which sufficient moneys, or, to the extent permitted by the laws of the State, (a) direct obligations of, or obligations the payment of the principal of and interest on which are unconditionally guaranteed by the United States of America ("Government Obligations"), or (b) certificates of deposit or municipal obligations fully secured by Government Obligations, or (c) evidences of ownership of proportionate interests in future interest or principal payments on Government Obligations held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor on the Government Obligations and which Government Obligations are not available to satisfy any claim of the custodian or any person claiming through the custodian or to whom the custodian may be obligated, or (d) municipal obligations, the payment of the principal of, interest and redemption premium, if any, on which are irrevocably secured by Government Obligations and which Government Obligations are not subject to redemption prior to the date on which the proceeds attributable to the principal of such obligations are to be used and have been deposited in an escrow account which is irrevocably pledged to the payment of the principal of and interest and redemption premium, if any, on such municipal obligations (all of which collectively, with Government Obligations, "Defeasance Securities"), shall have been deposited with an escrow agent appointed for such purpose, which may be the Paying and Transfer Agent, all to the extent provided in the Resolution, shall be deemed to have been paid, shall cease to be entitled to any lien, benefit or security under the Resolution and shall no longer be deemed to be outstanding thereunder, and the registered owners shall have no rights in respect thereof except to receive payment of the principal of and interest on such Bonds from the funds held for that purpose. Defeasance Securities shall be considered sufficient under the Resolution if said investments, with interest, mature and bear interest in such amounts and at such times as will assure sufficient cash to pay currently maturing interest and to pay principal when due on such Bonds.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required to exist, happen and to be performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law.

This Bond shall not be valid or become obligatory for any purpose until this Bond shall have been authenticated by the execution by the Paying and Transfer Agent of the Paying and Transfer Agent's Certificate hereon.

The City and the Paying and Transfer Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the City nor the Paying and Transfer Agent shall be affected by any notice to the contrary.

IN WITNESS WHEREOF, the City of Oxford, Mississippi, acting by and through its Mayor and Board of Aldermen, has caused this Bond to be executed in its name by the manual or facsimile signatures of the Mayor of the City, and has caused the official seal of the City to be affixed hereto, attested by the manual or facsimile signature of its City Clerk.

(SEAL)

CITY OF OXFORD, MISSISSIPPI

By_____
Mayor

ATTEST:

_____
City Clerk

PAYING AND TRANSFER AGENT'S CERTIFICATE

This bond is one of the Bonds of the above-designated issue of Bonds delivered in accordance with the terms of the within-mentioned Resolution.

_____, as Paying and Transfer Agent

By_____
Authorized Signature

Date of Registration and Authentication: _____

VALIDATION CERTIFICATE

STATE OF MISSISSIPPI)
) ss:
COUNTY OF LAFAYETTE)

I, Leslie McCormick, City Clerk of the City of Oxford, Mississippi, do hereby certify that the issuance of the Bonds of which the within bond is one has been duly registered by me as a limited obligation of said City pursuant to law in a book kept by said City for that purpose and has been validated and confirmed by decree of the Chancery Court of Lafayette County, Mississippi, rendered on the _____ day of _____, 2026 pursuant to the Act.

_____
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

the within bond and does hereby irrevocably constitute and appoint _____ _____ as registrar and transfer agent to transfer the said bonds on the records kept for registration thereof with full power of substitution in the premises.

Signature guaranteed:

_____
(Bank, Trust Company or Paying Agent)

_____
(Authorized Officer)
Date of Assignment: _____
Insert Social Security Number or other Tax Identification Number of Assignee

_____

_____

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without any alteration whatever, and must be guaranteed by a commercial bank or trust company or a member of a national securities exchange who is a member of a Medallion Signature Guarantee Program.

[END OF SERIES 2026A BOND FORM]

[FORM OF SERIES 2026B BOND]

[UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), TO THE PAYING AND TRANSFER AGENT (AS HEREINAFTER DEFINED) FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, AND ANY CERTIFICATE ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.]

[THIS BOND HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), AND MAY BE SOLD OR OTHERWISE TRANSFERRED ONLY TO AN INSTITUTIONAL "ACCREDITED INVESTOR," AS DEFINED IN RULE 501 UNDER THE SECURITIES ACT, OR A "QUALIFIED INSTITUTIONAL BUYER," AS DEFINED IN RULE 144A UNDER THE SECURITIES ACT, OR ANY SUCCESSOR PROVISIONS THERETO, IN ACCORDANCE WITH APPLICABLE FEDERAL AND STATE SECURITIES LAWS AND OTHERWISE IN ACCORDANCE WITH THE PROVISIONS OF THE RESOLUTION REFERRED TO BELOW.]

Number R-_____ **$_____**

UNITED STATES OF AMERICA

STATE OF MISSISSIPPI

CITY OF OXFORD

TAX INCREMENT FINANCING BONDS

(THE LAMAR PROJECT), SERIES 2026B

INTEREST RATE	MATURITY DATE	DATED DATE
%	_____ 1, 20___	_____, 2026

REGISTERED OWNER:

PRINCIPAL SUM:

THE CITY OF OXFORD, MISSISSIPPI (the "City"), a body politic existing under the Constitution and laws of the State of Mississippi (the "State"), hereby acknowledges itself indebted and for value received hereby promises to pay to the registered owner named above or registered assigns, on the maturity date stated above, upon presentation and surrender of this Bond (as hereinafter defined) at the corporate trust office of _____ in _____, _____ (such bank and any successor thereto hereinafter called collectively, the "Paying and Transfer Agent"), the principal sum stated hereon in lawful money of the United States of America, and to pay to the registered owner hereof or registered assigns interest on such principal sum, in like money, from the date of initial issuance of this Bond until the maturity date thereof, at the interest rate per annum stated hereon, payable on the first day of _____ and _____ of each year, commencing _____ 1, 20____ by check or draft drawn upon the Paying and Transfer Agent, made payable to the registered owner named in, and mailed to the address of the registered owner as it shall appear on the registration books kept and maintained by the Paying and Transfer Agent as of the close of business on the date which shall be the fifteenth (15th) day (whether or not a business day) of the calendar month next preceding each interest payment date.

This Bond is one of an authorized issue of Tax Increment Financing Bonds (The Lamar Project), Series 2026B of like date, tenor and effect, except as to rate of interest and date of maturity, aggregating the principal sum of _____ Dollars ($_____) (the "Bonds"), issued by the City pursuant to and in conformity with the Constitution and laws of the State, including, among others, Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Act"), and pursuant to a resolution duly adopted by the Mayor and the Board of Aldermen of the City (the "Governing Body") on _____, 2026 (the "Resolution"), for the purpose of providing funds to finance a portion of the cost of the construction of certain infrastructure improvements in connection with the construction of a redevelopment project (the "Project") located on approximately forty-eight (48) acres in the City (the "TIF District"), the funding of a debt service reserve fund for the Bonds and the payment of the costs incident to the sale and issuance of the Bonds. Reference is hereby made to the Resolution, copies of which are on file at the corporate trust office of the Paying and Transfer Agent in _____, Mississippi, and at the Office of the City Clerk of the City (the "City Clerk"), to all of the provisions of which the registered owner hereof assents by acceptance of this Bond.

[The Bonds are being issued contemporaneously with and on parity with the $_____ City of Oxford, Mississippi Taxable Tax Increment Financing Bonds (The Lamar Project), Series 2026A.]

For the purpose of effectuating and providing for the payment of the principal of and interest on the Bonds issued pursuant to the terms and provisions of the Resolution, as the same shall respectively mature and accrue, there is irrevocably pledged:

(c) the avails of a tax increment resulting from the (1) taxation by the City of the "captured assessed value" (as such term is defined in Section 21-45-21 of the Act) of the real and personal property comprising the TIF District, and the City's portion of the sales tax generated from the Project, if deemed necessary, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax, and (2) taxation by the County of the captured assessed value of

that portion of the real and personal property comprising the TIF District necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto (collectively, the "Tax Increment"), as calculated pursuant to the formula provided in the Interlocal Cooperation Agreement, dated as of November 1, 2025, by and between the City and the County; which together shall be that portion of the Tax Increment necessary and sufficient to pay the principal of and interest on the Bonds, the deficiency in the reserve fund for the Bonds, if any, and the fees and expenses of the Paying and Transfer Agent; and

(d) the amounts held on behalf of the City and the County in the funds and accounts established under the Resolution and the Interlocal Agreement in connection with the Bonds and any investment earnings thereon.

THE BONDS ARE LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM THE TAX INCREMENT AND FROM OTHER MONEYS PLEDGED THEREFOR. NEITHER THE FAITH, CREDIT OR TAXING POWER OF THE CITY OR THE COUNTY NOR THE FAITH, CREDIT OR TAXING POWER OF THE STATE OF MISSISSIPPI OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS.

This Bond is transferable only upon the books kept for that purpose at the corporate trust office of the Paying and Transfer Agent in _____, Mississippi, subject to the limitations in the Resolution, upon surrender at said office, together with a written instrument of transfer satisfactory to the Paying and Transfer Agent duly executed by the registered owner or his authorized attorney, and thereupon a new bond or bonds of like maturity, interest rate and aggregate principal amount shall be issued to the transferee. In like manner, this Bond may be exchanged for an equal aggregate principal amount of Bonds of any other authorized denominations. The Bonds are issuable in the authorized denominations of $_____ or any integral multiple thereof. The issuance, transfer, exchange and replacement of the Bonds of this issue and other similar matters are governed by the Resolution and the conditions on file at the principal corporate trust office of the Paying and Transfer Agent in Ridgeland, Mississippi and at the Office of the City Clerk.

The Bonds will be subject to redemption as follows:

[REDEMPTION PROVISIONS TO COME]

Bonds for the payment of which sufficient moneys, or, to the extent permitted by the laws of the State, (a) direct obligations of, or obligations the payment of the principal of and interest on which are unconditionally guaranteed by the United States of America ("Government Obligations"), or (b) certificates of deposit or municipal obligations fully secured by Government Obligations, or (c) evidences of ownership of proportionate interests in future interest or principal payments on Government Obligations held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor on the Government Obligations and which

Government Obligations are not available to satisfy any claim of the custodian or any person claiming through the custodian or to whom the custodian may be obligated, or (d) municipal obligations, the payment of the principal of, interest and redemption premium, if any, on which are irrevocably secured by Government Obligations and which Government Obligations are not subject to redemption prior to the date on which the proceeds attributable to the principal of such obligations are to be used and have been deposited in an escrow account which is irrevocably pledged to the payment of the principal of and interest and redemption premium, if any, on such municipal obligations (all of which collectively, with Government Obligations, "Defeasance Securities"), shall have been deposited with an escrow agent appointed for such purpose, which may be the Paying and Transfer Agent, all to the extent provided in the Resolution, shall be deemed to have been paid, shall cease to be entitled to any lien, benefit or security under the Resolution and shall no longer be deemed to be outstanding thereunder, and the registered owners shall have no rights in respect thereof except to receive payment of the principal of and interest on such Bonds from the funds held for that purpose. Defeasance Securities shall be considered sufficient under the Resolution if said investments, with interest, mature and bear interest in such amounts and at such times as will assure sufficient cash to pay currently maturing interest and to pay principal when due on such Bonds.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required to exist, happen and to be performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law.

This Bond shall not be valid or become obligatory for any purpose until this Bond shall have been authenticated by the execution by the Paying and Transfer Agent of the Paying and Transfer Agent's Certificate hereon.

The City and the Paying and Transfer Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the City nor the Paying and Transfer Agent shall be affected by any notice to the contrary.

IN WITNESS WHEREOF, the City of Oxford, Mississippi, acting by and through its Mayor and Board of Aldermen, has caused this Bond to be executed in its name by the manual or facsimile signatures of the Mayor of the City, and has caused the official seal of the City to be affixed hereto, attested by the manual or facsimile signature of its City Clerk.

(SEAL)

CITY OF OXFORD, MISSISSIPPI

By_____
Mayor

ATTEST:

_____
City Clerk

PAYING AND TRANSFER AGENT'S CERTIFICATE

This bond is one of the Bonds of the above-designated issue of Bonds delivered in accordance with the terms of the within-mentioned Resolution.

_____, as Paying and Transfer Agent

By_____
Authorized Signature

Date of Registration and Authentication: _____

VALIDATION CERTIFICATE

STATE OF MISSISSIPPI)
) ss:
COUNTY OF LAFAYETTE)

I, Leslie McCormick, City Clerk of the City of Oxford, Mississippi, do hereby certify that the issuance of the Bonds of which the within bond is one has been duly registered by me as a limited obligation of said City pursuant to law in a book kept by said City for that purpose and has been validated and confirmed by decree of the Chancery Court of Lafayette County, Mississippi, rendered on the _____ day of _____, 2026 pursuant to the Act.

_____
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

the within bond and does hereby irrevocably constitute and appoint _____

_____ as registrar and transfer agent to transfer the said bonds on the records kept for registration thereof with full power of substitution in the premises.

Signature guaranteed:

_____ _____

(Bank, Trust Company or Paying Agent) NOTICE: The signature to this Assignment

_____
(Authorized Officer)
Date of Assignment: _____
Insert Social Security Number or other Tax Identification Number of Assignee
_____

must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without any alteration whatever, and must be guaranteed by a commercial bank or trust company or a member of a national securities exchange who is a member of a Medallion Signature Guarantee Program.

[END OF SERIES 2026B BOND FORM]

SECTION 14. The Governing Body hereby adopts, pursuant to the authority granted by the Act and the Registered Bond Act, the following conditions (the "Conditions") which are to apply to the transfer, exchange and replacement of the Series 2026 Bonds, and other similar matters.

CONDITIONS AS TO THE ISSUANCE, TRANSFER, EXCHANGE AND REPLACEMENT OF THE SERIES 2026 BONDS

"Paying and Transfer Agent" as used in these Conditions means, as to Series 2026 Bonds designated herein, the City Clerk or the bank or banks designated by the City as the Paying and Transfer Agent with respect to the Series 2026 Bonds and whose duties and responsibilities shall be as further limited or set forth in the form of Series 2026 Bonds for such issue of Series 2026 Bonds.

The principal of all Series 2026 Bonds shall be payable at the corporate trust office of the Paying and Transfer Agent, and payment of the interest on each Series 2026 Bond shall be made by the Paying and Transfer Agent on each Payment Date to the person appearing on the registration books of the City (hereinafter provided for) as the Registered Owner thereof as of the close of business on the date which shall be the fifteenth (15th) day (whether or not a business day) of the calendar month next preceding such Payment Date, by check or draft mailed to such Registered Owner at his address as it appears on such registration books. Payment of the principal of all Series 2026 Bonds shall be made upon the presentation and surrender for cancellation of such Series 2026 Bonds as the same shall become due and payable.

Subject to the limitations contained elsewhere in this Bond Resolution, Series 2026 Bonds, upon surrender thereof at said corporate trust office of the Paying and Transfer Agent with a written instrument of transfer satisfactory to such Paying and Transfer Agent duly executed by the Registered Owner or his authorized attorney, may be exchanged for Series 2026 Bonds of like series, maturity and interest rate of any other authorized denominations. Each such Series 2026 Bond shall be dated as of the date six (6) months preceding the Payment Date thereon next following the date of delivery of such Series 2026 Bond in registered form, unless such date of delivery shall be a Payment Date in

which case it shall be dated as of such date of delivery, and every such Series 2026 Bond in registered form shall bear interest from its date.

So long as the Series 2026 Bonds shall remain outstanding, the City shall cause the Paying and Transfer Agent to maintain and keep, at its corporate trust office, registration books for the registration and transfer of Series 2026 Bonds, and, upon presentation thereof for such purpose at such corporate trust office, the City shall cause the Paying and Transfer Agent to register or cause to be registered thereon, and permit to be transferred thereon, under such reasonable regulations as the Paying and Transfer Agent may prescribe, any Series 2026 Bond. So long as any of the Series 2026 Bonds remain outstanding, the City shall make all necessary provisions to permit the exchange of Series 2026 Bonds at the corporate trust office of the Paying and Transfer Agent.

All Series 2026 Bonds shall be transferable only upon the registration books which shall be kept for that purpose at the corporate trust office of the Paying and Transfer Agent for the City, by the Registered Owner thereof in person or his authorized attorney, upon surrender thereof, together with a written instrument of transfer satisfactory to the Paying and Transfer Agent, duly executed by the Registered Owner or his authorized attorney, and upon such transfer there shall be issued in the name of the transferee a new Series 2026 Bond or Series 2026 Bonds in registered form of the same series in the same aggregate principal amount and of like maturity and interest rate as the Series 2026 Bond or Series 2026 Bonds surrendered. Series 2026 Bonds issued in connection with transfers shall be dated in the same manner provided above for the dating of Series 2026 Bonds issued in connection with exchanges.

Neither the City nor the Paying and Transfer Agent shall be required (a) to exchange or transfer Series 2026 Bonds for a period of fifteen (15) days next preceding a Payment Date on the Series 2026 Bonds or next preceding any selection of Series 2026 Bonds to be redeemed or thereafter until the first mailing of any notice of redemption, or (b) to transfer or exchange any Series 2026 Bond called for redemption.

All Series 2026 Bonds surrendered in any exchanges or transfers shall forthwith be canceled by the Paying and Transfer Agent and thereafter transmitted to the City.

Prior to the issuance or delivery of any Series 2026 Bond, whether upon original issuance, transfer, exchange or replacement, the Paying and Transfer Agent shall manually execute the certificate of authentication provided thereon. No Series 2026 Bond shall be valid or obligatory for any purpose until such certificate of authentication shall have been duly executed by the Paying and Transfer Agent. Such certificate of the Paying and Transfer Agent upon any Series 2026 Bond executed on behalf of the City shall be conclusive evidence that the Series 2026 Bond so authenticated has been duly authenticated and delivered.

Series 2026 Bonds bearing the facsimile signature of any person who shall have been the Mayor or the City Clerk at the time such Series 2026 Bonds were originally dated or delivered by the City shall bind the City notwithstanding the fact that he or she may have ceased to be such officer prior to the delivery of such Series 2026 Bonds or was not such officer at the date of such Series 2026 Bonds.

Except as otherwise required by law, if (a) any mutilated Series 2026 Bond is surrendered to the Paying and Transfer Agent at its corporate trust office, or the Paying and Transfer Agent receives evidence to its satisfaction of the destruction, loss or theft of any Series 2026 Bond and (b) there is delivered to the Paying and Transfer Agent such security or indemnity as may be required by it to save harmless the City and the Paying and Transfer Agent, and as otherwise required by law, then, in the absence of notice to the Paying and Transfer Agent that such Series 2026 Bond has been acquired by a bona fide purchaser as such term is defined in the Uniform Commercial Code as it is then in effect in the State of Mississippi, the Paying and Transfer Agent shall authenticate and deliver, in exchange for any such mutilated Bond, or in lieu of any such destroyed, lost or stolen Bond, a new Series 2026 Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The Paying and Transfer Agent shall thereupon cancel any Series 2026 Bond so surrendered.

In case any mutilated, destroyed, lost or stolen Series 2026 Bond has become or is about to become due and payable, the Paying and Transfer Agent in its discretion may, instead of issuing a new Series 2026 Bond, pay such Series 2026 Bond.

Each new Series 2026 Bond issued pursuant to this Section in lieu of any surrendered, destroyed, lost or stolen Series 2026 Bond shall constitute an additional contractual obligation of the City and shall be entitled to all benefits equally and proportionately with any and all other Series 2026 Bonds duly issued. All Series 2026 Bonds shall be held and owed upon the express condition that the foregoing provisions are exclusive with respect to the replacement or payment of mutilated, destroyed, lost or stolen Series 2026 Bonds, and shall preclude (to the extent lawful) all other rights or remedies with respect to the replacement or payment of mutilated, destroyed, lost or stolen Series 2026 Bonds or securities.

Notwithstanding the foregoing provisions of these Conditions, no Series 2026 Bonds shall be exchanged for other Series 2026 Bonds or be registered or transferred or issued or delivered by or on behalf of the City or the Paying and Transfer Agent pursuant to this Section at the request of a holder or owner of a Series 2026 Bond, except upon payment to such Paying and Transfer Agent by or on behalf of such holder or owner of a charge sufficient to reimburse the City and such Paying and Transfer Agent for any tax, fee, or other governmental charge required to be paid with respect to the transaction.

The City and the Paying and Transfer Agent may treat and consider the person in whose name any Series 2026 Bond shall be registered upon the

registration books as herein provided as the holder and absolute owner thereof, whether such Series 2026 Bond shall be overdue or not, for the purpose of receiving payment of the principal thereof and interest thereon and for all other purposes whatsoever; provided, however, payment of, or on account of, the principal of and interest on such Series 2026 Bond shall be made only to, or upon the order of, such Registered Owner, and such payment so made shall be valid and effective to satisfy and discharge the liability upon such Series 2026 Bond to the extent of the sum or sums so paid, and neither the City nor any Paying and Transfer Agent shall be affected by any notice to the contrary.

SECTION 15. (a) So long as any of the Series 2026 Bonds shall remain outstanding, the City shall maintain with the Paying and Transfer Agent records for the registration and transfer of the Series 2026 Bonds. The Paying and Transfer Agent is hereby appointed registrar for the Series 2026 Bonds, in which capacity the Paying and Transfer Agent shall register in such records and permit to be transferred thereon, under such reasonable regulations as may be prescribed, any Series 2026 Bond entitled to registration or transfer.

(b) The City shall pay or reimburse the Paying and Transfer Agent from the Tax Increment for reasonable fees for the performance of the services normally rendered and the incurring of normal expenses reasonably and necessarily paid as are customarily paid to paying agents, transfer agents and bond registrars, subject to agreement between the City and the Paying and Transfer Agent. Fees and reimbursements for extraordinary services and expenses, so long as not occasioned by the negligence, misconduct or willful default of the Paying and Transfer Agent, shall be made by the City on a case-by-case basis, subject, where not prevented by emergency or other exigent circumstances, to the prior written approval of the Governing Body.

(c) (1) A Paying and Transfer Agent may at any time resign and be discharged of its duties and obligations as Paying and Transfer Agent, by giving at least sixty (60) days written notice to the City and may be removed as Paying and Transfer Agent at any time by resolution of the Governing Body delivered to the Paying and Transfer Agent. The resolution shall specify the date on which such removal shall take effect and the name and address of the successor Paying and Transfer Agent and shall be transmitted to the Paying and Transfer Agent being removed within a reasonable time prior to the effective date thereof. Provided, however, that no resignation or removal of a Paying and Transfer Agent shall become effective until a successor Paying and Transfer Agent has been appointed pursuant to this Bond Resolution.

(2) Upon receiving notice of the resignation of the Paying and Transfer Agent, the City shall promptly appoint a successor Paying and Transfer Agent by resolution of the Governing Body. Any appointment of a successor Paying and Transfer Agent shall become effective upon acceptance of appointment by the successor Paying and Transfer Agent. If no successor Paying and Transfer Agent shall have been so appointed and have accepted appointment within thirty (30) days after the notice of resignation, the resigning Paying and Transfer Agent may petition any court of competent jurisdiction for the appointment of a successor Paying and Transfer Agent, which court may thereupon, after such notice as it may deem appropriate, appoint a successor Paying and Transfer Agent.

(3) In the event of a change of Paying and Transfer Agents, the predecessor Paying and Transfer Agent shall cease to be custodian of any funds held pursuant to this Bond Resolution in connection with its role as such Paying and Transfer Agent, and the successor Paying and Transfer Agent shall become such custodian; provided, however, that before any such delivery is required to be made, all fees, advances and expenses of the retiring or removed Paying and Transfer Agent shall be fully paid. Every predecessor Paying and Transfer Agent shall deliver to its successor Paying and Transfer Agent all books of account, Registration Records, lists of holders of the Series 2026 Bonds and all other records, documents and instruments relating to its duties as such Paying and Transfer Agent.

(4) Any successor Paying and Transfer Agent appointed under the provisions hereof shall be the City Clerk or a bank, trust company or national banking association having Federal Deposit Insurance Corporation insurance of its accounts, duly authorized to exercise corporate trust powers and subject to examination by and in good standing with the federal and/or state regulatory authorities under the jurisdiction of which it falls.

(5) Every successor Paying and Transfer Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor Paying and Transfer Agent and to the City an instrument in writing accepting such appointment hereunder, and thereupon such successor Paying and Transfer Agent, without any further act, shall become fully vested with all the rights, immunities and powers, and be subject to all the duties and obligations, of its predecessor.

(6) Should any transfer, assignment or instrument in writing be required by any successor Paying and Transfer Agent from the City to more fully and certainly vest in such successor Paying and Transfer Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Paying and Transfer Agent, any such transfer, assignment and written instruments shall, on request, be executed, acknowledged and delivered by the City.

(7) The City will provide any successor Paying and Transfer Agent with certified copies of all resolutions, orders and other proceedings adopted by the Governing Body relating to the Series 2026 Bonds.

(8) All duties and obligations imposed hereby on a Paying and Transfer Agent or successor Paying and Transfer Agent shall terminate upon the accomplishment of all duties, obligations and responsibilities imposed by law or required to be performed by this Bond Resolution.

(d) Any corporation or association into which a Paying and Transfer Agent may be converted or merged, or with which it may be consolidated or to which it may sell or transfer its assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, shall be and become successor Paying and Transfer Agent hereunder and vested with all the powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of either

the City or the successor Paying and Transfer Agent, anything herein to the contrary notwithstanding, provided only that such successor Paying and Transfer Agent shall be satisfactory to the City and eligible under the provisions of Section 15(c)(4) hereof.

SECTION 16. If (a) the City shall pay or cause to be paid to the owners of the Series 2026 Bonds the principal of, and interest to become due thereon at the times and in the manner stipulated therein and herein, (b) all fees and expenses of the Paying and Transfer Agent shall have been paid, and (c) the City shall have kept, performed and observed all and singular the covenants and promises in the Series 2026 Bonds and in this Bond Resolution expressed as to be kept, performed and observed by it or on its part, then the Series 2026 Bonds shall cease to be entitled to any lien, benefit or security under this Bond Resolution and shall no longer be deemed to be outstanding hereunder. If the City shall pay or cause to be paid to the owners of outstanding Series 2026 Bonds of a particular maturity, the principal of, and interest to become due thereon at the times and in the manner stipulated therein and herein, such Series 2026 Bonds shall cease to be entitled to any lien, benefit or security under this Bond Resolution and shall no longer be deemed to be outstanding hereunder.

Series 2026 Bonds for the payment of which sufficient moneys, or, to the extent permitted by the laws of the State, (a) direct obligations of, or obligations the payment of the principal of and interest on which are unconditionally guaranteed by the United States of America ("Government Obligations"), or (b) certificates of deposit or municipal obligations fully secured by Government Obligations, or (c) evidences of ownership of proportionate interests in future interest or principal payments on Government Obligations held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor on the Government Obligations and which Government Obligations are not available to satisfy any claim of the custodian or any person claiming through the custodian or to whom the custodian may be obligated, or (d) municipal obligations, the payment of the principal of, interest and redemption premium, if any, on which are irrevocably secured by Government Obligations and which Government Obligations are not subject to redemption prior to the date on which the proceeds attributable to the principal of such obligations are to be used and have been deposited in an escrow account which is irrevocably pledged to the payment of the principal of and interest and redemption premium, if any, on such municipal obligations (all of which collectively, with Government Obligations, "Defeasance Securities"), shall have been deposited with an escrow agent appointed for such purpose, which may be the Paying and Transfer Agent, all to the extent provided hereunder, shall be deemed to have been paid, shall cease to be entitled to any lien, benefit or security under this Bond Resolution and shall no longer be deemed to be outstanding hereunder, and the Registered Owners shall have no rights in respect thereof except to receive payment of the principal of and interest on such Series 2026 Bonds from the funds held for that purpose. Defeasance Securities shall be considered sufficient hereunder if said investments, with interest, mature and bear interest in such amounts and at such times as will assure sufficient cash to pay currently maturing interest and to pay principal when due on such Series 2026 Bonds.

SECTION 17. The Series 2026 Bonds shall be prepared and executed as soon as may be practicable after the adoption of this Bond Resolution and shall thereafter be delivered to or as directed by the Purchaser.

SECTION 18. (a) The City covenants to comply with each requirement of the Code necessary to maintain the exclusion of interest on the Series 2026B Bonds from gross income for federal income tax purposes, and in furtherance thereof, to comply with a certificate to be executed and delivered concurrently with the issuance of the Series 2026B Bonds, or such other covenants as may, from time to time, be required to be complied with in order to maintain the exclusion of interest on the Series 2026B Bonds from gross income for federal income tax purposes. The City shall not use or permit the use of any of the proceeds of the Series 2026B Bonds, or any other funds of the City, directly or indirectly, to acquire any securities, bonds or other investment property, and shall not take or permit to be taken any other action or actions, which would cause any Series 2026B Bond to be an "arbitrage bond" as defined in Section 148 of the Code. Notwithstanding any other provisions to the contrary, so long as necessary in order to maintain the exclusion of interest on the Series 2026B Bonds from gross income for federal income tax purposes under the Code, the covenants contained in this Section shall survive the payment of the Series 2026B Bonds and the interest thereon, including any payment or defeasance thereof.

(b) The Mayor and/or the City Clerk are hereby authorized to sign and file or cause to be filed a completed Internal Revenue Service Form 8038-G "Information Return for Governmental Obligations in connection with the Series 2026B Bonds, if required by Section 149(e) of the Code.

(c) The Mayor and/or the City Clerk are hereby authorized to execute a tax compliance and non-arbitrage certificate in connection with the Series 2026B Bonds in order to comply with Section 148 of the Code.

(d) The Governing Body, acting for and on behalf of the City, hereby designates the Series 2026B Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code. The City (including any subordinate entity or entities issuing tax exempt obligations on behalf of the City within the meaning of Section 265(b)(3) of the Code) has not issued, and does not reasonably expect to issue, tax exempt obligations within calendar year 2026 which, together with the Series 2026B Bonds, will exceed $10,000,000.

(e) Interest on the Series 2026A Bonds should be treated as includable in gross income of the holder hereof for federal income tax purposes.

(f) Pursuant to the Act, interest on the Series 2026 Bonds is exempt from State income taxes.

SECTION 19. There is hereby created a special fund in the name of the City designated the "Tax Increment Bond Fund, The Lamar Project, Series 2026" (the "Bond Fund") which shall be maintained by the City with a qualified depository thereof for the payment of the principal of and interest on the Series 2026 Bonds and the payment of the Paying and Transfer Agent's fees in connection therewith. If the City issues the Series 2026B Bonds, there shall be created in the Bond Fund two (2) accounts, the "Series 2026A Bond Fund Account" for payment of debt service on the Series 2026A Bonds, and the "Series 2026B Bond Fund Account" for payment of debt service on the Series 2026B Bonds.

(a) There shall be deposited into the Series 2026A Bond Fund Account as and when received:

(1) the accrued interest and premium, if any, received upon delivery of the Series 2026A Bonds as and when the same shall be received;

(2) deposits made to the Series 2026A Bond Fund Account pursuant to Sections 20, 21 and 22 hereof;

(3) any income received from investment of moneys in the Series 2026A Bond Fund Account; and

(4) any other funds available to the City which may be lawfully used for payment of the principal of and interest on the Series 2026A Bonds, and which the Governing Body, in its discretion, may direct to be deposited into the Series 2026A Bond Fund Account.

(b) There shall be deposited into the Series 2026B Bond Fund Account as and when received:

(1) the accrued interest and premium, if any, received upon delivery of the Series 2026B Bonds as and when the same shall be received;

(2) deposits made to the Series 2026B Bond Fund Account pursuant to Sections 20, 21 and 22 hereof;

(3) any income received from investment of moneys in the Series 2026B Bond Fund Account; and

(4) any other funds available to the City which may be lawfully used for payment of the principal of and interest on the Series 2026B Bonds, and which the Governing Body, in its discretion, may direct to be deposited into the Series 2026B Bond Fund Account.

As long as any principal of and interest on the Series 2026 Bonds remains outstanding, the City Clerk is hereby irrevocably authorized and directed to withdraw from the appropriate account of the Bond Fund sufficient monies to make the payments herein provided for and to transfer the same to the account of the Paying and Transfer Agent in time to reach said Paying and Transfer Agent at least five (5) days prior to each Payment Date.

SECTION 20. (a) Pursuant to the Interlocal Agreement and the Pledge Agreement, the County Tax Collector shall collect the County's Tax Increment and shall periodically pay over to the City the County's Tax Increment and any investment earnings thereon. The City shall collect the City's Ad Valorem Tax Increment and deposit it as provided herein. The City's Sales Tax Increment will be collected and distributed to the City pursuant to State law and, if the City's Ad Valorem Tax Increment and the County's Tax Increment should be insufficient to satisfy the requirements of this Bond Resolution, shall be used as provided herein. The City will then timely deposit the Tax Increment when received as follows:

FIRST - to each account of the Bond Fund, an amount sufficient to provide for the payment of all principal of and interest on the Series 2026 Bonds and fees of the Paying and Transfer Agent to come due on the payment date for the Series 2026 Bonds for the current calendar year; and

SECOND - to each account of the Reserve Fund an amount, together with any moneys already on deposit therein, sufficient to cause the total amount on deposit therein to equal the amount required to be deposited to each account of the Reserve Fund.

(b) It shall be presumed that the City shall use the Tax Increment first to fund the Bond Fund and the Reserve Fund, as provided in this Bond Resolution, and that any surplus Tax Increment collected shall be deposited to the TIF Fund and distributed as provided in Section 23 hereof, the Interlocal Agreement and the Pledge Agreement. At the time of payment in full of the Series 2026 Bonds, whether by maturity or redemption, any moneys remaining in the Reserve Fund shall be distributed as provided in Section 21 hereof; provided, however, that any amounts in the Reserve Fund shall first be used to make the final payments of principal and interest on the Series 2026 Bonds and, if sufficient, to call such Series 2026 Bonds for redemption at the earliest possible date.

SECTION 21. The City shall maintain with a qualified depository a special fund hereby created in the name of the City designated the "Tax Increment Reserve Fund, The Lamar Project, Series 2026." If the City issues the Series 2026B Bonds, there shall be created in the Reserve Fund two (2) accounts, the "Series 2026A Reserve Fund Account" and the "Series 2026B Reserve Fund Account."

(a) There shall be deposited into the Series 2026A Reserve Fund Account a portion of the proceeds of the Series 2026A Bonds sufficient to equal the Reserve Fund Requirement for such Series 2026A Bonds.

(1) If the amount on deposit in the Series 2026A Reserve Fund Account as valued on the last day of any year, commencing on the date of delivery of the Series 2026A Bonds and ending on the last day preceding the anniversary of the date of the delivery of the Series 2026A Bonds of the following year and each 12 month period thereafter until final maturity of the Series 2026A Bonds, is more than the Reserve Fund Requirement for the Series 2026A Bonds, the amount of such excess shall be transferred to the Series 2026A Bond Fund Account.

(2) If the moneys on deposit in the Series 2026A Bond Fund Account are insufficient to pay the debt service coming due on the Series 2026A Bonds on a particular Payment Date, the Paying and Transfer Agent shall immediately transfer from the Series 2026A Reserve Fund Account to the Series 2026A Bond Fund Account an amount equal to such insufficiency.

(3) Any amounts in the Series 2026A Reserve Fund Account shall be used by the City to make the final payments of principal and interest on the Series 2026A Bonds or, if sufficient, to call such Series 2026A Bonds for optional redemption at the earliest possible date. All moneys on deposit in the Series 2026A Bond Fund Account following

such transfer shall be applied to the payment of the debt service due on the Series 2026A Bonds on such Payment Date. Any surplus funds remaining in the Series 2026A Reserve Fund Account after payment in full of the Series 2026A Bonds shall be transferred to the TIF Fund and distributed as provided in Section 23 hereof.

(b) There shall be deposited into the Series 2026B Reserve Fund Account a portion of the proceeds of the Series 2026B Bonds sufficient to equal the Reserve Fund Requirement for such Series 2026B Bonds.

(1) If the amount on deposit in the Series 2026B Reserve Fund Account as valued on the last day of any year, commencing on the date of delivery of the Series 2026B Bonds and ending on the last day preceding the anniversary of the date of the delivery of the Series 2026B Bonds of the following year and each 12 month period thereafter until final maturity of the Series 2026B Bonds, is more than the Reserve Fund Requirement for the Series 2026B Bonds, the amount of such excess shall be transferred to the Series 2026B Bond Fund Account.

(2) If the moneys on deposit in the Series 2026B Bond Fund Account are insufficient to pay the debt service coming due on the Series 2026B Bonds on a particular Payment Date, the Paying and Transfer Agent shall immediately transfer from the Series 2026B Reserve Fund Account to the Series 2026B Bond Fund Account an amount equal to such insufficiency.

(3) Any amounts in the Series 2026B Reserve Fund Account shall be used by the City to make the final payments of principal and interest on the Series 2026B Bonds or, if sufficient, to call such Series 2026B Bonds for optional redemption at the earliest possible date. All moneys on deposit in the Series 2026B Bond Fund Account following such transfer shall be applied to the payment of the debt service due on the Series 2026B Bonds on such Payment Date. Any surplus funds remaining in the Series 2026B Reserve Fund Account after payment in full of the Series 2026B Bonds shall be transferred to the TIF Fund and distributed as provided in Section 23 hereof.

(c) Notwithstanding anything herein or in the Interlocal Agreement to the contrary, any portion of the Tax Increment not needed to pay debt service on the Series 2026 Bonds or to replenish any account in the Reserve Fund in a given year will be deposited to the TIF Fund.

(d) If a deficiency occurs in any account in the Reserve Fund, the City and the County have agreed to use any portion of the Tax Increment not needed for debt service on the Series 2026 Bonds to replenish such account of the Reserve Fund.

SECTION 22. The City shall maintain with a qualified depository a special fund hereby created in the name of the City designated the "Tax Increment Project Fund, The Lamar Project, Series 2026." If the City issues the Series 2026B Bonds, there shall be created in the Project Fund two (2) accounts, the "Series 2026A Project Fund Account" for the deposit of the remaining proceeds of the Series 2026A Bonds and the "Series 2026B Project Fund Account" for the deposit of the remaining proceeds of the Series 2026B Bonds.

(a) The amounts deposited to the Series 2026A Project Fund Account shall be used as follows:

(1) First to pay all expenses, premiums, fees and commissions incurred and deemed necessary or advantageous by the Governing Body in connection with the authorization, sale, issuance, validation and delivery of the Series 2026A Bonds, including, but not limited to, placement agent fees and expenses, and the fees and expenses of the Paying and Transfer Agent, Bond Counsel, City Counsel, the Municipal Advisor and counsel to the Purchaser, if any.

(2) Second, to pay the costs of the Infrastructure Improvements authorized to be paid from the Series 2026A Bond proceeds pursuant to the Development Agreement, including costs incurred by the Developer or the City which are reimbursable from the Series 2026A Bond proceeds, including, but not limited to, engineering, fiscal, printing, accounting, construction manager, feasibility consultant, and other allowable expenses incurred in connection with the Infrastructure Improvements and the issuance of the Series 2026A Bonds.

(3) The City shall make payments from the Series 2026A Project Fund Account to pay any costs of issuance of the Series 2026A Bonds upon presentation from the City of appropriate invoices and statements for such costs, which costs shall be approved by the Mayor at the closing of the Series 2026A Bonds. The City will make payments from the Series 2026A Project Fund Account to pay the costs of the Infrastructure Improvements authorized to be paid from the proceeds of the Series 2026A Bonds upon receipt of an original executed requisition signed by an authorized officer of the Developer and approved by the City to pay the Developer for such costs incurred.

(4) Any moneys remaining in the Series 2026A Project Fund Account, including investment earnings thereon, upon payment in full of the amounts set forth in subsections (1) and (2) above, shall be transferred to the Series 2026A Bond Fund Account and used as provided in Section 19(a) hereof.

(b) The amounts deposited to the Series 2026B Project Fund Account shall be used as follows:

(1) First to pay all expenses, premiums, fees and commissions incurred and deemed necessary or advantageous by the Governing Body in connection with the authorization, sale, issuance, validation and delivery of the Series 2026B Bonds, including, but not limited to, placement agent fees and expenses, and the fees and expenses of the Paying and Transfer Agent, Bond Counsel, City Counsel, the Municipal Advisor and counsel to the Purchaser, if any.

(2) Second, to pay the costs of the Infrastructure Improvements authorized to be paid from the Series 2026B Bond proceeds pursuant to the Development Agreement, including costs incurred by the Developer or the City which are reimbursable from the Series 2026B Bond proceeds, including, but not limited to, engineering, fiscal, printing, accounting, construction manager, feasibility consultant, and other allowable expenses

incurred in connection with the Infrastructure Improvements and the issuance of the Series 2026B Bonds.

(3) The City shall make payments from the Series 2026B Project Fund Account to pay any costs of issuance of the Series 2026B Bonds upon presentation from the City of appropriate invoices and statements for such costs, which costs shall be approved by the Mayor at the closing of the Series 2026B Bonds. The City will make payments from the Series 2026B Project Fund Account to pay the costs of the Infrastructure Improvements authorized to be paid from the proceeds of the Series 2026B Bonds upon receipt of an original executed requisition signed by an authorized officer of the Developer and approved by the City to pay the Developer for such costs incurred.

(4) Any moneys remaining in the Series 2026B Project Fund Account, including investment earnings thereon, upon payment in full of the amounts set forth in subsections (1) and (2) above, shall be transferred to the Series 2026B Bond Fund Account and used as provided in Section 19(b) hereof.

SECTION 23. The City shall maintain with a qualified depository a special fund hereby created in the name of the City designated the "Tax Increment Fund, The Lamar Project." There shall be deposited into the TIF Fund any surplus Tax Increment not needed in any year to fund the Bond Fund or the Reserve Fund. As provided in the Interlocal Agreement, as of December 31 of each year, any moneys deposited to the TIF Fund attributable to the City's Ad Valorem Tax Increment and the County's Tax Increment shall be distributed to the City and the County on a pro rata basis. Any surplus of the City's Sales Tax Increment shall be paid to the City.

SECTION 24. Moneys in the Bond Fund, the Project Fund or the Reserve Fund or any other fund and account hereunder, shall be invested by the City as permitted under the laws of the State for the investment generally of moneys of the City. Any income received from said investments shall be properly credited to the fund from which the investment was initially made unless otherwise provided herein.

SECTION 25. The Private Placement Agreement is hereby approved in substantially the form attached hereto as Exhibit A. The Mayor is hereby authorized and directed to execute and deliver the Private Placement Agreement, subject to the conditions set forth in Section 7 hereof, for and on behalf of the City with such changes, insertions and omissions as may be approved by the Mayor, said execution being conclusive evidence of such approval.

SECTION 26. The Purchaser may determine if the Series 2026 Bonds will be subject to the requirements of Rule 15c2-12 of the Securities and Exchange Commission ("SEC Rule 15c2-12"). If the Purchaser directs that the Series 2026 Bonds be subject to the requirements of SEC Rule 15c2-12, the City covenants and agrees to provide to the Purchaser a Continuing Disclosure Certificate and to comply with the covenants set forth therein and carry out all of the provisions of the Continuing Disclosure Certificate. In the event the City fails to comply with the provisions of the Continuing Disclosure Certificate, the Purchaser may take such actions as may be necessary and appropriate, including mandate or specific performance by court order, to cause the City to comply with its obligations set forth in the Continuing Disclosure Certificate and this

Section 26. If required, the Mayor is hereby authorized and directed to execute and deliver the Continuing Disclosure Certificate for and on behalf of the City.

SECTION 27. The form of the Pledge Agreement in the form submitted to this meeting and attached hereto as Exhibit B shall be, and the same hereby is, approved in substantially said form. The Mayor and the City Clerk are hereby authorized and directed to execute and deliver the Pledge Agreement with such changes, insertions and omissions as may be approved by such officers, said execution being conclusive evidence of such approval.

SECTION 28. The Form of Requisition in the form submitted to this meeting and attached hereto as Exhibit C shall be, and the same hereby is, approved in substantially said form. The City Clerk is hereby authorized to accept and process each Requisition pursuant to the terms and provisions of the Development Agreement and this Bond Resolution, in substantially the form attached hereto with such changes, insertions and omissions as may be approved by such officer, said acceptance being conclusive evidence of such approval. The City shall make payments from the Project Fund to pay the costs of the Infrastructure Improvements upon receipt of an original executed Form of Requisition, including supporting statement, signed by an authorized officer of the Developer and approved by the City to pay or reimburse the Developer for costs incurred in connection therewith.

SECTION 29. The Series 2026 Bonds shall be payable equally and ratably, without regard to the date when the Series 2026 Bonds actually shall be delivered and shall enjoy parity of lien, one with the other, upon the Tax Increment.

SECTION 30. If the Municipal Advisor deems it in the best interest of the City to apply for municipal bond insurance for the Series 2026 Bonds, the Governing Body hereby approves the execution of a commitment for the provision of municipal bond insurance for the Series 2026 Bonds and any additional documents and certificates which are required by any provider of such municipal bond insurance selected to provide credit enhancement in connection with the issuance of the Series 2026 Bonds. The Mayor is hereby authorized to approve any changes, insertions and omissions as may be required by the provider of the municipal bond insurance to the Private Placement Agreement, evidenced by her execution of the commitment for said municipal bond insurance and other additional documents and certificates. The Mayor is hereby authorized and directed to execute and deliver such other documents as may be necessary or appropriate to meet the requirements of any provider of such municipal bond insurance selected to provide credit enhancement in connection with the issuance of the Series 2026 Bonds.

SECTION 31. The Governing Body hereby designates Butler Snow LLP, Ridgeland, Mississippi, to serve as Bond Counsel in connection with the sale and issuance of the Series 2026 Bonds. The terms of employment for Bond Counsel are set forth in the engagement letter (the "Engagement Letter") attached hereto as Exhibit D. All provisions of the Engagement Letter, when executed as hereinafter authorized, shall be incorporated herein, and shall be deemed to be part of this resolution fully and to the same extent as if separately set out verbatim herein. The form of the Engagement Letter and the execution thereof by the Mayor is hereby approved and authorized.

SECTION 32. The Governing Body hereby designates Government Consultants, Inc., Madison, Mississippi, to serve as Municipal Advisor in connection with the sale and issuance of the Series 2026 Bonds. The Mayor, acting for and on behalf of the City, is hereby authorized and directed to execute and deliver the Independent Registered Municipal Advisor disclosure letter of the Municipal Advisor attached hereto as Exhibit E.

SECTION 33. The Governing Body hereby designates Mayo Mallette, Oxford, Mississippi, to serve as City Counsel in connection with the sale and issuance of the Series 2026 Bonds.

SECTION 34. The Governing Body hereby designates Carty, Harding & Hearn, Inc., Memphis, Tennessee, to serve as Placement Agent in connection with the sale and issuance of the Series 2026 Bonds. The Mayor, acting for and on behalf of the City, is hereby authorized and directed to execute and deliver the G-17 disclosure letter of the Placement Agent attached hereto as Exhibit F.

SECTION 35. The Governing Body hereby authorizes the Mayor, with the advice of the Municipal Advisor, to name a bank or trust company to serve as Paying and Transfer Agent in connection with the sale and issuance of the Series 2026 Bonds.

SECTION 36. Prior to their delivery, the Series 2026 Bonds may be validated pursuant to Section 31-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented, by the Chancery Court of Lafayette County, Mississippi.

SECTION 37. Each member of the Governing Body, including the Representatives, are hereby authorized to execute such documents, instruments and papers, and do such acts and things as may be necessary or advisable in connection with the authorization, sale, preparation, execution, issuance and delivery of the Series 2026 Bonds.

SECTION 38. The City hereby covenants that it shall not extend the time for the payment of the principal of or interest on the Series 2026 Bonds directly or indirectly by any means or in any manner.

SECTION 39. The City Clerk is hereby authorized and directed to execute and deliver a certificate at the closing for the Series 2026 Bonds and thereafter annually throughout the life of the Series 2026 Bonds, certifying the City's assessed value of property described in the TIF Plan in appropriate form and as may be required by Section 21-45-21(2) of the Act and to obtain a similar certificate from the appropriate official of the County in connection with the County's assessed value of property described in the TIF Plan.

SECTION 40. Except as otherwise expressly provided herein, nothing in this Bond Resolution, express or implied, is intended or shall be construed to confer upon any person or firm or corporation other than the City, the holders of the Series 2026 Bonds issued under the provisions of this Bond Resolution, the Governing Body and the Paying and Transfer Agent, any right, remedy, or claim, legal or equitable, under and by reason of this Bond Resolution or any of the provisions hereof. This Bond Resolution, and all of its provisions are intended to be and shall be for the sole and exclusive benefit of the City, the Governing Body and the holders from time to time of the Series 2026 Bonds issued under the provisions of this Bond Resolution.

SECTION 41. All covenants, stipulations, obligations and agreements of the City contained in this Bond Resolution, shall be binding upon the City, and, except as otherwise provided in this Bond Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the City by the provisions of this Bond Resolution, shall be exercised or performed by the City. No stipulation, obligation or agreement herein contained or any other document necessary to conclude the sale and issuance of the Series 2026 Bonds shall be deemed to be a stipulation, obligation or agreement of any officer, agent or employee of the City, including its Governing Body, in his or her individual capacity, and no such officer, agent or employee shall be personally liable on the Series 2026 Bonds or be subject to personal liability or accountability by reason of the sale and issuance thereof.

SECTION 42. If any one or more of the provisions of this Bond Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this Bond Resolution, but this Bond Resolution shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained herein.

SECTION 43. In the event any scrivener's errors shall be discovered in this resolution after the adoption hereof but prior to the issuance of the Series 2026 Bonds, the Governing Body hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this resolution prior to the issuance of the Series 2026 Bonds.

SECTION 44. This Bond Resolution shall take effect immediately and all resolutions and orders, or parts thereof, in conflict herewith, to the extent of such conflict, are repealed.

Alderman _____ seconded the motion to adopt the foregoing resolution and the question being put to a role call vote, the result was as follows:

Alderman Erin Smith voted:	_____
Alderman Mark Huelse voted:	_____
Alderman Brian Hyneman voted:	_____
Alderman Kesha Howell Atkinson voted:	_____
Alderman Preston E. Taylor voted:	_____
Alderman Jason Bailey voted:	_____
Alderman Mary Martha Crowe voted:	_____

The motion having received the affirmative vote of a majority of the members of the Governing Body present, being a quorum of said Governing Body, the Mayor declared the motion carried and the resolution adopted this 19th day of May, 2026.

By_____
Mayor

ATTEST:

By_____
City Clerk

EXHIBIT A

FORM OF PRIVATE PLACEMENT AGREEMENT

PRIVATE PLACEMENT AGREEMENT

This **PRIVATE PLACEMENT AGREEMENT**, dated _____, 2026 (this "Placement Agreement"), is by and among the **CITY OF OXFORD, MISSISSIPPI** (the "City"), and **CARTY, HARDING & HEARN, INC.**, Memphis, Tennessee (the "Placement Agent").

WITNESSETH:

WHEREAS, the City, acting by and through its Mayor and Board of Aldermen (the "Governing Body"), has authorized the issuance of the [City of Oxford, Mississippi Taxable Tax Increment Financing Bonds (The Lamar Project), Series 2026A in the aggregate principal amount of $_____ (the "Series 2026A Bonds") and City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), Series 2026B in the aggregate principal amount of $_____ (the "Series 2026B Bonds and together with the Series 2026A Bonds, the "Series 2026 Bonds")], pursuant to the provisions of a Bond Resolution adopted by the Governing Body on May 19, 2026 (the "Bond Resolution"); and

WHEREAS, the Series 2026 Bonds are being issued pursuant to the *Tax Increment Financing Plan for The Lamar, City of Oxford, Mississippi, January 2021* (the "TIF Plan") for the purpose of (i) financing the installation and construction of various infrastructure improvements to facilitate the continued development of a project known as "The Lamar," a residential, commercial, and mixed-use development in the City, (ii) funding a debt service reserve fund for the Series 2026 Bonds; and (iii) paying the costs incident to the sale and issuance of the Series 2026 Bonds; and

WHEREAS, the Series 2026 Bonds are more fully described in the Bond Resolution and in Schedule I attached hereto; and

WHEREAS, the City has employed the Placement Agent to act as its agent in connection with the private placement of the Series 2026 Bonds.

NOW, THEREFORE, for and in consideration of the covenants herein made, and upon the terms and subject to the conditions herein set forth, the parties hereto agree as follows:

Section 1. Definitions. All capitalized terms used herein and not otherwise herein defined shall have the meanings ascribed to them in the Bond Resolution.

Section 2. Appointment of Placement Agent. Pursuant to the Bond Resolution and this Placement Agreement, the City hereby appoints the Placement Agent as exclusive placement agent with respect to the Series 2026 Bonds, and the Placement Agent and the Purchaser (as hereinafter defined) hereby accept such appointment, with such duties as described herein and in the Bond Resolution.

Section 3. Placement of the Series 2026 Bonds. The Placement Agent hereby agrees, as the agent of the City, to place the Series 2026 Bonds with _____, as purchaser (the "Purchaser"), pursuant to the terms set forth in the Term Sheet of the Purchaser (the "Term Sheet"), attached hereto as Schedule II. The Purchaser is to purchase the Series 2026 Bonds at the price as set forth in the Term Sheet and Schedule III (the "Purchase Price"). The Series 2026 Bonds shall

bear interest at the rate of _____% per annum. The Series 2026 Bonds will mature and be subject to optional and mandatory sinking fund redemption as provided in Schedule I hereto.

Section 4. Closing. It is understood that the purchase of the Series 2026 Bonds by the Purchaser is subject to the following conditions:

(a) A copy of the Bond Resolution certified as of May 19, 2026 (the "Closing Date") by the City Clerk of the City (the "City Clerk") as having been duly adopted by the Governing Body and as being in effect, only with such amendments, modifications and supplements as may have been agreed to by the Placement Agent and the Purchaser;

(b) The unqualified opinion, dated the Closing Date, of Butler Snow LLP, Ridgeland, Mississippi ("Bond Counsel"), in form and substance reasonably acceptable to the Placement Agent and the Purchaser and a letter from Bond Counsel, dated the Closing Date, and addressed to the Placement Agent and the Purchaser, to the effect that such opinion may be relied upon such parties to the same extent as if such opinion were addressed to them;

(c) An opinion of counsel to the City, dated the Closing Date, in form and substance reasonably acceptable to the Placement Agent and the Purchaser;

(d) A certificate, dated the Closing Date, signed by the Mayor of the City (the "Mayor") and the City Clerk to the effect that no summons or complaint or any other notice or document has been served upon or delivered to the City or the Governing Body or the officers or employees of the same relating to any litigation, and there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the best of their knowledge, threatened against the City or the Governing Body, affecting the existence of the City or the Governing Body or the titles of their officers to their respective offices or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Series 2026 Bonds, or affecting the provision of funds, or the proceedings and authority under which such provisions are made, to pay the principal amount of the Series 2026 Bonds and interest thereon when such payments shall become due, or in any way contesting or affecting the tax status of the Series 2026 Bonds and the interest thereon or the validity or enforceability of the Series 2026 Bonds, the Bond Resolution or this Placement Agreement, or contesting the powers of the City, the Governing Body or any authority for the issuance of the Series 2026 Bonds, the adoption of the Bond Resolution or the execution or acceptance of this Placement Agreement, nor is there any controversy or litigation pending or threatened, nor to the best of their knowledge is there any basis therefor, wherein any unfavorable decision, ruling or finding would materially adversely affect the tax status of the Series 2026 Bonds and the interest thereon or the validity or enforceability of the Series 2026 Bonds, the Bond Resolution or this Placement Agreement;

(e) A certificate, dated the Closing Date, signed by the Mayor and the City Clerk, certifying that on the date of the execution of the certificate they are the duly chosen, qualified and acting officers of the City and that they have executed the Series 2026 Bonds by causing a manual or facsimile of their signatures to be affixed to the Series 2026 Bonds, and they do thereby recognize the said manual or facsimile signatures as their true and lawful signatures, and further certifying that the seal impressed upon the Series 2026 Bonds and on such certificate is the official seal of the City;

(f) A copy of the TIF Plan as approved by the City and Lafayette County, Mississippi (the "County");

(g) A fully executed copy of the Interlocal Agreement, as approved by the Attorney General of the State;

(h) A fully executed copy of the Development Agreement, as such document is defined in the Bond Resolution;

(i) A fully executed copy of the Pledge Agreement, as such document is defined in the Bond Resolution;

(j) A specimen of the Series 2026 Bonds;

(k) [A Certificate of the Developer (as defined in the Bond Resolution), dated the Closing Date, executed by authorized officers of the Developer and in form acceptable to the Placement Agent and the Purchaser];

(l) The Decree of Validation relating to the sale and/or issuance of the Series 2026 Bonds;

(m) Assessment Certificates from the Tax Assessor of the County and the City Clerk of the City;

(n) A certified copy of a transcript of all proceedings taken by the Governing Body relating to the authorization and issuance of the Series 2026 Bonds and the execution and delivery of this Placement Agreement; and

(o) Such additional legal opinions, certificates, instruments and other documents as the Purchaser and/or the Placement Agent may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the representations contained herein and in the Bond Resolution, and the due performance or satisfaction by the City at or prior to the Closing Date of all agreements then to be performed and all the conditions then to be satisfied by the City.

All the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Placement Agreement shall be deemed to be in compliance with the provisions hereof but only if they are delivered to the Purchaser in form and substance reasonably satisfactory to the Purchaser.

The Purchaser shall be required to deposit the Purchase Price with the City on or before the Closing Date, as set forth in Schedule III attached hereto. The Series 2026 Bonds will be placed with the Purchaser on the Closing Date in accordance with the exemptions set forth in Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. [Tax Matters. Bond Counsel will deliver an opinion to the effect that interest on the Series 2026B Bonds is excludable from gross income for federal income tax purposes under existing statutes, regulations, rulings and court decisions and interest on the Series 2026 Bonds is exempt from State of Mississippi income taxes.]

Section 6. Payment for the Series 2026 Bonds. The Placement Agent agrees that it will, on the Closing Date, cause the Purchaser to transfer to the City, the Purchase Price in immediately available funds. If the Purchaser does not wire transfer the Purchase Price to the City on the Closing Date, or the Purchaser otherwise refuses to purchase the Series 2026 Bonds, the Placement Agent will use its reasonable best efforts to arrange for a substitute Purchaser for the Series 2026 Bonds on the terms set forth herein.

Section 7. No Registration with DTC, CUSIP Numbers Rating or Offering Document. The City acknowledges and agrees that the Purchaser is purchasing the Series 2026 Bonds in evidence of a privately negotiated loan and in that connection the Series 2026 Bonds shall not be (a) registered with DTC or any other securities depository, (b) assigned a CUSIP number by the CUSIP Service Bureau, (c) assigned a separate rating by any municipal securities agency, or (d) issued pursuant to any type of offering document or official statement.

Section 8. Limitation. Nothing contained in this Placement Agreement shall obligate the Placement Agent to purchase the Series 2026 Bonds in the event the Purchaser fails to pay the Purchase Price of the Series 2026 Bonds or in the event the Placement Agent is unable to arrange for the purchase of the Series 2026 Bonds.

Section 9. Fees and Expenses. The City is responsible for all fees and expenses due in connection with the sale, delivery and issuance of the Series 2026 Bonds.

Section 10. Obligations of Placement Agent. The City acknowledges and agrees that this Placement Agreement does not constitute a guarantee by the Placement Agent to arrange the placement of the Series 2026 Bonds. It is understood that the Placement Agent's obligations under this Placement Agreement are to use reasonable efforts throughout the term of this Placement Agreement to perform the services described herein. The City acknowledges and agrees that the Placement Agent is being retained to act solely as placement agent for the Series 2026 Bonds, and not as an agent, advisor or fiduciary to the City, and that this Placement Agreement is not intended to confer rights or benefits on any member, affiliate, shareholder or creditor of the City or any other person or entity or to provide the City or any other person with any assurances that the transaction will be consummated.

The Placement Agent shall act as an independent contractor under this Placement Agreement, and not in any other capacity, including as a fiduciary. The City acknowledges and agrees that: (i) the transaction contemplated by the Placement Agreement is an arm's length, commercial transaction between the City and the Placement Agent in which the Placement Agent is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary to the City; (ii) the Placement Agent has not assumed any advisory or fiduciary responsibility to the City with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Placement Agent has provided other services or is currently providing other services to the City on other matters); (iii) the only obligations the Placement Agent has to the City with respect to the transaction contemplated hereby expressly are set forth in this Placement Agreement; and (iv) the City has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate.

Section 11. Role of Purchaser. The Purchaser and its representatives are not registered municipal advisors and do not provide advice to municipal entities or obligated persons with respect to municipal financial products or the issuance of municipal securities (including regarding the structure, timing, terms and similar matters concerning municipal financial products or municipal securities issuances) or engage in the solicitation of municipal entities or obligated persons for the provision by non-affiliated persons of municipal advisory services and/or investment advisory services. With respect to the Term Sheet and any other information, materials or communications provided by the Purchaser: (a) the Purchaser and its representatives are not recommending an action to any municipal entity or obligated person; (b) the Purchaser and its representatives are not acting as an advisor to any municipal entity or obligated person and do not owe a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to any municipal entity or obligated person with respect to this Term Sheet, information, materials or communications; (c) the Purchaser and its representatives are acting for their own interests; and (d) the City has been informed that the City should discuss the Term Sheet and any such other information, materials or communications with any and all internal and external advisors and experts that the City deems appropriate before acting on the Term Sheet or any such other information, materials or communications.

Section 12. Covenants. The City agrees as follows: (a) On the Closing Date, the City will fund the 2026 Reserve Fund to the level of the 2026 Reserve Fund Requirement; (b) The City will not amend the TIF Plan without the Purchaser's consent; and ( ) Annual Assessment Certificates from the City Tax Assessor and the County Tax Assessor in connection with the Project and the Series 2026 Bonds will be provided to the Purchaser on or before May 1 of each year for the prior tax year beginning May 1, 2027 .

Section 13. U.S. Patriot Act. The City represents and warrants to the Purchaser that neither it nor any of its principals, shareholders, members, partners, or Affiliates, as applicable, is a Person named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of any such person. The City further represents and warrants to the Purchaser that the City and its principals, shareholders, members, partners, or Affiliates, as applicable, are not directly or indirectly, engaged in, nor facilitating, the transactions contemplated by this transaction on behalf of any Person named as a Specially Designated National and Blocked Person.

Section 14. Governing Law. This Placement Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi.

Section 15. Counterparts. This Placement Agreement may be executed in one or more counterparts, each of which shall be an original and all of which, when taken together, shall constitute but one and the same instrument.

Section 16. Binding Effect. This Placement Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns, except that no party hereto may assign any of its rights or obligations hereunder without the consent of the other party.

Section 17. Purchase Letter. The Purchaser shall execute and deliver on the Closing Date a Purchase Letter in the form attached hereto as Schedule IV.

IN WITNESS WHEREOF, the parties hereto have caused this Placement Agreement to be executed by their respective duly authorized representatives as of the day and year first above written.

CARTY, HARDING & HEARN, INC., as Placement Agent

By: _____
Vice President

CITY OF OXFORD, MISSISSIPPI

By: _____
Mayor

Agreed and Acknowledged:

_____

By:_____

Title_____

100662673.v1

SCHEDULE I

MATURITY SCHEDULE

SCHEDULE II

TERM SHEET

SCHEDULE III

PURCHASE PRICE

Par Amount of Series 2026A Bonds
PURCHASE PRICE DUE TO CITY:

Par Amount of Series 2026B Bonds
PURCHASE PRICE DUE TO CITY:

SCHEDULE IV

PURCHASE LETTER

_____, 2026

Mayor and Board of Aldermen
City of Oxford, Mississippi
Oxford, Mississippi

Butler Snow LLP
Ridgeland, Mississippi

Carty, Harding & Hearn, Inc.
Memphis, Tennessee

Ladies and Gentlemen:

The undersigned, a duly authorized officer of _____ (the "Purchaser"), hereby certifies and acknowledges that in connection with the purchase by it of the $_____ City of Oxford, Mississippi [Taxable] Tax Increment Financing Bonds (The Lamar Project), Series 2026[A][B] (the "Bonds"), that:

1. The Purchaser has reviewed and agrees to the terms and provisions set forth in the Bonds and the resolution adopted by the Mayor and Board of Aldermen (the "Governing Body") of the City of Oxford, Mississippi (the "City") on May 19, 2026 (the "Bond Resolution").

2. The Purchaser has, without reliance on others, conducted its own investigations, to the extent it deems satisfactory or sufficient, into matters relating to the business, properties, management, and financial position and results of operations of the City in connection with the issuance by the City of the Bonds; it has received such information concerning the City as it deems to be necessary in connection with its purchase of the Bonds and the payment of the Bonds by the City; and during the course of this transaction and prior to its purchase of the Bonds, it has been provided with the opportunity to ask questions of and receive answers from representatives of the City and the Governing Body concerning the terms and conditions of the offering of the Bonds, and to obtain any additional information needed in order to verify the accuracy of the information obtained.

3. The Purchaser has sufficient knowledge and experience in financial and business matters, including purchase and ownership of taxable and tax-exempt municipal and other obligations, to be able to, without reliance on others, evaluate the risks and merits represented by the purchase of the Bonds.

4. The Purchaser is aware that certain economic and political variables could affect the security of its purchase of the Bonds and the ability of the City to pay the debt service on the Bonds and the Purchaser is able to bear the economic risks of such purchase.

5. The Purchaser is an institutional "accredited investor" as defined in Regulation D promulgated under the Securities Act of 1933, as amended (the "1933 Act") and/or a qualified institutional buyer within the meaning of Rule 144A under the 1933 Act.

6. The Purchaser hereby certifies that it is currently purchasing the Bonds for its own account (or that of its consolidated taxpayer group) as evidence of a privately placed and negotiated sale of the Bonds and not for resale at a profit, and that it is its present intention to hold such Bonds to maturity or earlier redemption in accordance with Rule G-34 of the Municipal Securities Rulemaking Board; provided, however, that the Purchaser reserves the right to sell participation interests in or otherwise dispose of the Bonds it holds in the future as it chooses. The Purchaser agrees that it will not sell, transfer, assign, or otherwise dispose of the Bonds it holds or such ownership interests therein (a) unless it obtains from the purchaser and delivers to the City either (i) a letter similar in form and substance to this letter, or (ii) a written acknowledgement that such purchaser is either (1) an institutional "accredited investor" within the meaning of Rule 501(a) promulgated under the 1933 Act, or (2) a "qualified institutional buyer" as defined in Rule 144A promulgated under the 1933 Act; and (b) except in compliance with the applicable provisions of the 1933 Act, the Securities Exchange Act of 1934, as amended (the "1934 Act"), any rules and regulations promulgated under either the 1933 Act or the 1934 Act, and the applicable securities laws of any other jurisdiction, and in connection therewith, the Purchaser agrees that it shall furnish to any purchaser of the Bonds all information required by applicable law.

7. The Purchaser acknowledges that it has not been provided with any information from Butler Snow LLP ("Bond Counsel") or Carty, Harding & Hearn, Inc. (the "Placement Agent") and has not in any way relied upon Bond Counsel or the Placement Agent for information about the City in connection with its purchase of the Bonds.

8. The Purchaser has been informed and understands that (a) no official statement has been prepared in connection with the sale and delivery of the Bonds, (b) the Bonds are not subject to any continuing disclosure undertaking pursuant the SEC Rule 15c-2(12), (c) the Bonds shall not be assigned a separate rating by any municipal securities rating agency, and (d) the Bonds have not been assigned a CUSIP identification number and are not registered through a securities depository.

9. The Purchaser acknowledges that the Bonds constitute a limited obligation of the City payable solely from the Tax Increment (as defined in the Bond Resolution) and other funds pledged therefore as more particularly described in the Bonds and the Bond Resolution.

10. The representations in this Purchase Letter shall not relieve the City from any obligation to disclose any information required by applicable law as set forth in the Bond Resolution or the Bonds.

11. This Purchase Letter will constitute an agreement with respect to the matters herein contained as of the date hereof and is expressly for the benefit of the City, Bond Counsel and the Placement Agent, and may not be relied upon by any other party.

12. The Purchaser represents and warrants that the execution of this Purchase Letter has been duly authorized by the Purchaser and that the Purchase Letter has been duly executed by an authorized officer thereof.

13. The Purchaser and its representatives are not registered municipal advisors and do not provide advice to municipal entities or obligated persons with respect to municipal financial products or the issuance of municipal securities (including regarding the structure, timing, terms and similar matters concerning municipal financial products or municipal securities issuances) or engage in the solicitation of municipal entities or obligated persons for the provision by non-affiliated persons of municipal advisory services and/or investment advisory services. With respect to this letter and any other information, materials or communications provided by the Purchaser:

(a) the Purchaser and its representatives are not recommending an action to any municipal entity or obligated person; (b) the Purchaser and its representatives are not acting as an advisor to any municipal entity or obligated person and do not owe a fiduciary duty pursuant to Section 15B of the 1934 Act and the related final rules (the "Municipal Advisor Rules"), to any municipal entity or obligated person with respect to this letter, any other information, materials or communications; (c) the Purchaser and its representatives are acting for their own corporate interests; and (d) the City has been informed that it should discuss this letter and any such other information, materials or communications with any and all internal and external advisors and experts that the City deems appropriate before acting on this letter or any such other information, materials or communication.

14. In connection with the Purchaser's purchase of the Bonds: (a) the Purchaser is acting in an arm's length commercial transaction; (b) the Purchaser and its representatives and affiliates have financial and other interests that differ from those of the City; (c) the Purchaser is currently purchasing the Bonds for its own account in its normal and customary business practice; and (d) if the City would like a municipal advisor in this transaction that has legal fiduciary duties to it, it is free to engage a municipal advisor to serve in that capacity. In entering into the transaction evidenced by the Bonds, the Purchaser is relying on the "bank exemption" to the Municipal Advisor Rules.

15. In the event that the Purchaser does transfer all or any portion of the Bonds, the Purchaser agrees that any such transfer shall be in the minimum principal amount of $100,000 and then $1,000 thereafter.

IN WITNESS WHEREOF, Regions Capital Advantage, Inc. has hereunto set its hand as of this ____ day of _____, 2026.

_____, as Purchaser

By: _____

Title: _____

EXHIBIT B

FORM OF TAX PLEDGE AND SECURITY AGREEMENT

TAX PLEDGE AND SECURITY AGREEMENT

This Tax Pledge and Security Agreement is dated as of _____, 2026 (this "Pledge Agreement") and executed by and between Lafayette County, Mississippi (the "County"), acting by and through its Board of Supervisors (the "Board"), and the City of Oxford, Mississippi (the "City"), acting by and through its Mayor and Board of Aldermen (the "Governing Body").

RECITALS

WHEREAS, the City and the County are authorized and empowered, either separately or jointly through Section 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Interlocal Act"), to undertake and carry out redevelopment projects within an area determined by the City to be in need of development and/or redevelopment and as designated appropriate for a development project in accordance with the Tax Increment Financing Act, Sections 21-45-1 *et seq*., Mississippi Code of 1972, as amended and supplemented (the "TIF Act" and, together with the Interlocal Act, the "Act"); and

WHEREAS, pursuant to the Act, the City and the County entered into the Interlocal Cooperation Agreement, dated as of November 1, 2025 (the "Interlocal Agreement"), for the purpose of assisting in the development of The Lamar (the "Project"), as set forth in more detail in the TIF Plan (defined below), and providing the method of financing various infrastructure improvements in connection thereto; and

WHEREAS, the Interlocal Agreement has been submitted to the Attorney General of the State of Mississippi and has been approved thereby and a copy of the Interlocal Agreement and the Attorney General's approval is attached hereto as **EXHIBIT A**; and

WHEREAS, on January 19, 2021, after notice and a public hearing, the City, acting by and through its Governing Body, adopted a resolution approving the *Tax Increment Financing Plan for The Lamar, City of Oxford, Mississippi, January 2021* (the "TIF Plan") which covers the real property described in the TIF Plan and the improvements located thereon (the "TIF District"); and

WHEREAS, on March 15, 2021, after notice and a public hearing, the County, acting by and through its Board, adopted a resolution approving the TIF Plan; and

WHEREAS, the TIF Plan authorizes the issuance of tax increment financing bonds, in one or more series, in an amount not to exceed Two Million Nine Hundred Thousand Dollars ($2,900,000) in order to finance the installation and construction of various infrastructure improvements within the TIF District or on land adjacent to and serving the TIF District and the payment of certain costs in connection with the issuance of such tax increment financing bonds (the "Infrastructure Improvements"); and

WHEREAS, on May 19, 2026, the Governing Body adopted a resolution (the "Bond Resolution"), approving the sale and issuance of the City of Oxford, Mississippi Taxable Tax Increment Financing Bonds (The Lamar Project), Series 2026 (the "Series 2026 Bonds") in the principal amount of $_____ to provide financing for the Infrastructure Improvements; and

WHEREAS, the City is authorized, pursuant to the Act, the TIF Plan, and the Bond Resolution, to issue the Series 2026 Bonds; and

WHEREAS, pursuant to the Interlocal Agreement and the Bond Resolution, the Series 2026 Bonds will be secured by a pledge by the City of 100% of the incremental increase in the City's real and personal property ad valorem tax revenues generated from the Project within the TIF District (the "City's Ad Valorem Tax Increment"), and, if deemed necessary, 100% of the incremental increase in the City's sales tax rebates, except for any sales tax rebates received by the City as a result of its special Food, Beverage and Hotel Tax and Tourism Tax, generated from the Project within the TIF District (the "City's Sales Tax Increment" and together with the City's Ad Valorem Tax Increment, the "City's Tax Increment"); and

WHEREAS, pursuant to the Interlocal Agreement and the 2026 Bond Resolution, the County has agreed to execute this Pledge Agreement under which the County will provide additional security for the TIF Bonds by pledging to the City, or its designee, through this Pledge Agreement, that portion of the tax revenues derived from the County's ad valorem tax levies on the captured assessed value, as such term is defined in the Act, of the real and personal property comprising the TIF District necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto as calculated pursuant to the formula provided in the Interlocal Agreement (the "County's Tax Increment" and together with the City's Tax Increment, the "Tax Increment"), all in accordance with the Interlocal Agreement and the 2026 Bond Resolution; and

WHEREAS, the Series 2026 Bonds will be sized based upon seventy-five percent (75%) of the actual Tax Increment taking into account any agreed upon coverage ratio and other costs in connection with the sale and issuance of such bonds.

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt of which is hereby acknowledged, the County hereby agrees as follows:

Section 1. The Pledge. In order to provide additional security for payment of the TIF Bonds, the County hereby irrevocably pledges to the City for payment of a portion of the principal of and the interest on the TIF Bonds, the debt service reserve fund created pursuant to the Bond Resolution, and the fees and expenses associated with the TIF Bonds, one hundred percent (100%) of the County's Tax Increment. The amount of the tax revenues pledged and to be paid pursuant to this Pledge Agreement shall be determined on or before March 1 of each year and set forth in the Assessment Certificate of the County Tax Assessor (the "Assessment Certificate"), as executed in connection with the issuance of the TIF Bonds, subject to annual adjustment based on any change in each of the City and County millage rates as annually determined by the Governing Body and the Board, respectively, and the appraised value of the TIF District as determined by the County Tax Assessor. City and County ad valorem taxes for school district purposes shall not be subject to the pledge of ad valorem taxes set forth herein.

Section 2. Term of the Pledge. The pledge of tax revenues made pursuant to the Interlocal Agreement and this Pledge Agreement is irrevocable until such time as the entirety of

the principal of and interest on the TIF Bonds and any fees and expenses associated therewith have been paid in full, whether at maturity or otherwise.

Section 3. Payment of Pledged Taxes. The annual Assessment Certificate shall be delivered to the Chancery Clerk of the County who shall forthwith cause the County's amount of taxes as set forth therein to be paid to the City Clerk of the City on or before March 1 of each year for payment, together with the City's Tax Increment, of the debt service on the TIF Bonds in accordance with the Bond Resolution. After payment of the debt service on the TIF Bonds, any amounts of the Tax Increment remaining in the Bond Fund (as such terms are defined in the Bond Resolution) shall be moved by the City to the TIF Fund and distributed as provide in the Bond Resolution to the City and/or the County by the City Clerk in the amount of the City and County's proportionate share of the Tax Increment. The City and the County shall deposit such excess Tax Increment to their respective general funds and used for any purpose authorize by law.

Section 4. Representations of the County. The County represents and warrants that this Pledge Agreement has been duly authorized by all necessary action on the part of the Board and upon execution and delivery will constitute a legal, valid, and binding obligation of the County, enforceable against the County in accordance with the terms and the provisions of this Pledge Agreement, except as may be limited bankruptcy laws or other creditors rights in general.

Section 5. Further Assurances. The County hereby agrees that at the request of the City that at any time, from time to time, that each will promptly execute and deliver all further instruments and documents and take all further action that may be necessary and desirable in order to carry out the transactions contemplated by this Pledge Agreement.

Section 6. Amendments. This Pledge Agreement may be amended from time to time upon the mutual written consent and agreement of both the City and the County, but no such amendment shall be effective with respect to any diminution of the amounts of tax revenues pledged pursuant to this Pledge Agreement.

Section 7. Agreement with registered owners of the TIF Bonds. Registered owners of the TIF Bonds shall be third party beneficiaries of the pledge under this Pledge Agreement and may enforce this Pledge Agreement by way of any remedy, proceeding in law or in equity available under the laws of the State of Mississippi and this Pledge Agreement shall constitute a contract with the respective registered owners of the TIF Bonds.

Section 8. Severability. Any provisions of this Pledge Agreement that are prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to such extent such prohibition of unenforceability without invalidating the remaining provisions hereof and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

Section 9. Execution in Counterparts. This Pledge Agreement may be executed by the parties hereto in separate counterparts, all of which taken together shall deem to constitute one and the same instrument. One or more counterparts of this Pledge Agreement may be delivered electronically or by facsimile with the intention that they will have the same effect as an original executed counterpart hereof.

IN WITNESS WHEREOF, the County has caused this Tax Pledge and Security Agreement to be duly executed and delivered by its officers duly authorized as of the date and year first above written.

LAFAYETTE COUNTY, MISSISSIPPI

By _____
President of Board of Supervisors

ATTEST:

By _____
Chancery Clerk

(SEAL)

[Signature Page to Tax Pledge and Security Agreement]

IN WITNESS WHEREOF, the City has caused this Tax Pledge and Security Agreement to be duly executed and delivered by its officers duly authorized as of the date and year first above written.

CITY OF OXFORD, MISSISSIPPI

By _____
Mayor

ATTEST:

By _____
City Clerk

(SEAL)

[Signature Page to Tax Pledge and Security Agreement]

EXHIBIT A

INTERLOCAL COOPERATION AGREEMENT

EXHIBIT C

FORM OF REQUISITION

FORM OF REQUISITION

CITY OF OXFORD, MISSISSIPPI
TAX INCREMENT FINANCING BONDS
(THE LAMAR PROJECT), SERIES 2026[A][B]

REQUISITION NUMBER _____

Mayor and Board of Aldermen of the
City of Oxford, Mississippi
107 Courthouse Square
Oxford, Mississippi 38655

Ladies and Gentlemen:

The undersigned, Updraft Improvements LLC, as developer (the "Developer") of a residential, commercial, and mixed-use development (the "Project") located on approximately 48 acres _____ (the "Project Site") within the City of Oxford, Mississippi (the "City") in connection with the above-described obligations (the "Series 2026___ Bonds"), the Project and the construction and installation of certain improvements at or adjacent to the Project Site, as more particularly described in the Development and Reimbursement Agreement, dated August, 2021 (the "Agreement"), between the City and the Developer, and costs incidental to the construction by the Developer of certain infrastructure improvements in connection with the Project (the "Infrastructure Improvements"); hereby requests disbursement from the Tax Increment Project Fund, The Lamar Project, Series 2026, Series 2026____ Project Fund Account (the "2026 ___ Project Fund Account") established pursuant to Section 22 of the resolution of the Mayor and Board of Aldermen of the City adopted on May 19, 2026 (the "Bond Resolution") providing for the sale and issuance of the Series 2026___ Bonds, in the amount of $_____, payable to the Developer as follows:

Updraft Improvements LLC
2743 South Lamar
Oxford, Mississippi 38655

The nature and purpose of the obligation for which payment is requested is described below and in Exhibit A attached hereto:

_____

_____

_____

The undersigned hereby certifies as follows:

(a) Such obligation has been properly incurred by the Developer in the amounts specified herein, is a proper charge against the 2026____ Project Fund Account, and has not been the basis of any previous withdrawal from the 2026____ Project Fund Account;

(b) The amounts set forth in this requisition have been properly expended or incurred for costs of the Project;

(c) The Developer has no notice of any mechanic's, materialmen's or other liens or rights to liens or other obligations which should be satisfied or discharged before payment of such obligation is made; that such obligation is or was reasonable and necessary in connection with the construction of the Infrastructure Improvements; and that such payment does not include any amount which is then entitled to be retained under any holdbacks or retainages provided for in any agreement;

(d) The Developer is in full compliance with the terms and provisions of the Agreement.

(e) [For requests for reimbursement from the 2026B Project Fund Account only.] The undersigned warrants that $1,669,459.04 of the $2,500,000 Acquisition and Construction Costs was incurred in connection with construction and infrastructure work on Molly Barr Road and Chickasaw Road as accepted by the City on April 22, 2026, per the Minutes of the Board of Aldermen attached hereto as Exhibit B. Drawings of the improvements are set forth on Exhibit C.

(f) Copies of all invoices and related documents evidencing the obligation for which payment is requested are included in Exhibit A hereto.

Terms not defined herein shall have the meanings set forth in, or by reference in, the Bond Resolution and the Agreement.

Dated: _____, 20____

Sincerely,

UPDRAFT IMPROVEMENTS LLC, a Mississippi limited liability company

By: _____

Title: _____

* * * *

Approved on _____, 20____

By_____
City Clerk of the City of
Oxford, Mississippi

Payment Made on _____, 20____

EXHIBIT D

ENGAGEMENT LETTER OF BUTLER SNOW LLP

BUTLER | SNOW

May 19, 2026

Mayor and Board of Aldermen
City of Oxford
107 Courthouse Square
Oxford, Mississippi 38655

Re: Not to Exceed $2,900,000 City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), Series 2026A&B (the "Bonds")

Ladies and Gentlemen:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to the City of Oxford, Mississippi (the "City"), in connection with the above-referenced Bonds. We understand that the Mayor and Board of Aldermen of the City are authorized by Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Act"), to issue the Bonds for the purposes set forth therein, including, but not limited to, financing the costs of certain infrastructure improvements in connection with the development of a project known as "The Lamar," a residential, commercial, and mixed-use development (the "Project"). We further understand that the City will be responsible for paying our fees as bond counsel from the proceeds of the Bonds.

SCOPE OF ENGAGEMENT

In connection with this engagement, we expect to perform the following duties:

1. Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for federal and State of Mississippi (the "State") income tax purposes;

2. Prepare and review documents necessary or appropriate for the authorization, issuance and delivery of the Bonds and coordinate the authorization and execution of such documents;

3. Assist the City, if applicable, in seeking from any other governmental authorities such approvals, permissions, and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance and delivery of the Bonds;

4. Review legal issues relating to the structure of the Bonds;

5. Assist in compiling and pursuing the validation proceedings under State law;

6. Assist the City, if required, in preparing a preliminary official statement and an official statement (together, the "Official Statement") and subject to satisfactory completion of our review, provide to the City written advice that in the course of our participation, no information has come to our attention that leads us to believe that the Official Statement, as of its date (except for financial statements, other statistical data, feasibility reports and statements of trends and forecasts and book-entry language contained in the Official Statement and its appendices, as to which we will express no opinion), contains any untrue statement of material fact or omits to state any material fact necessary to make the statements in the Official Statement, in light of the circumstances under which they were made, not misleading;

7. Assist the City, if applicable, in presenting information to bond rating agencies, and providers of credit enhancement relating to legal issues affecting the issuance of the Bonds; and

8. Draft a continuing disclosure undertaking of the City, if required.

Our Bond Opinion will be addressed to the City and will be delivered by us on the date of delivery of the Bonds. The Bond Opinion will be based on facts and laws existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the City, if applicable, with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will direct members of your staff and other employees of the City to cooperate with us in this regard. In rendering our Bond Opinion, we will expressly rely upon other counsel as to due authorization, execution and delivery of the documents executed by the City.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties under this engagement, without a separate engagement as may hereafter be agreed between the parties, do not include:

(a) Except as described in paragraph 6 above, assisting in the preparation or review of the Official Statement or any other disclosure document, if applicable, with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness, or sufficiency of any such document or rendering advice that the Official Statement or other disclosure document, if applicable, does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading;

(b) Preparing request for tax rulings from the Internal Revenue Service ("IRS") or no action letters from the Securities and Exchange Commission ("SEC");

(c) Preparing Blue Sky or investment surveys with respect to the Bonds;

(d) Drafting State constitutional or legislative amendments;

(e) Pursuing test cases or other litigation, such as contested validation proceedings;

(f) Making an investigation or expressing any view as to the creditworthiness of the City or the Bonds;

(g) Except as described in paragraph 8 above and if applicable, assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to the Bonds, or, after closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking;

(h) Representing the City in IRS examinations or inquiries, or SEC investigations;

(i) After closing, providing continuing advice to the City or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g., our engagement does not include rebate calculations);

(j) Giving and/or providing any financial advice or recommendations concerning the issuance of the Bonds as mandated by SEC rules; or

(k) Addressing any other matters not specifically set forth above that is not required to render our Bond Opinion.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this engagement letter, the City will be our client and an attorney-client relationship will exist between us. We understand that counsel to the City will assist with the issuance of the Bonds, particularly as to the authorization, execution and delivery of bond documents. We assume that all other parties will retain such counsel, as they deem necessary and appropriate to represent their interest in this transaction. In performing our services as bond counsel, we will represent the interest of the City. We will not be representing any other party and will not be acting as an intermediary among the parties. Our services as Bond Counsel are limited to those contracted for in this letter, and the City's execution of this engagement letter will constitute an acknowledgment of those limitations. Our representation of the City will not affect, however, our responsibility to render an objective Bond Opinion.

Our representation of the City and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to the closing of the Bonds, we will mail, if required, to the IRS the appropriate IRS Form 8038-G and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

PROSPECTIVE CONSENT

As you are aware, Butler Snow represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the City, one or more of our present or future clients will have transactions with the City. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe that such representation, if it occurs, will adversely affect our ability to represent you as provided in this engagement letter, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not

adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. Execution of this engagement letter will signify the City's consent to our representation of others consistent with the circumstances described in this paragraph except in the case of litigation involving the City.

FEES

Our fees for the duties we will undertake pursuant to this engagement letter and the responsibilities we will assume in connection therewith, will be negotiated with the City based upon our understanding of the terms, structure, size and schedule of the Bonds and the time we anticipate devoting to the Bonds.

If the financing is not consummated, we understand and agree that we will not be paid for our time expended on your behalf but will be paid for client charges made or incurred on your behalf.

Regardless of the above, we reserve the right that our fee may vary: (a) if the principal amount of the Bonds actually issued differs significantly from the amount stated above; (b) if material changes in the structure or schedule of the financing occur; or (c) if unusual or unforeseen circumstances arise, which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will advise you and prepare and provide to you an amendment to this engagement letter.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retain by us after the termination of this engagement.

If the foregoing terms are acceptable to you, please so indicate by returning the enclosed copy of this engagement letter dated and signed by an authorized officer, retaining the original for your files.

Thank you again for this opportunity to be of service. We look forward to working with you.

Sincerely,

BUTLER SNOW LLP

Sue H. Fairbank

Accepted and Approved:

CITY OF OXFORD, MISSISSIPPI

BY: _____
Mayor

Dated: _____

Authorized by resolution of the Mayor and Board of Aldermen of the City of Oxford, Mississippi, dated May 19, 2026.

EXHIBIT E

IRMA LETTER OF GOVERNMENT CONSULTANTS, INC.

GOVERNMENT CONSULTANTS

GOVERNMENT CONSULTANTS, INC.

Consulting & Municipal Advisory Firm

116 Village Boulevard
Madison, Mississippi 39110

Telephone: (601) 982-0005
Facsimile: (601) 982-2448
Email: gcms@gc-ms.net

May 19, 2026

Mayor and Board of Aldermen
City of Oxford, Mississippi
107 Courthouse Square
Oxford, Mississippi 38655

Re: City of Oxford, Mississippi
Not to Exceed $2,900,000 City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), in one or more taxable or tax-exempt series (collectively, the "Bonds")
Disclosure and Engagement Letter (the "Letter")

Dear Mayor and Board of Aldermen,

We are writing to provide certain disclosures to you as representative of the City of Oxford, Mississippi (the "Issuer") as required by the Securities and Exchange Commission ("SEC") and Municipal Securities Rulemaking Board ("MSRB"). Government Consultants, Inc. ("GCI" or the "Municipal Advisor") is an Independent Registered Municipal Advisor and welcomes the opportunity to provide municipal advisory services to you relative to the issuance of the above referenced Bonds.

Disclosures Concerning our Role as Municipal Advisor

(i) The Municipal Advisor has a fiduciary duty to you. This is different than an underwriter, if any, who only has an obligation to deal fairly with you. The underwriter, if any, has financial and other interests that differ from yours, unlike the Municipal Advisor who has no financial or other interests that differ from your own.

(ii) We shall provide advice concerning the structure, timing, terms, sizing and other similar matters related to any potential bond or debt issuance.

(iii) We shall make a reasonable inquiry to the relevant facts that help determine which course of action best suits your interests. A reasonable analysis will be conducted to determine that all advice and/or recommendation(s), are not based on materially inaccurate or incomplete information.

(iv) We shall evaluate possible material risks, benefits and alternatives related to the Bonds.

(v) Our duties are limited to this transaction and the above-mentioned disclosures.

The MSRB provides a brochure covering information for municipal advisory client protections and appropriate regulatory authority contact information on the MSRB homepage at http://www.msrb.org.

Disclosure Concerning Conflicts of Interest and Other Information

MSRB Rule G-42 requires that GCI provide in writing any disclosures relating to actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in MSRB Rule G-42, if applicable. After reasonable due diligence by GCI, there are no known material conflicts of interest that may affect GCI's ability to serve as a municipal advisor to you. In accordance with MSRB Rule G-42, GCI will follow its fiduciary duty, that includes the duty of loyalty and the duty of care to the Issuer and to disclose our role and duties as a Municipal Advisor. Our primary obligation is to always act in your best interest. There are no other known material conflict(s) of interest at the time of engagement.

If any new or additional material conflict(s) of interest occurs after the delivery and execution of this Letter, GCI will disclose all new material conflict(s) of interest to the you.

Disclosure Concerning the Compensation

Our compensation for serving as municipal advisor will be contingent on the issuance of the Bonds and is based, in part, on the size of the bonds. We will negotiate with you as to compensation and will be paid upon closing of the transaction(s). The Municipal Advisor will abide by its fiduciary duty to you and provide unbiased and independent advice as required by the MSRB.

Disclosure of Information Regarding Legal Events and Disciplinary History

GCI recommends potential clients to undertake its own evaluation of GCI's regulatory history, professional qualifications, and other material issues. Such information, whether material or not, must be reported on Form MA and/or MA-I filed with the SEC. There are no recent changes made on any Form MA or Form MA-I, which are available and can be viewed on the SEC's EDGAR system website at http://www.sec.gov/edgar/searchedgar/companysearch.html.

Disclosure Relating to Issuing Bonds

As with any issuance of debt, your obligation to pay principal and interest when due, will be a contractual obligation that will require that these payments be made no matter what budget restraints may be encountered. Your failure to pay principal and interest when due, could cause you to be in default. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer other debts at market rate levels.

Please be aware of the following basic aspects of the Bonds:

Fixed rate debt is an interest-bearing obligation that contains rates specified at closing and will not change while the bonds are outstanding. Maturity dates are fixed at the time of the closing and may include serial maturities (specified principal amounts are payable on the same date each year until final maturity) or a term maturity (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. Interest on fixed rate bonds is typically paid semiannually at a stated fixed rate or rates for each maturity.

Revenue bonds are a debt obligation secured by a pledge of incomes and revenues (fees, rates or rentals). You pledge to use the lawfully available net revenues of the fund or funds in the manner as described in the documents related to issuance for the repayment of the Bonds.

Additionally, the Bonds may will be offered as federally taxable obligations.

Additionally, the Bonds may be offered as federally tax-exempt obligations. This requires that you comply with various Internal Revenue Service ("IRS") requirements and restrictions relating to how you use and invest the proceeds of the bond issue, how you use any facilities constructed with the proceeds of the bond issue and other restrictions throughout the term of the Bonds.

It is recommended that you consult with bond counsel on such tax matters related to the issuance of the Bonds.

Disclosure Concerning the Term of Engagement

The Term of Engagement is effective on the execution date of the document that employed GCI as your appointed municipal advisor and ends upon the closing and delivery of the Bonds. The Engagement may be terminated with or without cause by either party. A written notice must be delivered to the other party, specifying the effective date of the termination.

Acknowledgement

We must seek your acknowledgement that you have received this Letter. Accordingly, please acknowledge receipt of this Letter on in the space provided below. If you are not authorized to execute this Letter, please notify GCI immediately so the correct individual may be contacted. Please let us know if you have any questions or concerns.

Sincerely,

Government Consultants, Inc.

BY: _____
Steve Pittman

RECEIPT ACKNOWLEDGEMENT

BY: _____
Signature

Robyn Tannehill, Mayor, City of Oxford, Mississippi
Authorized Representative's Name

EXHIBIT F

G-17 LETTER OF CARTY, HARDING & HEARN, INC.

CH | CARTY, HARDING & HEARN

May 19, 2026

Mayor Robyn Tannehill
City of Oxford
107 Courthouse Square
Oxford, MS 38655

Re: Disclosures by Carty, Harding & Hearn, Inc. ("Carty.")
Pursuant to MSRB Rule G-17 & G-23

City of Oxford, Mississippi
City of Oxford Tax Increment Financing
(The Lamar Project)
Series 2026

Mayor Tannehill:

We are writing the City of Oxford, Mississippi ("Issuer") to satisfy certain regulatory requirements relating to the above captioned bond issue (the "Bonds"), including disclosures as required by Municipal Securities Rulemaking Board ("MSRB") Rule G-17 and G-23. Carty intends to serve as an underwriter and not as a financial advisor. The primary role of an underwriter is to purchase, or arrange for the placement of, securities in an arm's-length commercial transaction between the issuer and the underwriter and that the underwriter has financial and other interests that differ from those of the issuer. We are required to enter into a preliminary engagement in order to be able to provide certain advice, including structure, timing, terms. Your acknowledgement of this preliminary engagement letter designates Carty. as an underwriter for the Bonds.

Final engagement is subject to satisfying applicable procurement laws or policies, formal approval by the appropriate governing body/issuer, finalizing the structure of the Bonds and executing a bond purchase agreement. This engagement letter is preliminary, nonbinding and may be terminated at any time by Issuer without penalty or liability for any costs payable to Carty.

I. Dealer-Specific Conflicts of Interest Disclosures

Carty has not identified any actual or potential[1] material conflicts of interest:

- Other Conflicts of Interest Disclosure

  Carty engages in a broad range of securities transactions and activities, financial services and other relationships from time to time that involves interests that may differ from those of the Issuer. In the ordinary course of business, Carty. (i) may at any time hold long or short positions, and, through employees who do not have access to non-public information relating to this issue, may trade or otherwise effect transactions, for its own account or the accounts of customers, in debt or equity securities of the Issuer or any other prospective participant in the Issuer's project and (ii) may at any time be pursuing, providing or arranging financing or other financial or transactional services to such prospective participants or to other issuers or market participants.

[1] When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

II. Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:

  - Since we anticipate that we will recommend to the Issuer a fixed rate financing structure we are attaching certain disclosures regarding Fixed Rate Bonds.

III. Standard Disclosures

- Disclosures Concerning the Underwriters' Role:

  - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both issuers and investors.

  - The underwriters' primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.

  - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.

  - The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

  - The underwriters have a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

  - The underwriters will review the official statement for the Bonds in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.[2]

- Disclosures Concerning the Underwriters' Compensation:

  - The underwriters will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

[2] Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

Please note that nothing is this letter should be viewed as a commitment by the underwriters to purchase or sell all the Bonds and any such commitment will only exist upon the execution of any bond purchase agreement or similar agreement and then only in accordance with the terms and conditions thereof.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any disclosed conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately. We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me. Otherwise, an email read receipt from you or automatic response confirming that our email was opened by you will serve as an acknowledgment that you received these disclosures.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds. Thank you.

Sincerely,

E. J. Gregory, III

E.J. Gregory
Public Finance Banker
Managing Director

398 East Main, Ste 203
Tupelo, Mississippi 38804
662.891.8169
ejgregory@cartyco.com

Acknowledgement:

_____
Robyn Tannehill
Mayor
City of Oxford

Date: _____

ATTACHMENT

Fixed Rate Bonds

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds ("Fixed Rate Bonds"), as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that you should consider before deciding whether to issue Fixed Rate Bonds. If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to us. In addition, you should consult with your financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. If you decide that you would like to pursue this financing alternative, we may provide you with additional information more specific to your particular issue.

Financial Characteristics

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all of the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period of time, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

Security

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.

General Obligation Bonds

"General obligation bonds" are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. Ad valorem taxes necessary to pay debt service on general obligation bonds may not be subject to state constitutional property tax millage limits (an unlimited tax general obligation bond). The term "limited" tax is used when such limits exist.

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or

principal, the holders of general obligation bonds have certain rights under state law to compel you to impose a tax levy.

Revenue Bonds

"Revenue bonds" are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit and you are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

Some revenue bonds (conduit revenue bonds) may be issued by a governmental issuer acting as conduit for the benefit of a private sector entity or a 501(c)(3) organization (the obligor). Conduit revenue bonds commonly are issued for not-for-profit hospitals, educational institutions, single and multi-family housing, airports, industrial or economic development projects, and student loan programs, among other obligors. Principal and interest on conduit revenue bonds normally are paid exclusively from revenues pledged by the obligor. Unless otherwise specified under the terms of the bonds, you are not required to make payments of principal or interest if the obligor defaults.

The description above regarding "Security" is only a brief summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all of the following (generally, the obligor, rather than you, will bear these risks for conduit revenue bonds):

Issuer Default Risk

You may be in default if the funds pledged to secure your bonds are not sufficient to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a brief summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Redemption Risk

Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. In the event that interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk

If your financing plan contemplates refinancing some or all of the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required. Further, limitations in the federal tax rules on advance refunding of bonds (an advance refunding of bonds occurs when tax-exempt bonds are refunded more than 90 days prior to the date on which those bonds may be retired) may restrict your ability to refund the bonds to take advantage of lower interest rates.

Reinvestment Risk

You may have proceeds of the bonds to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk

The issuance of tax-exempt bonds is subject to a number of requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of the tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on the bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If the bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.

PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY

WHEREAS, *on the 19th day of May 2026,* the Board of Aldermen does hereby find that conditions of extreme peril to the safety of persons and property have arisen within said City, caused by a Winter Storm commencing on or about _8:00 AM_ on the 24th day of January 2026; and

WHEREAS, the aforesaid conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency in order to provide for the health and safety of the citizens and the protection of their property within the affected jurisdiction;

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that in accordance with Section 33-15-17(d), Mississippi Code of 1972, as amended, a local emergency now exists throughout said City; and shall be reviewed every thirty (30) days until such local emergency is no longer in effect and proclaimed terminated by the Board of Aldermen of the City of Oxford, State of Mississippi.

IT IS FURTHER PROCLAIMED AND ORDERED that all City agencies and departments shall render all possible assistance and discharge their emergency responsibilities as set forth in the City Emergency Operations Plan.

DATE:_____

_____
Mayor

ATTEST:

_____
Clerk of City

_____
City, State of MS

_____
Alderman

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Alderman

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Alderman

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Alderman

MEMA DR-3 (Rev.12.01)

OXFORD
PARK COMMISSION

Executive Director

Seth Gaines

Park Commissioners

Corey Addy
JJ Jones
Allison Koestler
Crystyl Lampton
Jason Lowe

400 Price Street
Oxford, MS 38655
(662) 232-2380
(662) 232-2322

Website
oxfordparkcommission.com

Member of
Mississippi Recreation and Parks Association
National Recreation and Parks Association
National Alliance of Youth Sports
Oxford Chamber of Commerce

May 13, 2026

RESOLUTION TO ADOPT AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT® AS PART OF THE 2026 NATIONAL FITNESS CAMPAIGN

At a meeting of the Oxford Park Commission Board held on May 13, 2026 wherein the following action was taken:

WHEREAS, the Oxford Park Commission has submitted a Grant Application to National Fitness Campaign (NFC) for participation in the 2026 initiative to install and activate outdoor Fitness Courts® in over 1000 municipalities and schools across the country, and;

WHEREAS, the Oxford will accept a $35,000 National Grant from the NFC Grant Committee and Statewide Partners, and endeavors to provide a local funding confirmation in the amount of $283,000 in compliance with the attached Grant Program Requirements to promote and implement a free-to-the-public outdoor Fitness Court®, and;

WHEREAS, the city of Oxford understands the scope of this project includes the installation of a concrete pad, as well as the assembly of the Fitness Court, both to be completed by separate vendors external to the National Fitness Campaign. Additional funding requirements for the concrete installation and Fitness Court assembly can be found on the attached Grant Program Requirement document provided by the National Fitness Campaign.

WHEREAS, the Oxford Park Commission believes joining the National Fitness Campaign is an important step in building a healthier community, commits to funding/fundraising to participate in NFC's 2026 Campaign, and will earn local and regional recognition as a leader in providing accessible health and wellness infrastructure and programs.

NOW THEREFORE:

BE IT RESOLVED, that the Oxford Park Commission will collaborate with NFC to join the National Fitness Campaign, implement the outdoor Fitness Court® program, and make fitness free for community residents and visitors.

Seth Gaines

Executive Director
Oxford Park Commission

THE CITY OF
OXFORD

RESOLUTION

A RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN HONORING THE MEN AND WOMEN OF THE UNITED STATES ARMED FORCES WHO MADE THE ULTIMATE SACRIFICE IN SERVICE TO OUR COUNTRY ON THE OCCASION OF MEMORIAL DAY

WHEREAS, Memorial Day is observed throughout the United States as a day of remembrance for the brave men and women of the Armed Forces who gave their lives in defense of the freedoms and liberties enjoyed by all Americans; and

WHEREAS, these courageous individuals answered the call to serve with honor, valor, and selfless devotion to duty, placing the welfare of our nation above their own; and

WHEREAS, the sacrifices made by our fallen heroes and their families can never be fully repaid, but must always be remembered with gratitude and respect; and

WHEREAS, it is fitting that the citizens of this community pause to reflect upon the tremendous cost of freedom and pay tribute to those who laid down their lives in service to the United States of America; and

WHEREAS, the Mayor and Board of Aldermen desire to publicly recognize and honor the memory of all fallen service members and express sincere appreciation to all veterans and active-duty military personnel for their continued service and sacrifice;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OXFORD, AS FOLLOWS:

1. That the Mayor and Board of Aldermen hereby honor and remember all members of the United States Armed Forces who made the ultimate sacrifice in service to our nation.
2. That Memorial Day shall serve as a solemn reminder of the courage, patriotism, and dedication displayed by these fallen heroes.
3. That the Mayor and Board of Aldermen extend heartfelt appreciation to all veterans, active military personnel, and military families for their service and sacrifice on behalf of our nation.

ADOPTED this 19TH day of May, 2026.

_____

Mayor Robyn Tannehill

Alderwoman Erin Smith
Alderman Mark Huelse
Alderman Brian Hyneman
Alderwoman Kesha Howell-Atkinson
Alderman Preston Taylor
Alderman Jason Bailey
Alderman At- Large
Mary Martha Crowe

OXFORD
PLANNING
DEPARTMENT

Memorandum

To: Mayor and Board of Alderman
From: Benjamin Requet, AICP; Director of Planning
Date: May 19, 2026
RE: Request Final Plat Amendment for Case #3339, Plat Amendment for 'The Summit, Phase 2' requested by Oxford Commons Lots, LLC (David Blackburn) for property located at Ed Perry Drive (PPIN #44206, #4407, #4408 & #4409)

The subject property is located in the Oxford Commons PUD and is part of an approximately +/- 40-acre subdivision recorded as 'The Summit, Phase 2'. This request pertains to Lots 7-10 of the subdivision. The applicant is requesting an amendment to combine these four lots into a single lot (7R) measuring slightly more than 5 acres in area.

Mississippi subdivision law requires that the applicant proposing any change in a platted subdivision notify all the "persons to be adversely affected thereby or directly interested herein," and requires their written approval of the proposed modification. The applicant is responsible for identifying such persons and obtaining their written approval as part of the application.

In considering parties named in a petition or application and whose approval was submitted, the Commission can decide whether those identified persons' approvals are sufficient or whether additional parties must be named and their signatures acquired. If the applicant cannot obtain those signatures, the application cannot proceed.

A letter is provided by the manager (David Blackburn) of The Summit at Oxford Commons, LLC. noting that they own the lots in the subdivision and have no objection to the proposed subdivision amendment.

This plat amendment was heard at the May 11, 2026 meeting of the Planning Commission. The Planning Commission voted to recommend approval of the requested amendment in a 6-0 vote.

Recommendation: If it is determined that there are no other directly interested or adversely affected parties, then Staff recommends approval of the Final Plat as amended for 'The Summit, Phase 2 (Amended)' with the following conditions:

1. Approval is for the plan as submitted.

2. Approval of the final plat amendment by the Mayor and Board of Aldermen.

OXFORD
PLANNING
DEPARTMENT

Case 3339

To: Oxford Planning Commission
From: Benjamin Requet, AICP; Director of Planning
Date: May 11, 2026

Applicant: Oxford Commons Lots, LLC (David Blackburn)
Owner: The Summit at Oxford Commons, LLC
Request: Final Plat Amendment for 'The Summit, Phase 2'
Location: ED Perry Boulevard (PPINs #44206, #4407, #4408, & #4409)
Zoning: Oxford Commons PUD – Underlying (SCN) Suburban Center & (SCO) Suburban Corridor

Surrounding Zoning:
North: (SCN) Suburban Center
East: (SCN) Suburban Center & (SCO) Suburban Corridor
South: Oxford Commons PUD – Underlying (SCO) Suburban Corridor
West: Ed Perry Boulevard & Mississippi Highway 7

Case History: Case #3151 – Final Plat (Amended) for 'The Summit, Phase 2' – November 2024

Planning Comments: This item was tabled from the April Planning Commission meeting. Nothing has changed from what was previously presented, however, the Commission received an objection from Anita Chen (neighboring property owner). The Commission tabled this meeting to allow for Ms. Chen to appear before the Commission to voice her objection. On April 26, 2026, Staff received an email from Ms. Chen withdrawing her objection.

The subject property is located in the Oxford Commons PUD and is part of an approximately +/- 40-acre subdivision recorded as 'The Summit, Phase 2'. This request pertains to Lots 7-10 of the subdivision. The applicant is requesting an amendment to combine these four lots into a single lot (7R) measuring slightly more than 5 acres in area.

Mississippi subdivision law requires that the applicant proposing any change in a platted subdivision notify all the "persons to be adversely affected thereby or directly interested herein," and requires their written approval of the proposed modification. The applicant is responsible for identifying such persons and obtaining their written approval as part of the application.

In considering parties named in a petition or application and whose approval was submitted, the Commission can decide whether those identified persons' approvals are sufficient or whether additional parties must be named and their signatures acquired. If the applicant cannot obtain those signatures, the application cannot proceed.

A letter is provided by the manager (David Blackburn) of The Summit at Oxford Commons, LLC. noting that they own the lots in the subdivision and have no objection to the proposed subdivision amendment.

Recommendation: If it is determined that there are no other directly interested or adversely affected parties, then Staff recommends approval of the Final Plat as amended for 'The Summit, Phase 2 (Amended)' with the following conditions:

1. Approval is for the plan as submitted.

2. Approval of the final plat amendment by the Mayor and Board of Aldermen.

Subject: Summit plat amendment
Date: Sunday, April 26, 2026 at 1:52:21 PM Central Daylight Time
From: Anita Chen
To: Ben Requet

Hi Ben, we have made our final decision to pull from the plat amendment objection. Even though without combining the lots, they can build retail but it would be single tenants. Which is why Sullivans would not go there if they were not able to combine the lots. We do not want to hinder Sullivan Grocery from coming in because we strongly agree it is much needed for our town, so we have made the final decision to pull the objection.

Thank you,
Anita Chen
662-507-0639

OXFORD
PLANNING
DEPARTMENT

Case 3339

To: Oxford Planning Commission
From: Benjamin Requet, AICP; Director of Planning
Date: April 13, 2026

Applicant: Oxford Commons Lots, LLC (David Blackburn)
Owner: The Summit at Oxford Commons, LLC
Request: Final Plat Amendment for 'The Summit, Phase 2'
Location: ED Perry Boulevard (PPINs #44206, #4407, #4408, & #4409)
Zoning: Oxford Commons PUD – Underlying (SCN) Suburban Center & (SCO) Suburban Corridor

Surrounding Zoning:
North: (SCN) Suburban Center
East: (SCN) Suburban Center & (SCO) Suburban Corridor
South: Oxford Commons PUD – Underlying (SCO) Suburban Corridor
West: Ed Perry Boulevard & Mississippi Highway 7

Case History: Case #3151 – Final Plat (Amended) for 'The Summit, Phase 2' – November 2024

Planning Comments:
The subject property is located in the Oxford Commons PUD and is part of an approximately +/- 40-acre subdivision recorded as 'The Summit, Phase 2'. This request pertains to Lots 7-10 of the subdivision. The applicant is requesting an amendment to combine these four lots into a single lot (7R) measuring slightly more than 5 acres in area.

Mississippi subdivision law requires that the applicant proposing any change in a platted subdivision notify all the "persons to be adversely affected thereby or directly interested herein," and requires their written approval of the proposed modification. The applicant is responsible for identifying such persons and obtaining their written approval as part of the application.

In considering parties named in a petition or application and whose approval was submitted, the Commission can decide whether those identified persons' approvals are sufficient or whether additional parties must be named and their signatures acquired. If the applicant cannot obtain those signatures, the application cannot proceed.

A letter is provided by the manager (David Blackburn) of The Summit at Oxford Commons, LLC. noting that they own the lots in the subdivision and have no objection to the proposed subdivision amendment.

Recommendation: If it is determined that there are no other directly interested or adversely affected parties, then Staff recommends approval of the Final Plat as amended for 'The Summit Phase 2 Amended' with the following conditions:

1. Approval is for the plan as submitted.

2. Approval of the final plat amendment by the Mayor and Board of Aldermen.

Geotechnical Engineering
Hydraulic Engineering

Surveying

Land Planning/Subdivisions
Road and Bridge Design
Civil Engineering
Utility System Design

Materials Testing

276 County Road 101
Oxford, MS 38655
oxford@pecorpms.com

Phone 662-234-8539

Fax 662-234-8639
www.pecorpms.com

February 9, 2026

Ben Requet
City Planner
107 Courthouse Square
Oxford, MS 38566
(662) 232-2305

Re: *Plat Amendment*
Request: Plat Amendment Approval
The Summit Phase 2, Lots 7,8,9,10

Dear Mr. Requet,

The requested approval is for the Plat Amendment of the above captioned project. This project is located to the south of Tractor Supply and West of the Preserve at Oxford Commons. The plat amendment consists of 1 lot.

If you have any questions or comments, please feel free to contact me at our office.

Sincerely,

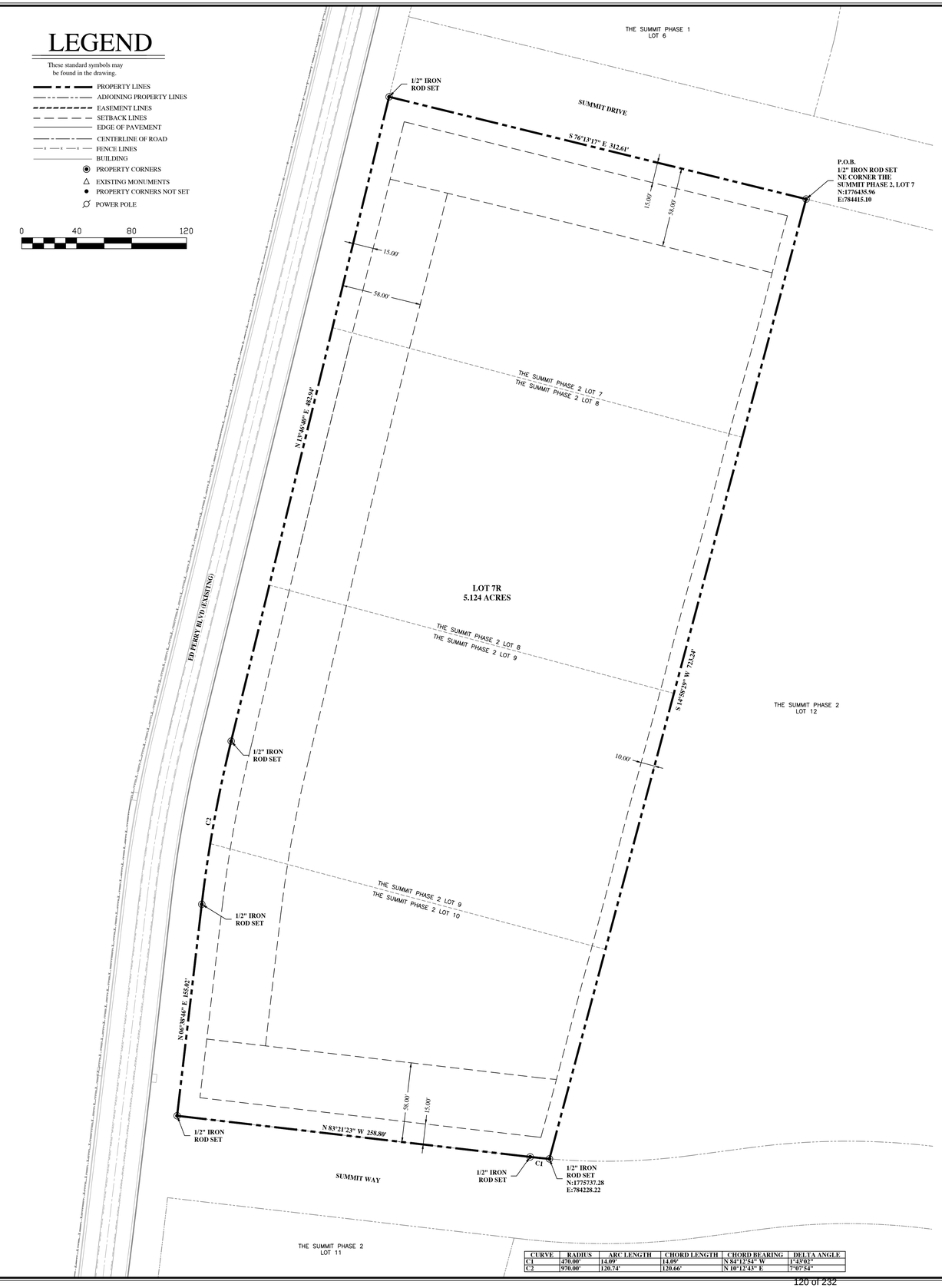
Jonathan E. Adams, PS
Precision Engineering Corporation
(662) 234-8539

LEGEND

These standard symbols may be found in the drawing.

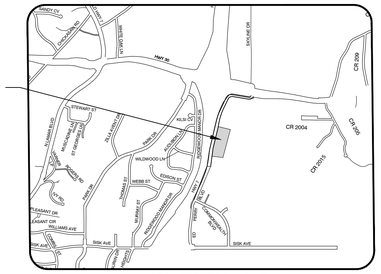
- PROPERTY LINES
- ADJOINING PROPERTY LINES
- EASEMENT LINES
- SETBACK LINES
- EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- FENCE LINES
- BUILDING
- PROPERTY CORNERS
- EXISTING MONUMENTS
- PROPERTY CORNERS NOT SET
- POWER POLE

0 40 80 120



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	14.09'	14.09'	N 84°12'54" W	1°43'02"
C2	970.00'	120.74'	120.66'	N 10°12'43" E	7°07'54"

PROJECT LOCATION



VICINITY MAP
N.T.S.

~SURVEYORS NOTES~

1. This Property has a land use classification of Class "B" as defined in Appendix "A" and the boundary survey meets the Minimum Quality Requirements for Condition "B" as defined in Appendix "B" of the "MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING".
2. All Bearings Are Based On Mississippi East State Plane Coordinate System Grid North As Determined By GPS Observations With A Convergence Of (-0° 22' 26") and a scale factor of 0.999995713 Calculated At The Point Of Commencement.
3. Horizontal Datum based on NAD 83(2011) and Vertical Datum based on NAVD 88 as ponted on below station

   GCGC Real Time Network
   CORS - This is a GPS Continuously Operating Reference Station
   Designation - Oxford Cors ARP
   CORS ID - MSOX
   PID - DK6714
   Lat - 34° 21' 50.93047"
   Lon - 89° 31' 56.51638"
4. Date Of Field Survey: February 2026.
5. This Property is Zoned (SCO) Suburban Corridor District.
   Setbacks Are As Follows:
   - Front yard build-to line: min/max 15 feet/58 feet
   - Side yard setback line: minimum 10 feet on one side unless it abuts ER, SR, or NR,then 50 feet
   - Rear yard setback line: minimum 25 feet unless it abuts residential uses in ER, SR, or NR; then 50 feet
6. This survey is subject to any easements recorded or unrecorded, shown or not shown on this Plat.
7. This survey was done without the benefit of a Title search.
8. Adjoining property owners shown hereon were obtained from Tri State Consulting Services Inc. as shown at the time of survey and may or may not be up to date.

~SURVEYORS CERTIFICATE~

I DO HEREBY CERTIFY THAT THIS CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "B" SURVEY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Jonathan E. Adams
MS PS-2879

Date

~DESCRIPTION OF PROPERTY~

The following description is based on the Mississippi East State Plane Coordinate System grid North as determined by GPS observations with a convergence of (-0° 22' 26") and a scale factor of 0.999995713 calculated at the Point Of Beginning.

A parcel of land located in the Southeast Quarter of Section 15, Township 8 South, Range 3 West, City of Oxford, Lafayette County, Mississippi and containing 5.124 Acres. This property described in more detail as follows:

Beginning at a 1/2" Iron Rod set recognized as being the Northeast Corner of The Summit Phase 2, Lot 7 shown on the Final Plat for The Summit Phase 2, filled in Plat Cabinet C, Slide 108 in the office of the Chancery Clerk of Lafayette County, Mississippi. Said point being further defined by Mississippi East State Plane Coordinates of N:1,776,435.96 and E:784,415.10.

From said Point of Beginning run South 14 Degrees 58 Minutes 29 Seconds West for a distance of 723.24 feet to a 1/2" Iron Rod set. Said point being further defined by Mississippi East State Plane Coordinates of N:1,775,737.28 and E:784,228.22.; Thence along the northern right of way of Summit Way with a curve turning to the right with an arc length of 14.09', a radius of 470.00', a chord bearing of North 84 Degrees 12 Minutes 54 Seconds West, a chord length of 14.09' to a 1/2" Iron Rod set; Thence North 83 Degrees 21 Minutes 23 Seconds West for a distance of 258.80 feet to a 1/2" Iron Rod set; Thence leaving said right-of-way and long the eastern right-of-way of Ed Perry Blvd. North 06 Degrees 38 Minutes 46 Seconds East for a distance of 155.02 feet to a 1/2" Iron Rod set; Thence with a curve turning to the right with an arc length of 120.74', a radius of 970.00', a chord bearing of North 10 Degrees 12 Minutes 43 Seconds East, a chord length of 120.66' to a 1/2" Iron Rod set; Thence North 13 Degrees 46 Minutes 40 Seconds East for a distance of 482.94 feet to a 1/2" Iron Rod set; Thence leaving said right-of-way and along the southern right-of-way of Summit Drive South 76 Degrees 13 Minutes 17 Seconds East for a distance of 312.61 feet back to the Point of Beginning.

PHONE: (662) 234-8539
FAX: (662) 234-8639
EMAIL: OXFORD@PECORPMS.COM
WEB SITE: PECORPMS.COM
ADDRESS: 1776 N. LAMAR OXFORD, MS 38655

REVISIONS:

NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:

FINAL PLAT
FOR
1ST AMENDMENT LOTS 7, 8, 9, 10
OF THE SUMMIT PHASE 2
IN THE SE 1/4 OF SEC. 15, T-8-S, R-3-W, CITY OF OXFORD,
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: J. WRAY		DATE: 02/03/2026
CHECKED BY: J. ADAMS		SCALE: 1"=40'
DRAWING NO.: 23158		

ALL ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

PAGE NO.: 1.0

Z:\Shared\Documents\DATA\project\23158 The Summit Phase 2 & 3\SURVEY\CAD\2026-02-02 1st Plat Amendment Summit Phase II Lots 7, 8, 9, 10\1st Plat Amendment Summit Phase II Lots 7, 8, 9, 10.dwg
SAVE:2/5/2026 1:15 PM PLOT:2/9/2026 8:49 AM

~DESCRIPTION OF PROPERTY~

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A parcel of land located in the Southeast Quarter of Section 15, Township 8 South, Range 3 West, City of Oxford, Lafayette County, Mississippi and containing 5.124 Acres. This property described in more detail as follows:

Beginning at a 1/2" Iron Rod set recognized as being the Northeast Corner of The Summit Phase 2, Lot 7 shown on the Final Plat for The Summit Phase 2, filled in Plat Cabinet C, Slide 108 in the office of the Chancery Clerk of Lafayette County, Mississippi. Said point being further defined by Mississippi East State Plane Coordinates of N:1,776,435.96 and E:784,415.10.

From said Point of Beginning run South 14 Degrees 58 Minutes 29 Seconds West for a distance of 723.24 feet to a 1/2" Iron Rod set. Said point being further defined by Mississippi East State Plane Coordinates of N:1,775,737.28 and E:784,228.22.; Thence along the northern right of way of Summit Way with a curve turning to the right with an arc length of 14.09', a radius of 470.00', a chord bearing of North 84 Degrees 12 Minutes 54 Seconds West, a chord length of 14.09' to a 1/2" Iron Rod set; Thence North 83 Degrees 21 Minutes 23 Seconds West for a distance of 258.80 feet to a 1/2" Iron Rod set; Thence leaving said right-of-way and long the eastern right-of-way of Ed Perry Blvd. North 06 Degrees 38 Minutes 46 Seconds East for a distance of 155.02 feet to a 1/2" Iron Rod set; Thence with a curve turning to the right with an arc length of 120.74', a radius of 970.00', a chord bearing of North 10 Degrees 12 Minutes 43 Seconds East, a chord length of 120.66' to a 1/2" Iron Rod set; Thence North 13 Degrees 46 Minutes 40 Seconds East for a distance of 482.94 feet to a 1/2" Iron Rod set; Thence leaving said right-of-way and along the southern right-of-way of Summit Drive South 76 Degrees 13 Minutes 17 Seconds East for a distance of 312.61 feet back to the Point of Beginning.

~SURVEYOR'S CERTIFICATE~

I CERTIFY THAT THE WITHIN 1ST PLAT AMENDMENT OF LOTS 7,8,9,10 OF THE SUMMIT, PHASE 2 IN LAFAYETTE COUNTY, MISSISSIPPI, IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AND THAT I SIGNED AND DELIVERED IT AS MY OWN ACT AND DEED.

WITNESS MY HAND AND SIGNATURE THIS THE _____ DAY OF _____, 20__.

_____
JONATHAN E. ADAMS
MISSISSIPPI PS. #2879

~ENGINEER'S CERTIFICATE~

I CERTIFY THAT 1ST PLAT AMENDMENT OF LOTS 7,8,9,10 OF THE SUMMIT, PHASE 2 IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

WITNESS MY HAND AND SIGNATURE THIS THE _____ DAY OF _____, 20__.

_____
PAUL KOSHENINA
MISSISSIPPI PE #14912

~CITY OF OXFORD~
~STATE OF MISSISSIPPI~

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD PLANNING COMMISSION, THIS THE _____ DAY OF _____, 20__.

_____
JR RIGBY, CHAIRMAN
CITY OF OXFORD PLANNING COMMISSION

~CITY ENGINEER'S CERTIFICATE~

I CERTIFY THAT THE SUMMIT AT OXFORD COMMONS, LLC, HAS COMPLIED WITH ONE OF THE FOLLOWING ALTERNATIVES FOR THE 1ST PLAT AMENDMENT OF LOTS 7,8,9,10 OF THE SUMMIT, PHASE 2:

1. ALL IMPROVEMENTS HAVE BEEN INSTALLED BY THE SUB-DIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE BOARD OF ALDERMEN, GIVING APPROVAL OF THE PRELIMINARY PLAT, AND ACCEPTING MAINTENANCE OF UTILITIES AND STREETS.
2. A BOND, OR CERTIFIED CHECK HAS BEEN POSTED BY THE SUB-DIVIDER WHICH IS AVAILABLE TO THE CITY IN A SUFFICIENT AMOUNT TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS,

AS OF THIS THE _____ DAY OF _____, 20__.

_____
JOHN CRAWLEY, PE
CITY ENGINEER, CITY OF OXFORD

~CITY OF OXFORD~
~COUNTY OF LAFAYETTE~
~STATE OF MISSISSIPPI~

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD, BOARD OF ALDERMEN, THIS THE _____ DAY OF _____, 20__.

_____
ROBYN TANNEHILL
MAYOR, CITY OF OXFORD

~RESTRICTIVE COVENANTS~

RECORDED IN INSTRUMENT NUMBER_____, OF THE LAND RECORDS IN THE CHANCERY CLERK'S OFFICE OF LAFAYETTE COUNTY, MISSISSIPPI.

~OWNER'S CERTIFICATE~

I, David B. Blackburn, as Manager of The Summit at Oxford Commons, LLC, both owners of a portion of the property herein described, and collectively constituting all of the property herein described, certify that The Summit at Oxford Commons, LLC did cause said land to be subdivided and platted, as shown on the attached plat for 1ST PLAT AMENDMENT OF LOTS 7,8,9,10 OF THE SUMMIT, PHASE 2. Streets are hereby dedicated to the use by the public and/or private utility companies which serve this subdivision. Utility easements are also dedicated to the public and/or private utility companies which serve this subdivision. Such subdivision and dedication is the act and free will of The Summit at Oxford Commons, LLC.

Witness my hand and signature

The Summit at Oxford Commons, LLC

By: _____
David B. Blackburn, Manager

~ACKNOWLEDGEMENT~
~COUNTY OF LAFAYETTE~
~STATE OF MISSISSIPPI~

Personally appeared before me, the undersigned authority in and for said county and state, David B. Blackburn, who acknowledged that he is the Manager of The Summit at Oxford Commons, LLC, and for and on behalf of The Summit at Oxford Commons, LLC, and as their act and deed, he signed, executed and delivered the above and foregoing instrument.

Given under my hand and official seal, this the _____ day of _____, 2026.

_____
Notary Public

~COUNTY OF LAFAYETTE~
~STATE OF MISSISSIPPI~

I, MIKE ROBERTS, CHANCERY CLERK IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____, AND WAS DULY RECORDED IN PLAT CABINET ____, SLIDE ____.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 20__.

_____
MIKE ROBERTS
CHANCERY CLERK

PRECISION ENGINEERING CORPORATION
CIVIL • CONSULTING • GEO
PEC
EST. 1976
LAND SURVEYORS

PHONE: (662) 234-8539
FAX: (662) 234-8639
EMAIL: OXFORD@PECORPMS.COM
WEB SITE: PECORPMS.COM
ADDRESS: 1776 N. LAMAR OXFORD, MS 38655

REVISIONS:

NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:

CERTIFICATE SHEET
FOR
1ST AMENDMENT LOTS 7, 8, 9, 10 OF THE SUMMIT PHASE 2
IN THE SE 1/4 OF SEC. 15, T-8-S, R-3-W, CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: J. WRAY		DATE: 02/03/2026
CHECKED BY: J. ADAMS, PS		SCALE: NA
DRAWING NO.: 23158		

ALL ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

PAGE NO.:

2.0

SAVE:2/5/2026 1:15 PM PLOT:2/9/2026 8:49 AM

Docusign Envelope ID: 5B40F2EF-62AB-4A0C-89DA-A7E54DCF35BD

The Summit at Oxford Commons, LLC
825 Sisk Ave., Suite 200
Oxford, MS 38655

February 12, 2026

Mr. Ben Requet, AICP, Director
Planning Department
City of Oxford
107 Courthouse Square
Oxford, MS 38655

Dear Mr. Requet:

Please accept this letter as notice that we, the owners of all the lots in The Summit at Oxford Commons, Phase 2, have no objection to the proposed plat amendment for The Summit at Oxford Commons, Phase 2.

Sincerely,

DocuSigned by:
David Blackburn
07BCD48412E24B4...

David B. Blackburn

Manager

Geotechnical Engineering
Hydraulic Engineering
Civil Engineering
Surveying

276 County Road 101
Oxford, MS 38655
oxford@pecorpms.com

Land Planning/Subdivisions
Road and Bridge Design
Utility System Design
Materials Testing

Phone 662-234-8539
Fax 662-234-8639
www.pecorpms.com

Project: Summit Phase 2, Lots 7,8,9,10 Amendment

Current Land Owner: SUMMIT AT OXFORD COMMONS LLC
825 Sisk Ave. Suite 200
Oxford, MS 38655
(662) 513-4194

Engineer: Precision Engineering Corp.
Paul Koshenina, P.E.
276 County Road 101
Oxford, MS 38655
(662) 234-8539

Adjoining Property Owners:

No.	Tax Parcel No.	PPIN	Landowner	Address
1	135H-15-019.16 135H-15-019.17 135H-15-019.18 135H-15-019.19 135H-15-019.15	44206 44207 44208 44209 44205	The Summit at Oxford Commons, LLC	825 Sisk Ave Oxford, MS 38655

OXFORD
PLANNING
DEPARTMENT

Memorandum

To: Mayor and Board of Alderman
From: James Hirsch; Planner I
Date: May 19, 2026
RE: Request approval of a Preliminary and Final Plat for Case #3356, Russom Construction, LLC (Chad Russom) for 'Highclere' subdivision, property located at George G. "Pat" Patterson Parkway (PPINs #44044 & #44059) (James Hirsch)

The subject property measures +/- 16.50 acres on the east side of George G. "Pat" Patterson Parkway. At this site, the applicant requests approval of a 124-lot residential subdivision, designed to the standards of the Housing Accelerator Overlay (HAO). Created in June 2024 (Case #3098), the HAO is intended to assist with the creation of more single-family housing in Oxford, as a strategy to address the growth and affordability pressures the City has been facing.

This project was granted variance from the Overlay's requirement related to public street frontage (Case #3352). The proposed lots comply with all other dimensional requirements. The HAO additionally provides requirements related to unit mix, architecture, parking, road & pedestrian infrastructure, and common amenity areas. The provided construction documents, architectural pattern book, and open space programming meet the standards of the Overlay.

The Planning Commission unanimously recommended approval of this item at its May 11, 2026 meeting with the ten (10) conditions listed in the staff report.

Recommendation: Staff and the Planning Commission recommend approval of the requested Preliminary and Final Plat for 'Highclere' subdivision with the following conditions:

1. Approval is for the plat as submitted (Planning).
2. Approval of the Preliminary & Final Plat for 'Highclere' by the Mayor and Board of Aldermen (Planning).
3. A copy of the stamped and recorded covenants shall be provided prior to the issuance of any Certificates of Occupancy (Planning).
4. Approval of Case #3352, granting variance regarding street frontage requirements (Planning).
5. All proposed signs shall be approved through a separate permitting process (Planning).
6. Greater than 25% four-bedroom units in the development shall first require a Special Exception (Planning).
7. All buildings in the subdivision shall comply with the requirements of the Overlay (Planning).

8. Approval is subject to the conditions submitted during site plan review (Engineering).
9. An approved MDEQ SWPPP must be submitted prior to a land disturbance permit being issued (Engineering).
10. Water and sewer approvals from the MSDOH and MDEQ (Engineering).

OXFORD
PLANNING
DEPARTMENT

Case 3356

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: May 11, 2026

Applicant: Russom Construction, LLC (Chad Russom)
Owner: CER Development, LLC (Chad Russom)
Request: Preliminary & Final Plat Approval for 'Highclere'
Location: George G. "Pat" Patterson Parkway (PPINs #44044 & #44059)
Zoning: (HAO) Housing Accelerator Overlay; underlying zoning (SR) Suburban Residential

Surrounding Zoning:
North: (NR) Neighborhood Residential & (HAO) Housing Accelerator Overlay; underlying zoning (SR) Suburban Residential
South: (HAO) Housing Accelerator Overlay; underlying zoning (SR) Suburban Residential
East: (NR) Neighborhood Residential
West: (HAO) Housing Accelerator Overlay; underlying zoning (SR) Suburban Residential

Case History: Case #3328 – Variance from Section 3.2.18.1, Retaining Wall Height – March 2026

Planning Comments: The subject property consists of +/- 16.50 acres in the Housing Accelerator Overlay (HAO). The applicant proposes a subdivision to create 124 residential lots, public streets for the purposes of access, a network of private alleys, and several common open spaces.

The Housing Accelerator Overlay District is intended to assist with the creation of more single-family housing in Oxford. The Overlay envisions small-sized lots with densely connected street grid, rear-loaded with privately owned alleys, combined with on-street parking and sidewalks (LDC 2.6.19). The Overlay includes standards related to unit mix, architecture, parking, road & pedestrian infrastructure, and common amenity areas (LDC 2.6.19.4).

The subdivision documents provided indicate 124 residential lots on 13.54 acres of developable area (effective density of +/- 9.2 lots/acre), all of which indicate setbacks aligned with the dimensional standards of the overlay. Many lots indicate frontage along an existing or proposed public street, but twenty instead front common open space and are accessed vehicularly by rear-loaded alley (allowance of these lots is the subject of Case #3352). Plans indicate 34 on-street parking spaces, and all lots have access to sidewalks. The proposal meets the open space and impervious area maximum requirements of the Overlay.

Several common open spaces/amenity areas are indicated: programming includes benches towards George G. 'Pat' Patterson Parkway, a community playground, a grilling station, a community firepit and seating area, a mini soccer field, and several rain gardens designed to assist with storm water retention.

Engineering Comments:

Stormwater Management
The stormwater management requirements for this subdivision will be met by conveying stormwater runoff with inlets and pipes to an above-ground detention basin. The detention basin is located at the northeast of the property, discharging at the property's northeast corner.

The Engineering Department has approved the Stormwater Management Plan for this project.

Recommendation: Staff recommends approval of the requested Preliminary and Final Plat for 'Highclere', with the following conditions:

1. Approval is for the plat as submitted (Planning).

2. Approval of the Preliminary & Final Plat for 'Highclere' by the Mayor and Board of Aldermen (Planning).

3. A copy of the stamped and recorded covenants shall be provided prior to the issuance of any Certificates of Occupancy (Planning).

4. Approval of Case #3352, granting variance regarding street frontage requirements (Planning).

5. All proposed signs shall be approved through a separate permitting process (Planning).

6. Greater than 25% four-bedroom units in the development shall first require a Special Exception (Planning).

7. All buildings in the subdivision shall comply with the requirements of the Overlay (Planning).

8. Approval is subject to the conditions submitted during site plan review (Engineering).

9. An approved MDEQ SWPPP must be submitted prior to a land disturbance permit being issued (Engineering).

10. Water and sewer approvals from the MSDOH and MDEQ (Engineering).

FINDALE
PROJECT NARRATIVE
PAT PATTESON PARKWAY

Project Overview

Findale is located on a 16.50-acre site within the City of Oxford's Housing Accelerator Overlay District on Pat Patterson Parkway. The project consists of 124 single-family detached residential lots, each with parking provided on the lot, supplemented by 34 on-street parking spaces distributed throughout the community. The overall site plan balances density with neighborhood design, while ensuring compliance with City infrastructure and utility standards.

Density and Layout

The subdivision has been designed to maximize efficiency of land use consistent with the intent of the Housing Accelerator Overlay District. By clustering 124 lots on 16.50 acres, the project provides a mix of attainable housing while preserving a functional street grid and open space areas.

Parking is accommodated in two ways:

- On-lot parking: Each lot contains dedicated parking spaces to meet resident demand.
- On-street parking: 34 strategically located spaces provide overflow capacity for guests and visitors, reducing congestion and ensuring safe circulation.

Topography and Site Conditions

The project site contains significant natural grade differentials, with elevation changes of up to 12 feet across multiple areas. These slopes create challenges in establishing uniform building pads and safe street alignments. To address these conditions, the site plan incorporates three retaining walls. While each wall exceeds the six-foot maximum prescribed by Section 3.2.18.1 of the Land Development Code, they are capped at a maximum of 12 feet to minimize disturbance and safely accommodate the terrain.

Impervious Area and Stormwater Management

The proposed development results in 55.6% impervious coverage, which includes rooftops, driveways, streets, sidewalks, and parking. This percentage is consistent with typical residential subdivisions of similar density. A comprehensive stormwater management system will be designed in compliance with MDEQ regulations and the City of Oxford standards, ensuring post-development runoff rates and volumes do not exceed pre-development conditions. Best Management Practices (BMPs) will be integrated to improve water quality and protect downstream systems.

Compliance with Overlay District Intent

The Housing Accelerator Overlay District was created to promote increased housing supply, efficient land use, and sustainable community design. This project directly supports these goals by:

- Delivering 124 single-family detached units in a compact neighborhood layout.
- Providing both on-lot and on-street parking for flexibility and capacity.
- Utilizing engineered retaining walls to overcome steep terrain while preserving more natural area and reducing grading impacts.

Without the ability to construct retaining walls up to 12 feet, the project would be forced to significantly reduce lot yield and density, thereby undermining the policy objectives of the overlay. The design as proposed represents the minimum necessary site modifications to achieve compliance with the overlay while addressing the unique topographic challenges.

Conclusion

This 16.50-acre, 124-lot residential subdivision reflects the intent of the Housing Accelerator Overlay District by providing new housing opportunities in Oxford while responsibly addressing challenging site conditions. With 55.6% impervious coverage, integrated stormwater management, and a balance of on-lot and on-street parking, the project achieves both functional design and compliance with city development standards.

The requested retaining wall variance is a critical component of this design, ensuring that the site's topography can be accommodated safely while preserving density and minimizing unnecessary land disturbance.

Sincerely,

Joey Moore, P.E.
JM Engineering and Design, LLC
Oxford, MS 38655
662-801-8803

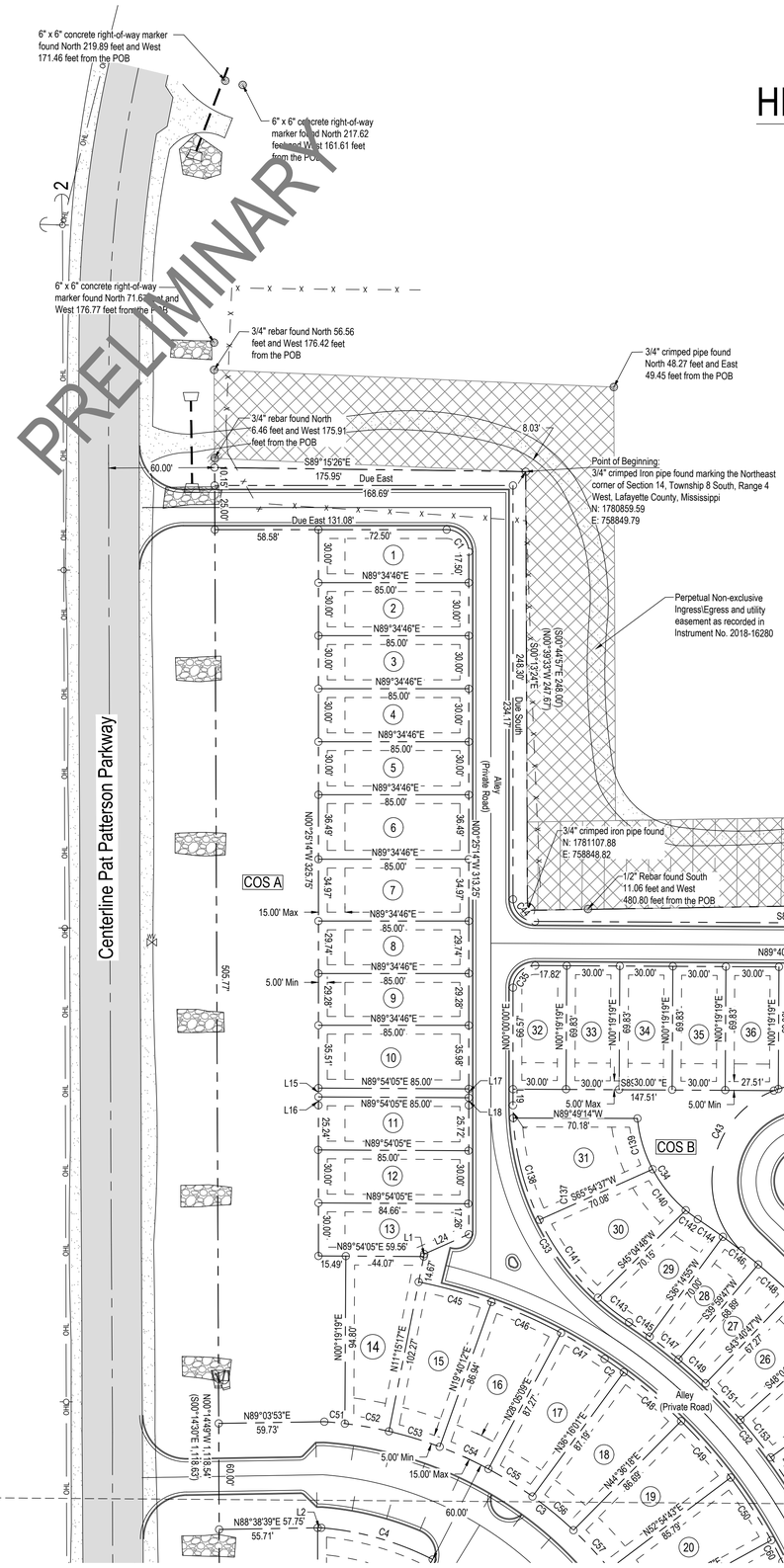
HIGHCLERE SUBDIVISION

124 Lot - Residential Subdivision

TOTAL AREA: 16.50 ACRES

CER Development, LLC.
302 Murray
Oxford, MS 38655

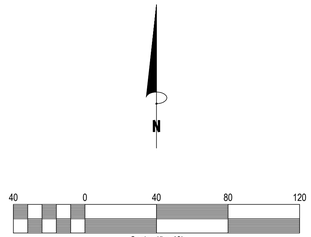
PRELIMINARY



LEGEND

	RIGHT-OF-WAY LINES		PROPERTY CORNERS
	PROPERTY LINES		MONUMENTS FOUND
	CENTERLINE ROAD		REFERENCE CORNERS
	APPARENT ADJOINING PROPERTY LINE	BM-4	BENCHMARKS
	CENTERLINE DITCH		UTILITY POLES
OHL	OVERHEAD LINES		GUY WIRE
X X	BARBED WIRE FENCE LINES	3	MULTIPLE GUIDEWIRES
	RIP RAP AREAS	FH	FIRE HYDRANT
	ASPHALT AREAS		WATER VALVE
	GRAVEL AREAS	RCP	REINFORCED CONCRETE PIPE
	PERPETUAL EASEMENT AREAS	HDPE	HIGH DENSITY POLYETHYLENE
	PERPETUAL EASEMENT AREAS	POB	POINT OF BEGINNING
(NTS)	NOT TO SCALE	POC	POINT OF COMMENCEMENT
		(N 79°36'00" W 210.00')	DEED CALLS
		S 89°57'34" W 210.00'	MEASURED CALLS

(All symbols in legend may not be used on current survey.)



Notes:
1. This is a Class "B" Survey as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
2. Global Positioning System (GPS) was used to locate or establish Boundary Survey Points on subject survey and points were derived by GCGC Real Time Network, NAD83(2011) CORS epoch 2010.00.
3. Field survey completed May 2, 2024.
4. All bearings are based on Mississippi East State Plane Coordinate System Grid North as determined by GPS Observations with a Convergence of (-0°25'19") and a scale factor of 1.00000816 calculated at The Point of Commencement .
5. Horizontal Datum based on NAD 83(2011) and Vertical Datum based on NAVD 88 as posted on below station:
   GCGC Real Time Network
   CORS- This is a GPS Continuously Operating Reference Station
   Designation- Oxford CORS ARP
   CORS ID- MSOC
   PID- DK6714
   Lat- 34° 21' 50.93055"
   Long- 89° 31' 56.51634"
6. Subject survey is Zoned SR "Suburban Residential District" as per City of Oxford Interactive Zoning Map Adopted March 19, 2019 and is subject to the regulations, setbacks, and easements found in the City of Oxford Land Development Code latest addition.
7. This property is subject to any right-of-way or easements recorded or unrecorded shown or not shown on plat of survey.
8. This property is subject to the Protective Covenants for XXXXXXX, as recorded in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Deed Book-XXX, Page-XXX, and any amendments made thereafter.
9 All property corners set are 1/2" rebar with survey cap (WEC - COA 159), unless otherwise stated.
10 No underground utilities requested or shown on subject survey.
11. Deed References:
   A. Deed Book-408, Page-153 B. Instrument No. 201407197 C. Instrument No. 201001819
   D. Mississippi Roadway Project SEMP-36(1)

Description: A tract of land being a fraction of the Northwest Quarter (NW 1/4) of Section 13, and also being a fraction of the Northeast Quarter (NE 1/4) of Section 14, all in Township 8 South, Range 4 West, City of Oxford, Lafayette County, Mississippi; being described in more detail as follows:

Beginning at a 3/4" crimped Iron pipe found marking the Northeast corner of Section 14, Township 8 South, Range 4 West, Lafayette County, Mississippi; run thence S 00° 13' 24" E along the common line of Section 13 and 14 for a distance of 248.30 feet to a 3/4" crimped Iron pipe found; run thence N 89° 04' 40" E leaving said common line for a distance of 515.14 feet to a 3/4" rebar found; run thence S 00° 17' 34" E for a distance of 991.14 feet to a 1/2" rebar set; run thence N 89°34'46" W for a distance of 679.03 feet to a 1/2" rebar set on the East right-of-way line of Pat Patterson Parkway (63.32 feet from centerline); run thence along said right-of-way line as follows: N 01° 36' 14" W for a distance of 109.94 feet to a 6" x 6" concrete right-of-way marker found (60.61 feet from centerline); run thence N 00° 14' 49" W for a distance of 1,118.54 feet to a 1/2" rebar set (60.00 feet from centerline); run thence S 89° 15' 26" E for a distance of 175.95 feet to the Point of Beginning of the herein described tract of land. Said tract contains 16.50 acres, more or less.

"True" Geodetic Bearings were established from GPS Observation by Williams Engineering Consultants, Inc. (662-236-9675)

Date: May 2, 2024

Richard S. Daniels, PLS No. 02922

PRELIMINARY

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9675

Subdivision Plat For:
Highclere Subdivision
A tract of land being a fraction of the Northwest Quarter (NW 1/4) of Section 13, and also being a fraction of the Northeast Quarter (NE 1/4) of Section 14, all in Township 8 South, Range 4 West, City of Oxford, Lafayette County, Mississippi

REVISION	DATE

Scale:	1"=40'
Date:	9/24/2025
File:	SV-243928 (JME Pat Patterson)| Sub Plat\JME Pat Patterson Parkway sub plat.DWG
Proj.No.:	SV-243928
Drawn By:	JBM
Checked By:	RSD

Sheet Title:
Subdivision Plat

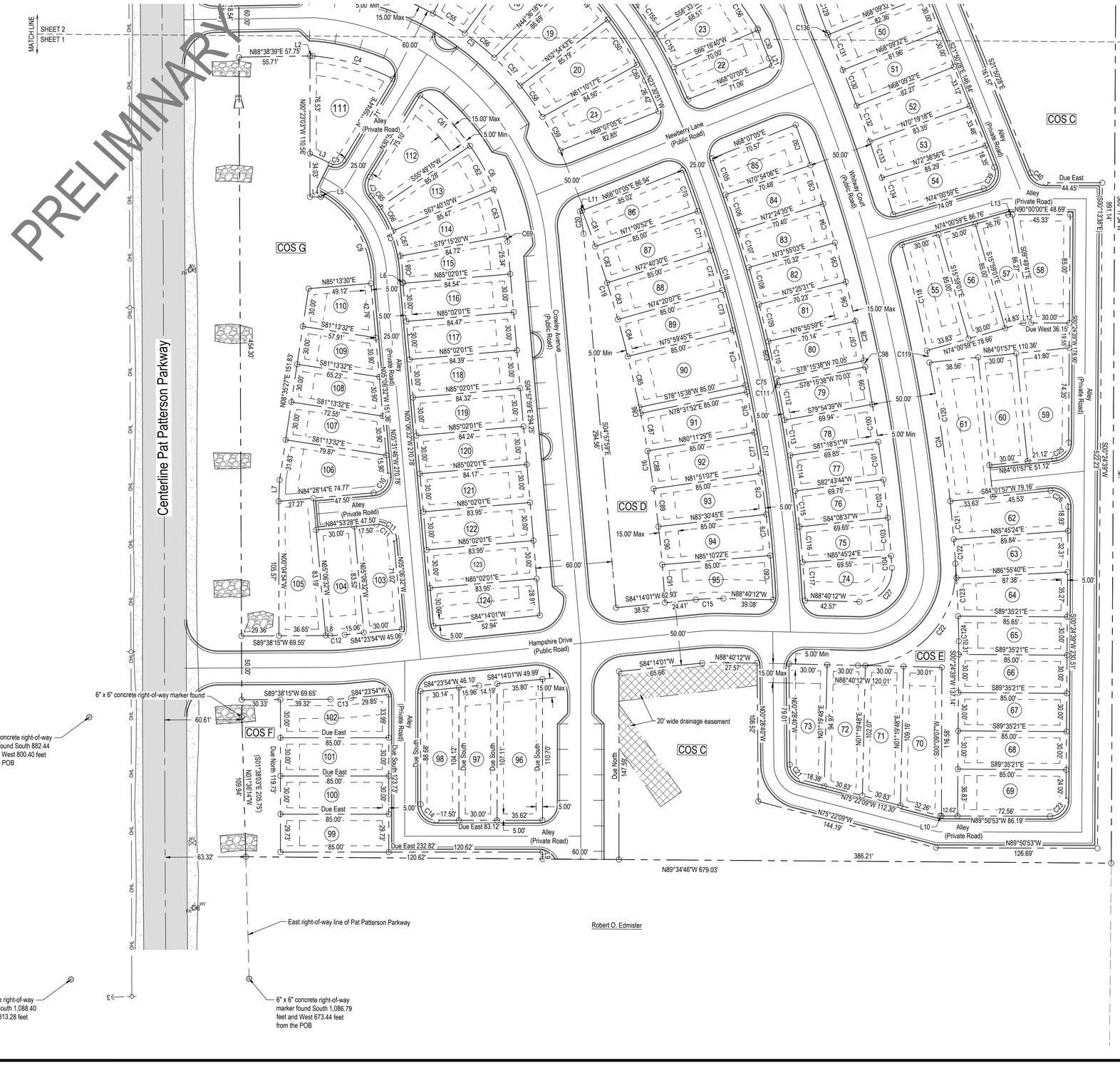
Sheet No.:
1 of 4

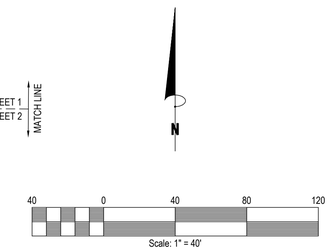
HIGHCLERE SUBDIVISION

124 Lot - Residential Subdivision

TOTAL AREA: 16.50 ACRES

CER Development, LLC.
302 Murray
Oxford, MS 38655





LEGEND

	RIGHT-OF-WAY LINES		PROPERTY CORNERS
	PROPERTY LINES		MONUMENTS FOUND
	CENTERLINE ROAD		REFERENCE CORNERS
	APPARENT ADJOINING PROPERTY LINE	BM-4	BENCHMARKS
	CENTERLINE DITCH		UTILITY POLES
OHL	OVERHEAD LINES		GUY WIRE
x — x	BARBED WIRE FENCE LINES	3	MULTIPLE GUIDEWIRES
	RIP RAP AREAS	FH	FIRE HYDRANT
	ASPHALT AREAS	WV	WATER VALVE
	GRAVEL AREAS	RCP	REINFORCED CONCRETE PIPE
	PERPETUAL EASEMENT AREAS	HDPE	HIGH DENSITY POLYETHYLENE
	PERPETUAL EASEMENT AREAS	POB	POINT OF BEGINNING
(NTS)	NOT TO SCALE	POC	POINT OF COMMENCEMENT
		(N 79°36'00" W 210.00')	DEED CALLS
		S 89°57'34" W 210.00'	MEASURED CALLS

(All symbols in legend may not be used on current survey.)

WILLIAMS ENGINEERING CONSULTANTS, INC.
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Subdivision Plat For:
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Sheet No.:
2 of 4

PRELIMINARY

HIGHCLERE SUBDIVISION

124 Lot - Residential Subdivision

TOTAL AREA: 16.50 ACRES

CER Development, LLC.
302 Murray
Oxford, MS 38655

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	19.63'	12.50'	N45° 00' 00"W	17.68'
C2	154.35'	293.24'	N41° 13' 39"W	152.57'
C3	246.79'	227.84'	S55° 07' 08"E	234.90'
C4	65.92'	167.84'	S74° 06' 25"E	65.50'
C5	11.17'	7.50'	N74° 03' 51"E	10.16'
C6	137.63'	167.84'	S30° 49' 14"E	133.81'
C7	15.66'	12.50'	S04° 29' 05"E	14.66'
C8	73.84'	102.66'	N19° 46' 51"W	72.26'
C9	83.26'	77.66'	N29° 00' 05"W	79.33'
C10	19.63'	12.50'	N39° 53' 28"E	17.68'
C11	19.63'	12.50'	N50° 06' 32"W	17.68'
C12	11.43'	125.00'	S87° 01' 05"W	11.43'
C13	16.00'	175.00'	S87° 01' 05"W	16.00'
C14	19.63'	12.50'	S45° 00' 00"E	17.68'
C15	21.67'	175.00'	S87° 46' 55"W	21.66'
C16	315.80'	1035.23'	N11° 54' 21"W	314.58'
C17	345.88'	1120.23'	N11° 53' 37"W	344.51'
C19	315.80'	1035.23'	N11° 54' 21"W	314.58'
C20	17.74'	227.84'	S09° 13' 30"E	17.74'
C21	16.34'	12.50'	S37° 55' 25"E	15.20'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C22	124.52'	75.00'	S43° 46' 01"W	110.70'
C23	19.58'	12.50'	N45° 16' 53"E	17.64'
C24	314.92'	1260.32'	S08° 10' 50"E	314.10'
C25	18.24'	12.50'	N42° 13' 18"E	16.67'
C26	21.03'	12.50'	N47° 46' 42"W	18.63'
C27	41.51'	25.00'	S43° 46' 01"W	36.90'
C28	357.04'	1210.32'	S12° 14' 50"E	355.75'
C29	356.01'	1145.23'	N11° 51' 29"W	354.58'
C30	24.97'	275.00'	S20° 45' 51"E	24.96'
C31	175.21'	740.01'	N39° 31' 06"W	174.80'
C32	168.09'	318.24'	N41° 10' 29"W	166.15'
C33	144.95'	147.50'	N28° 09' 11"W	139.19'
C34	68.71'	77.50'	N30° 54' 24"W	66.48'
C35	19.71'	12.50'	S45° 09' 39"W	17.73'
C36	91.75'	225.00'	S11° 40' 57"E	91.12'
C37	67.69'	175.00'	S10° 45' 35"E	67.27'
C38	58.02'	150.00'	S10° 45' 35"E	57.66'
C39	20.91'	12.50'	N26° 05' 15"E	18.56'
C40	14.87'	12.50'	S55° 55' 14"E	14.01'
C41	77.81'	50.00'	S44° 34' 53"E	70.19'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C42	11.97'	5.00'	N22° 16' 05"E	9.31'
C43	131.64'	55.00'	N22° 16' 05"E	102.39'
C44	19.56'	12.50'	S44° 50' 21"E	17.63'
C45	42.73'	293.24'	N74° 30' 17"W	42.69'
C46	43.07'	293.24'	N66° 07' 20"W	43.03'
C47	28.70'	293.24'	N59° 06' 37"W	28.69'
C48	42.67'	293.24'	N49° 33' 50"W	42.64'
C49	42.52'	293.24'	N41° 14' 29"W	42.48'
C50	42.27'	293.24'	N32° 57' 30"W	42.24'
C51	11.68'	227.84'	N84° 40' 51"W	11.68'
C52	25.31'	227.84'	N80° 01' 46"W	25.30'
C53	30.02'	227.84'	N73° 04' 19"W	30.00'
C54	30.28'	227.84'	N65° 29' 25"W	30.25'
C55	29.41'	227.84'	N57° 59' 07"W	29.39'
C56	30.02'	227.84'	N50° 30' 43"W	30.00'
C57	30.02'	227.84'	N42° 57' 44"W	30.00'
C58	30.02'	227.84'	N35° 24' 45"W	30.00'
C59	30.02'	227.84'	N27° 51' 46"W	30.00'
C60	13.72'	293.24'	N27° 29' 19"W	13.72'
C61	56.07'	167.84'	S44° 44' 33"E	55.81'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C62	38.90'	167.84'	S28° 31' 55"E	38.82'
C63	37.99'	167.84'	S15° 24' 26"E	37.91'
C65	11.12'	102.66'	N37° 16' 56"W	11.12'
C66	21.23'	102.66'	N28° 15' 17"W	21.19'
C67	20.76'	102.66'	N16° 32' 15"W	20.72'
C68	20.73'	102.66'	N04° 57' 37"W	20.69'
C69	4.67'	167.84'	S08° 07' 32"E	4.67'
C70	34.28'	1120.23'	N19° 51' 44"W	34.28'
C71	32.46'	1120.23'	N18° 09' 19"W	32.46'
C72	32.46'	1120.23'	N16° 29' 42"W	32.46'
C73	32.46'	1120.23'	N14° 50' 04"W	32.46'
C74	44.28'	1120.23'	N12° 52' 19"W	44.28'
C75	5.29'	1120.23'	N11° 36' 15"W	5.29'
C76	32.46'	1120.23'	N10° 38' 19"W	32.46'
C77	32.46'	1120.23'	N08° 58' 42"W	32.46'
C78	32.46'	1120.23'	N07° 19' 04"W	32.46'
C79	32.46'	1120.23'	N05° 39' 27"W	32.46'
C80	34.78'	1120.23'	N03° 56' 16"W	34.78'
C81	29.98'	1035.23'	N19° 48' 55"W	29.98'
C82	30.00'	1035.23'	N18° 09' 19"W	30.00'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C83	30.00'	1035.23'	N16° 29' 42"W	30.00'
C84	30.00'	1035.23'	N14° 50' 04"W	30.00'
C85	40.92'	1035.23'	N12° 52' 19"W	40.92'
C86	4.89'	1035.23'	N11° 36' 15"W	4.89'
C87	30.00'	1035.23'	N10° 38' 19"W	30.00'
C88	30.00'	1035.23'	N08° 58' 42"W	30.00'
C89	30.00'	1035.23'	N07° 19' 04"W	30.00'
C90	30.00'	1035.23'	N05° 39' 27"W	30.00'
C91	30.00'	1035.23'	N03° 59' 49"W	30.00'
C92	33.80'	1210.32'	S19° 53' 54"E	33.80'
C93	31.85'	1210.32'	S18° 20' 39"E	31.85'
C94	31.85'	1210.32'	S16° 50' 11"E	31.85'
C95	31.85'	1210.32'	S15° 19' 43"E	31.85'
C96	31.85'	1210.32'	S13° 49' 15"E	31.85'
C97	31.62'	1210.32'	S12° 19' 06"E	31.62'
C98	5.00'	1210.32'	S11° 27' 06"E	5.00'
C99	30.00'	1210.32'	S10° 37' 23"E	30.00'
C100	29.77'	1210.32'	S09° 12' 30"E	29.76'
C101	30.00'	1210.32'	S07° 47' 38"E	30.00'
C102	30.00'	1210.32'	S06° 22' 25"E	30.00'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C103	30.00'	1210.32'	S04° 57' 13"E	30.00'
C104	9.45'	1210.32'	S04° 01' 11"E	9.45'
C105	30.37'	1145.23'	N20° 00' 14"W	30.37'
C106	30.00'	1145.23'	N18° 29' 37"W	30.00'
C107	30.00'	1145.23'	N16° 59' 34"W	30.00'
C108	30.00'	1145.23'	N15° 29' 31"W	30.00'
C109	30.00'	1145.23'	N13° 59' 27"W	30.00'
C110	30.00'	1145.23'	N12° 29' 24"W	30.00'
C111	5.00'	1145.23'	N11° 36' 52"W	5.00'
C112	27.98'	1145.23'	N10° 47' 21"W	27.98'
C113	28.05'	1145.23'	N09° 23' 15"W	28.05'
C114	28.27'	1145.23'	N07° 58' 43"W	28.27'
C115	28.28'	1145.23'	N06° 33' 50"W	28.28'
C116	28.04'	1145.23'	N05° 09' 18"W	28.04'
C117	30.00'	1145.23'	N03° 42' 11"W	30.00'
C118	85.10'	1260.32'	S13° 24' 15"E	85.09'
C119	9.54'	1260.32'	S11° 15' 10"E	9.54'
C120	110.15'	1260.32'	S08° 31' 56"E	110.11'
C121	30.00'	1260.32'	S05° 20' 48"E	30.00'
C122	30.42'	1260.32'	S03° 58' 24"E	30.42'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C123	30.00'	1260.32'	S02° 36' 00"E	30.00'
C124	19.71'	1260.32'	S01° 28' 13"E	19.71'
C125	30.04'	175.00'	S07° 42' 27"E	30.00'
C126	13.44'	225.00'	S01° 42' 42"E	13.44'
C127	40.31'	225.00'	S08° 33' 19"E	40.25'
C128	28.15'	175.00'	S17° 13' 59"E	28.12'
C129	38.01'	225.00'	S18° 31' 34"E	37.96'
C130	30.00'	1260.32'	S21° 14' 56"E	30.00'
C131	31.55'	1260.32'	S22° 38' 52"E	31.55'
C132	30.00'	1260.32'	S19° 53' 06"E	30.00'
C133	30.00'	1260.32'	S18° 31' 16"E	30.00'
C134	30.00'	1260.32'	S17° 09' 26"E	30.00'
C135	9.51'	175.00'	S01° 14' 04"E	9.51'
C136	1.55'	1260.32'	S23° 19' 47"E	1.55'
C137	7.22'	147.50'	S01° 24' 09"E	7.22'
C138	59.85'	147.50'	S14° 25' 43"E	59.44'
C139	30.19'	77.50'	S16° 40' 02"E	30.00'
C140	30.00'	77.50'	S38° 54' 59"E	29.81'
C141	55.44'	147.50'	S36° 49' 16"E	55.12'
C142	8.52'	77.50'	S53° 09' 21"E	8.52'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C143	22.44'	147.50'	S51° 56' 52"E	22.42'
C144	17.31'	388.24'	N55° 01' 44"W	17.31'
C145	14.19'	318.24'	N55° 01' 44"W	14.19'
C146	25.39'	388.24'	N51° 52' 39"W	25.39'
C147	20.82'	318.24'	N51° 52' 39"W	20.81'
C148	24.96'	388.24'	N48° 09' 43"W	24.96'
C149	20.46'	318.24'	N48° 09' 43"W	20.46'
C150	33.96'	388.24'	N43° 48' 52"W	33.95'
C151	28.58'	318.24'	N43° 44' 51"W	28.57'
C152	34.13'	388.24'	N38° 47' 24"W	34.12'
C153	27.23'	318.24'	N38° 43' 23"W	27.22'
C154	32.77'	388.24'	N33° 51' 12"W	32.76'
C155	26.86'	318.24'	N33° 51' 12"W	26.86'
C156	17.47'	388.24'	N30° 08' 46"W	17.47'
C157	29.95'	318.24'	N28° 44' 21"W	29.94'

Line Table		
Line #	Length	Direction
L1	1.41'	S10° 50' 03"W
L2	2.04'	N88° 38' 39"E
L3	18.18'	N64° 37' 07"W
L4	8.51'	S89° 36' 57"W
L5	1.72'	S30° 59' 44"W
L6	0.78'	N05° 31' 46"W
L7	16.77'	N01° 59' 01"E
L8	3.54'	S89° 13' 02"W
L9	5.39'	S00° 25' 14"E
L11	1.92'	N67° 41' 51"E
L10	1.01'	S89° 43' 53"W
L12	6.15'	S89° 34' 46"W
L13	3.36'	N89° 34' 46"E
L14	1.89'	S22° 15' 42"E
L15	5.00'	S00° 25' 14"E
L16	4.76'	S00° 25' 14"E
L17	5.00'	N00° 25' 14"W
L18	4.28'	N00° 25' 14"W
L19	9.14'	N00° 25' 14"W
L20	1.21'	S23° 56' 05"E
L22	1.03'	S67° 41' 51"W
L21	6.33'	S23° 38' 09"E
L23	1.55'	N23° 45' 01"W
L24	27.56'	N65° 32' 39"E

PRELIMINARY

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Professional Engineers | Professional Land Surveyors
720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
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Scale: 1"=40'
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Sheet Title:
Subdivision Plat

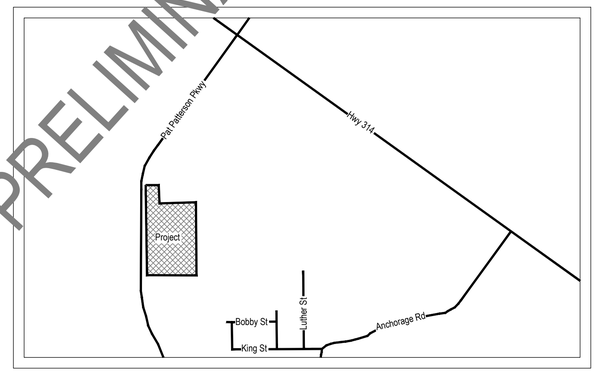
Sheet No.:
sheetno

HIGHCLERE SUBDIVISION

124 Lot - Residential Subdivision

TOTAL AREA: 16.50 ACRES

PRELIMINARY



Vicinity Map
(NTS)

STORMWATER MANAGEMENT NOTES:
1. For Highclere Subdivision, compliance with the City of Oxford's Stormwater Ordinance shall be achieve through the ownership, operation, and maintenance of a regional stormwater management facility located on Findale Subdivision.

2. All common property area(s) and stormwater management facilities (any infrastructure that controls or conveys stormwater runoff) shall be maintained in perpetuity and cannot be developed for any other use that would limit or cause to limit the use of the common property area(s) and stormwater management facilities. The common property area(s) and stormwater management facilities shall be owned and maintained by the Property Owners Association or the development. Each owner shall own a proportionate share, as defined in the covenants or other recorded documents, of the common property area(s) and stormwater management facilities. Each owner shall bear responsibility for the continued maintenance of the stormwater management facilities following the ordinances of the City of Oxford and Lafayette County. An owner's interest in the common property area(s) and stormwater management facilities shall not be severed from their interest in their property. The common property area and stormwater management facility's parcel AD VALOREM tax value shall be assessed to each lot owner on a pro rata basis as part of each lot owner's total assessment. The Detention Pond may not be altered to change the amount of detention at any time without written approval from the City of Oxford Engineering Department

SEC 98-117 STATEMENTS:
1. The stormwater management facilities are considered common elements.
2. An owner's interest in the stormwater management facilities shall not be severed from their interest in their unit.
3. The City of Oxford does not own stormwater management facilities and is not responsible for maintaining them. However, if the Association does not maintain them, the City of Oxford may, at its sole discretion, maintain and repair them and add the cost of such a lien to the tax parcel affected.
4. Common elements used for stormwater management facilities shall be maintained in perpetuity and cannot be developed for any other use unless the City of Oxford has approved such use.

CER Development, LLC.
302 Murray
Oxford, MS 38655

OWNERS CERTIFICATE (DEVELOPER):

I, CHAD RUSSOM, MANAGING MEMBER OF RUSSOM CONSTRUCTION, LLC., OWNER OF THE TRACT OF LAND HEREIN DESCRIBED, CERTIFY THAT I DID CAUSE SAID LAND TO BE SUBDIVIDED AND PLATTED AS SHOWN ON THIS PLAT OF HIGHCLERE SUBDIVISION. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC AND/OR PRIVATE UTILITY COMPANIES WHICH SERVE THIS SUBDIVISION. SUCH SUBDIVISION AND DEDICATION IS THE OWNER'S OWN ACT AND DEED OF HIS OWN FREE WILL.

WITNESS MY HAND AND SIGNATURE THIS THE _____ DAY OF _____, 20_____.

SIGNED:_____
CHAD RUSSOM
MANAGING MEMBER OF RUSSOM CONSTRUCTION LLC.

NOTARY'S CERTIFICATE

STATE OF _____
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE _____DAY OF _____, 20____ WITHIN MY JURISDICTION, THE WITHIN NAMED CHAD RUSSOM, WHO ACKNOWLEDGED THAT HE IS THE MANAGING MEMBER OF RUSSOM CONSTRUCTION LLC. AND OWNER OF THE DESCRIBED HIGHCLERE SUBDIVISION, AND THAT IN SAID REPRESENTATIVE CAPACITY, EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

ENGINEER'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF HIGHCLERE SUBDIVISION, IS TRUE AND CORRECT, AND ALSO IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

ENGINEER: JOEY R. MOORE, PE NO. 28231
DATE: _____

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE DRAWN SUBJECT PLAT FROM
AN ACTUAL ON THE GROUND SURVEY AND FROM DEEDS OF
RECORD AND THAT THE PLAT REPRESENTS THE INFORMATION
AND THAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

SURVEYOR: RICHARD S. DANIELS, PLS NO. 02922
DATE: _____

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT _____ HAS COMPLIED WITH ONE OF THE FOLLOWING ALTERNATIVES FOR FINDALE SUBDIVISION:

1. ALL IMPROVEMENTS HAVE BEEN INSTALLED BY THE SUB-DIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE BOARD OF ALDERMEN, GIVING APPROVAL OF THE PRELIMINARY PLAT, AND ACCEPTING MAINTENANCE OF UTILITIES AND STREETS.

2. A BOND OR CERTIFIED CHECK HAS BEEN POSTED BY THE SUB-DIVIDER WHICH IS AVAILABLE TO THE CITY IN A SUFFICIENT AMOUNT TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

AS OF THIS THE _____ DAY OF _____, 20_____.

_____
JOHN CRAWLEY,
CITY ENGINEER, CITY OF OXFORD

CITY OF OXFORD PLANNING COMMISSION APPROVAL:

CITY OF OXFORD
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD PLANNING COMMISSION, THIS THE_____DAY OF_____, 20_____.

SIGNED:_____
CHAIRMAN
CITY OF OXFORD PLANNING COMMISSION

CITY OF OXFORD BOARD OF ALDERMEN APPROVAL:

CITY OF OXFORD
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD, BOARD OF ALDERMEN, THIS THE_____DAY OF_____, 20_____.

SIGNED:_____
ROBYN TANNEHILL
MAYOR, CITY OF OXFORD

ATTEST:_____
CITY CLERK

FILING CERTIFICATION BY CHANCERY CLERK:

PERSONALLY APPEARED BEFORE ME, MIKE ROBERTS, CHANCERY CLERK, IN AND FOR LAFAYETTE COUNTY, MISSISSIPPI, CHAD RUSSOM, WHO EXECUTED THE ATTACHED OWNER'S CERTIFICATE THAT WAS SIGNED AND DELIVERED OF HIS OWN FREE ACT AND DEED, AND ALSO APPEARED, RICHARD S. DANIELS, WHO EXECUTED THE ATTACHED SURVEYOR'S CERTIFICATE AND ACKNOWLEDGED THAT IT WAS SIGNED AND DELIVERED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND SIGNATURE ON THIS, THE_____DAY OF_____, 20_____.

SIGNED:_____
MIKE ROBERTS - CHANCERY CLERK
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

I, MIKE ROBERTS, CHANCERY CLERK IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ON THE _____DAY OF _____, 20_____, AND WAS DULY RECORDED IN PLAT CABINET_____, SLIDE_____.

WITNESS MY HAND AND SIGNATURE ON THIS, THE_____DAY OF_____, 20____.

SIGNED:_____
MIKE ROBERTS - CHANCERY CLERK

RESTRICTIVE COVENANTS

RECORDED IN INSTRUMENT NUMBER _____, OF LAND RECORDS IN THE CHANCERY CLERK'S OFFICE OF LAFAYETTE COUNTY, MISSISSIPPI.

FEMA NOTE:

TO THIS SURVEYOR'S KNOWLEDGE, THIS PROPERTY DOES NOT APPEAR TO LIE IN A FLOOD HAZARD AREA AS SHOWN ON FEMA'S NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER FOR LAFAYETTE COUNTY FLOOD INSURANCE MAP, COMMUNITY-PANEL NUMBER: 28071C0158C (NOT PRINTED) HAVING AN EFFECTIVE DATE: NOVEMBER 26, 2010.

PRELIMINARY

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9675

Subdivision Plat For:
Highclere Subdivision
A tract of land being a fraction of the Northwest Quarter (NW 1/4) of Section 13, and also being a fraction of the Northeast Quarter (NE 1/4) of Section 14, all in Township 8 South, Range 4 West, City of Oxford, Lafayette County, Mississippi

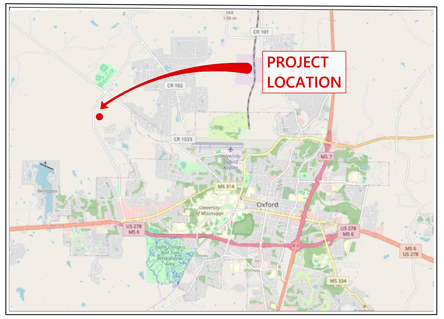
REVISION	DATE

Scale: 1"=40'
Date: 9/24/2025
File: SV-243928 (JME Pat Patterson)\FileName2
Proj.No.: SV-243928
Drawn By: JBM
Checked By: RSD

Sheet Title:
Subdivision Plat

Sheet No.:
4 of 4

HIGHCLERE SUBDIVISION
PAT PATTERSON PARKWAY
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS	
COVER SHEET	C-000
SITE LAYOUT	C-100
SITE MAPS	C-101
EXISTING CONDITIONS	C-200
UTILITY PLAN	C-500
WATER PLAN	C-501
SANITARY SEWER PLAN	C-502
STORM DRAINAGE PLAN	C-503
GRADING PLAN	C-600
PLAN AND PROFILES	C-601
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SITE DETAILS	C-800
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STORM DRAINAGE DETAILS	C-803
OUTLET CONTROL STRUCTURE DETAILS	C803-1
EROSION CONTROL DETAILS	C-804

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

HIGHCLERE SUBDIVISION
PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	
REVISION	03/26/2026

C-000

SITE DATA TABLE

PROPERTY AREA: 16.50 AC
RIGHT-OF-WAY DEDICATION: 2.96 AC
DEVELOPABLE AREA: 13.54 AC

ZONING: HOUSING ACCELERATOR OVERLAY (HAO)

LOTS: 124
124 LOTS / 13.54 AC = 9.158 LOTS / AC

SETBACKS:
FRONT: 5' MIN. / 15' MAX.
SIDE: 5'
REAR: 5'

ON-STREET PARKING: 34 SPACES

IMPERVIOUS AREA PROPOSED: 55.6% (279,006 SQ. FT.)

NORTH

60 0 60 120

SCALE: 1" = 60'

JM ENGINEERING AND DESIGN, LLC
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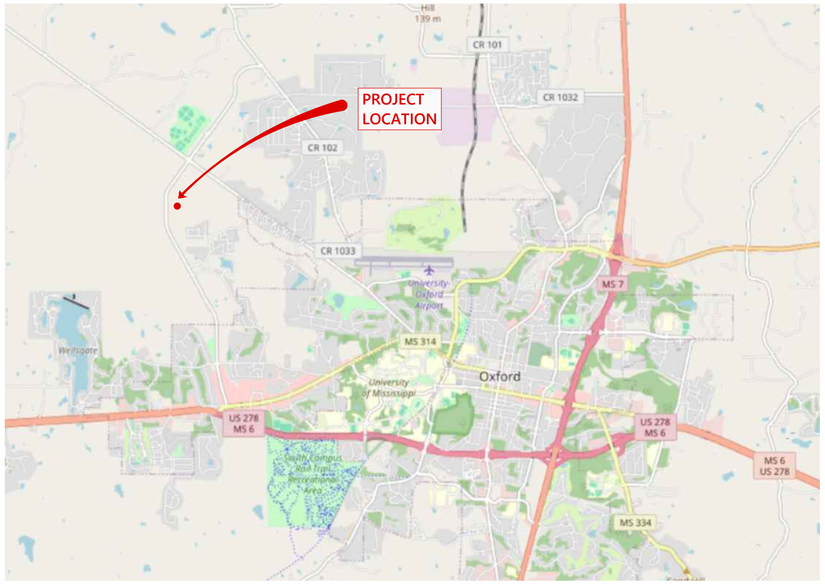
SITE PLAN

HIGHCLERE SUBDIVISION

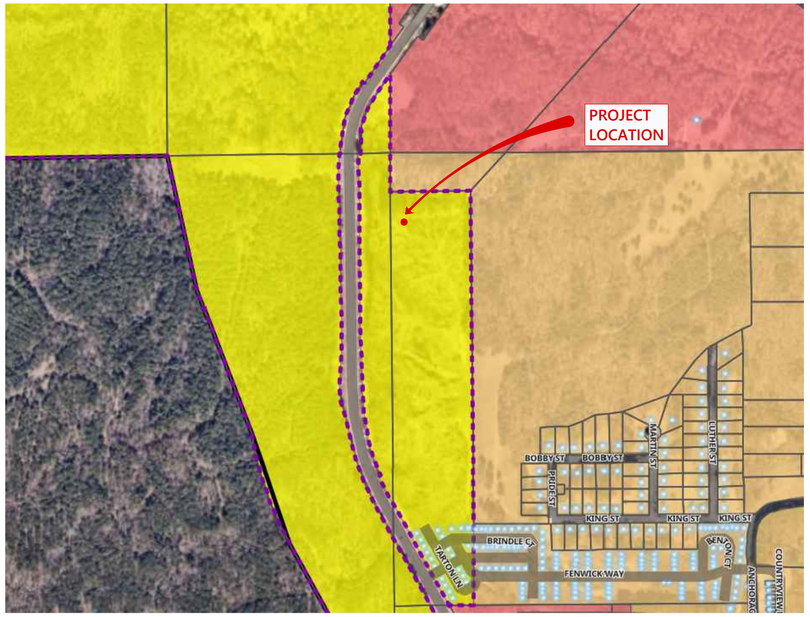
PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

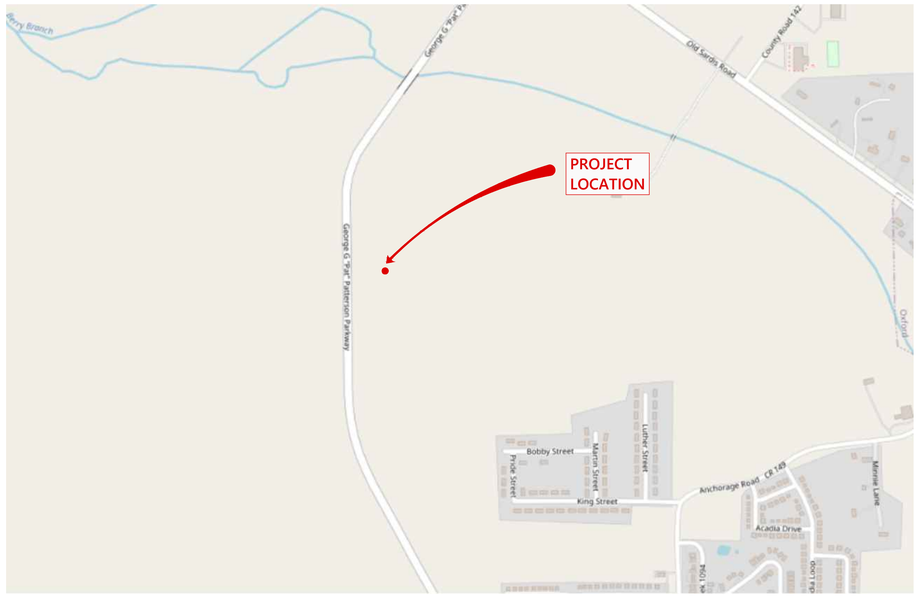
C-100



AREA MAP



ZONING MAP (ZONING: HAO)



LOCATION MAP

AERIAL MAP

JM ENGINEERING AND DESIGN, LLC
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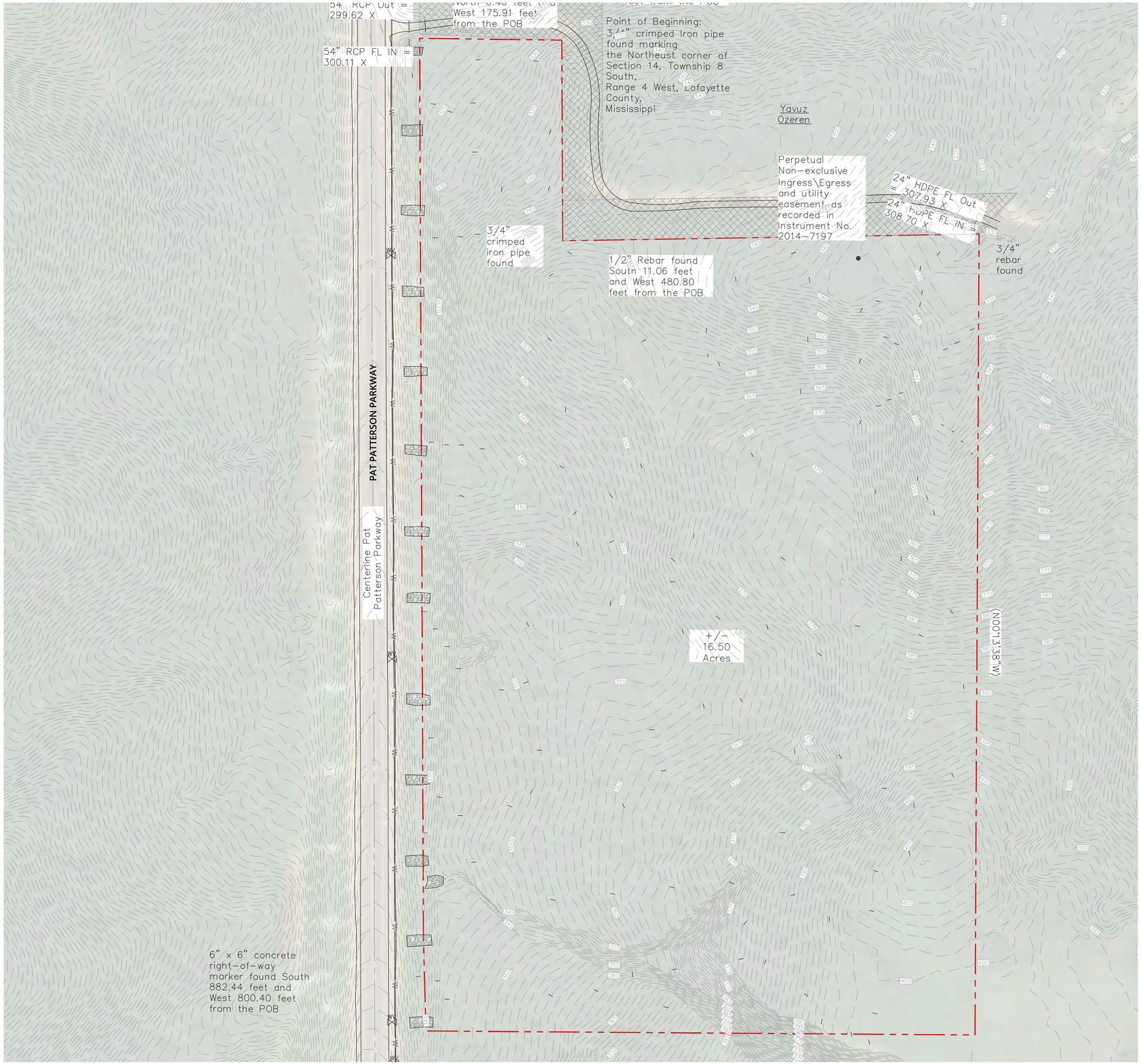
SITE MAPS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	
REVISION	03/26/2026

C-101



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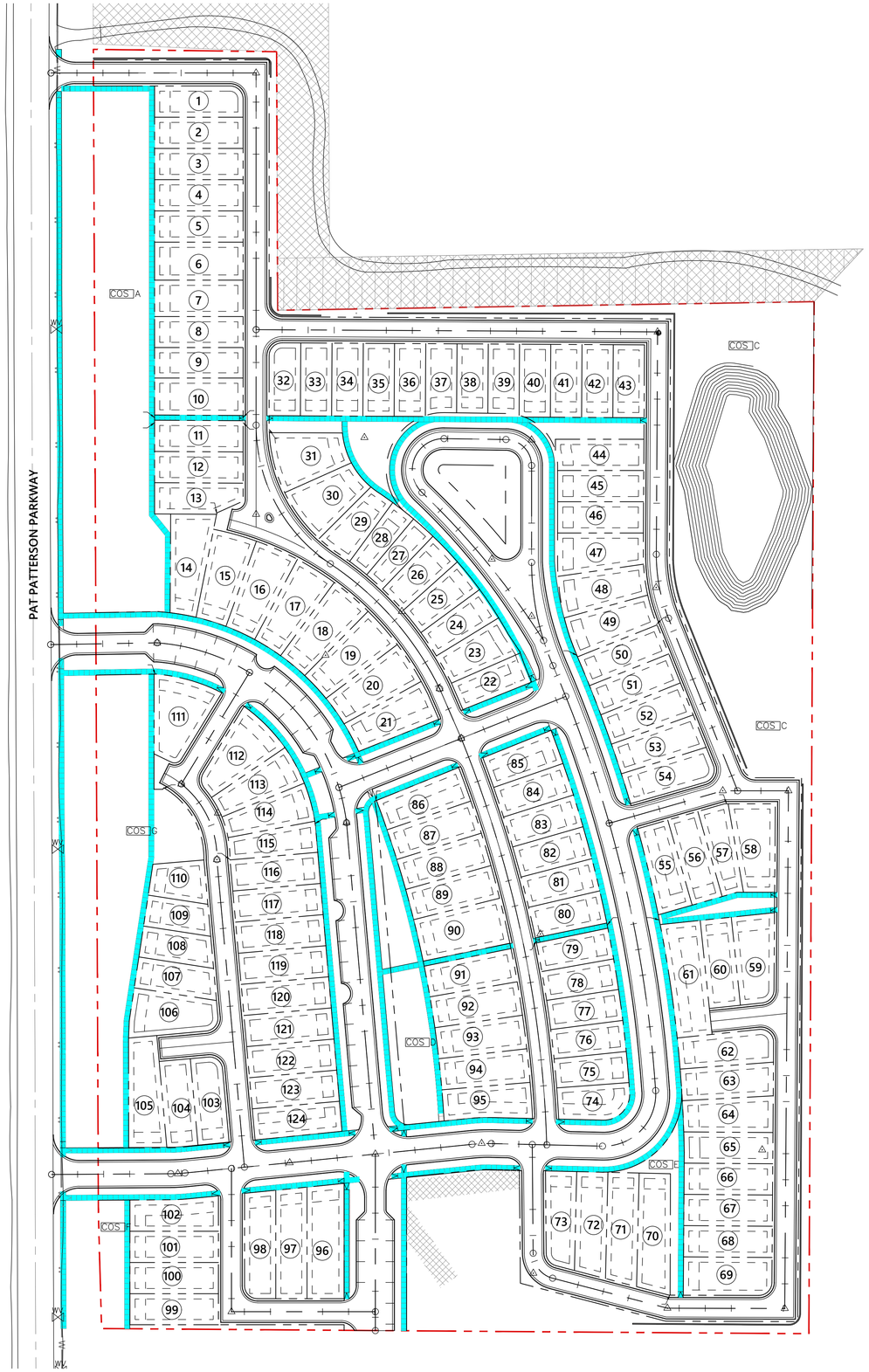
EXISTING CONDITIONS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

C-200



PEDESTRIAN CONNECTIVITY

SIDEWALK

NORTH

60 0 60 120

SCALE: 1" = 60'

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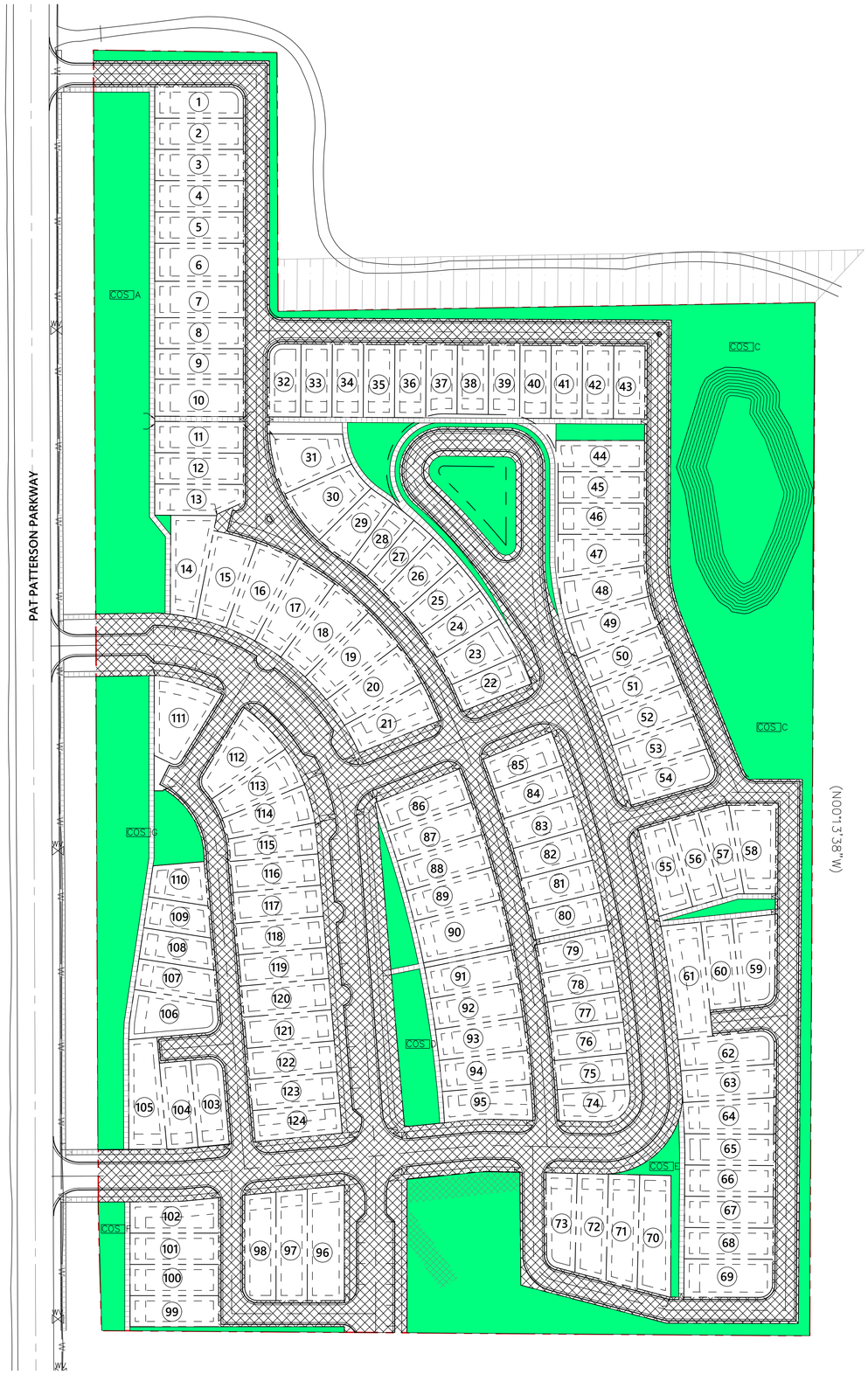
COMPLETE STREET PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

C-300



IMPERVIOUS AREA DATA TABLE

PROPERTY AREA: 16.50 AC (718,740.0 SQ. FT.)

ZONING: HAO

FUTURE CITY DESIGNATED ROW: 4.98 AC (217,065 SQ. FT.)
REMAINING PROPERTY: 11.52 AC (501,811.2 SQ. FT.)

TOTAL PROJECT LOT AREA: 321,297.66 SQ. FT.
MAXIMUM LOT COVERAGE: 80% (257,038.1 SQ. FT.)
MIN. LOT PERVIOUS AREA: 20% (64,259.5 SQ. FT.)

COMMON OPEN SPACE PERVIOUS AREA: 158,546.19 SQ. FT.

IMPERVIOUS AREA MAXIMUM: 80% (401,448.9 SQ. FT.)
IMPERVIOUS AREA PROPOSED: 55.6% (279,006 SQ. FT.)

GREENSPACE

FUTURE CITY ROW

NORTH

60 0 60 120

SCALE: 1" = 60'

JM ENGINEERING AND DESIGN, LLC
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IMPERVIOUS AREA PLAN
HIGHCLERE SUBDIVISION
PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
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PROJECT NO.	XXXX
DATE	08/01/2025
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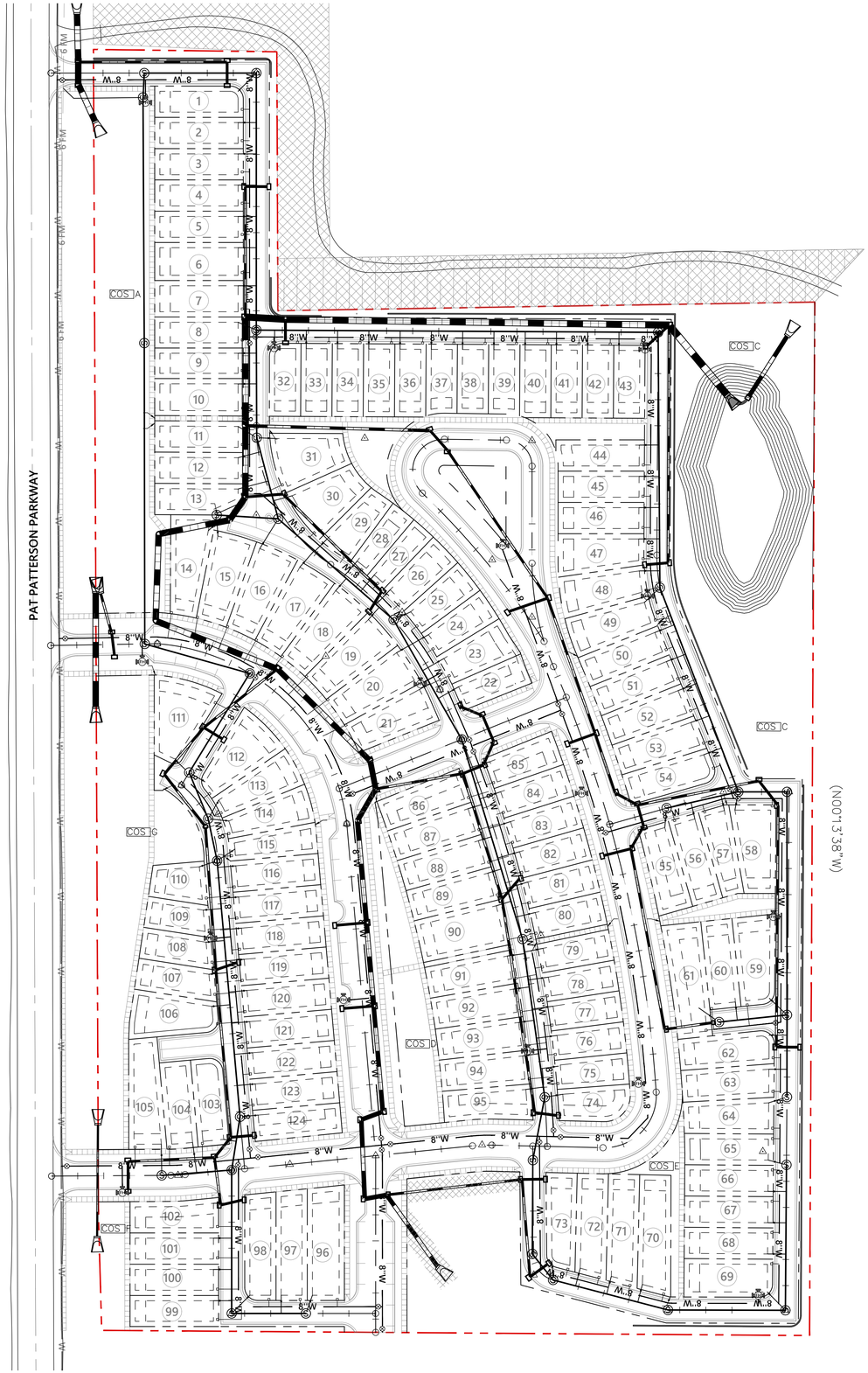
C-400



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

NORTH

60 0 60 120

SCALE: 1" = 60'

JM ENGINEERING AND DESIGN, LLC
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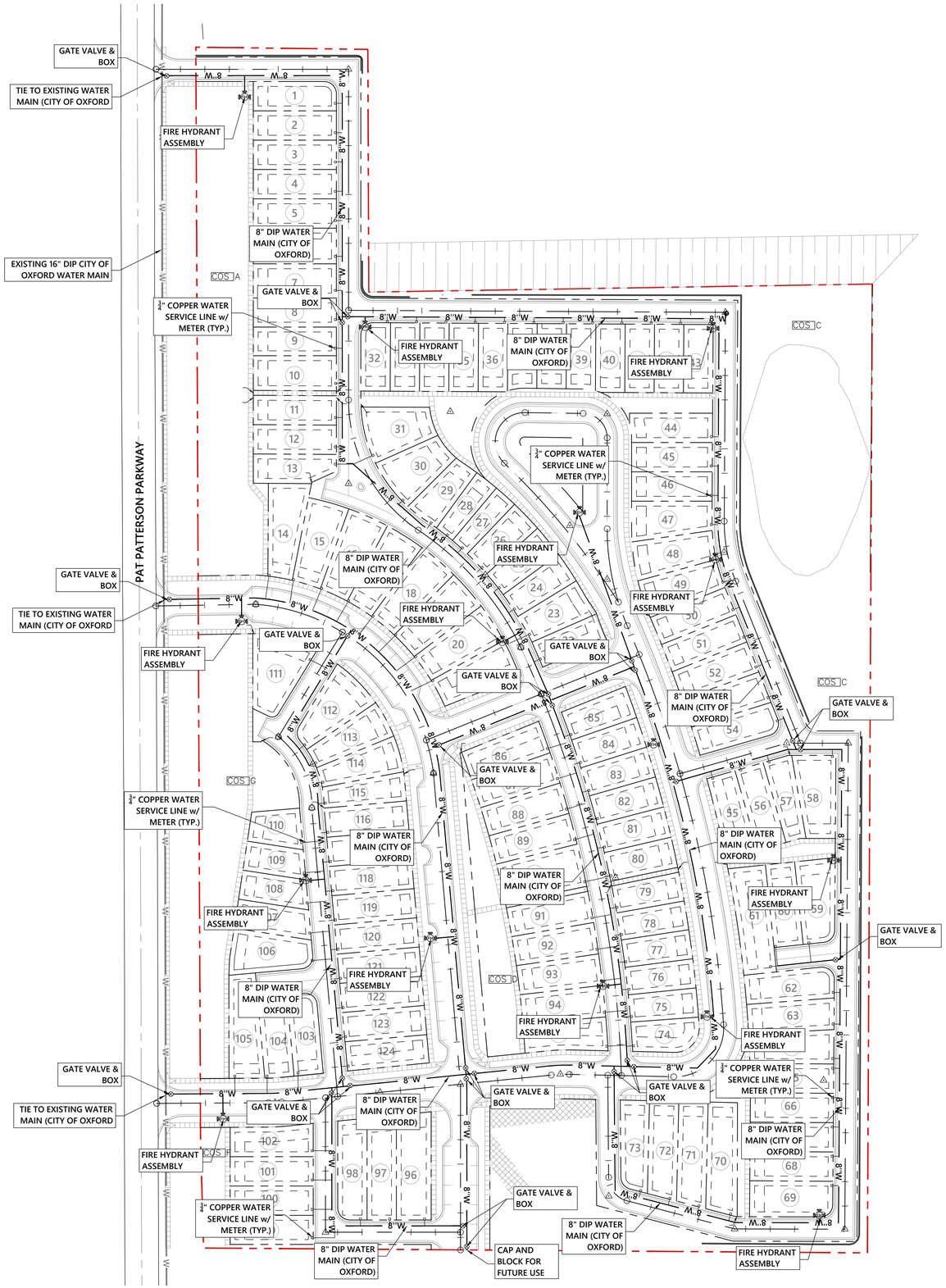
UTILITY PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

C-500



WATER NOTES

1. ALL WATER MAIN LINES SHALL BE 8" DIAMETER (MIN.) DUCTILE IRON PIPE, CLASS 350.
2. ALL WATER SERVICE LINES SHALL BE 3/4" MINIMUM DIAMETER AND SHALL MEET THE CITY OF OXFORD SPECIFICATIONS .
3. CONSTRUCTION AND MATERIALS FOR THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF HEALTH AND THE CITY OF OXFORD.
4. WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY SEWER MAIN OR MANHOLE (WATER OVER SEWER). WHERE WATER MAINS CROSS OVER SEWER MAINS, THE ABOVE REQUIREMENTS MAY BE WAIVED IF PIPE SEGMENTS ARE CENTERED TO PROVIDE MAXIMUM SPACING OF THE JOINTS OF BOTH WATER AND SEWER MAINS AND A VERTICAL SEPARATION OF AT LEAST 18 INCHES (WATER OVER SEWER) IS MAINTAINED. THE DISTANCES AND SPACING MENTIONED ABOVE ARE CLEAR DISTANCES, AND WHENEVER THE DISTANCE CAN NOT BE MET, THE MAIN MUST BE PLACED IN CASING.
5. THE CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF EXISTING WATER MAINS PRIOR TO COMMENCING BORING OR CONNECTION OPERATIONS. THE CONTRACTOR SHALL PROVIDE NECESSARY ADJUSTMENTS TO BOTH NEW AND EXISTING WATER LINES TO ALLOW CONNECTION AND INSTALLATION.
6. WATER MAINS AND SERVICES MUST HAVE A MINIMUM OF 36" CLEARANCE.
7. SPACING OF FIRE HYDRANTS MY VARY, BUT SHALL IN NO CASE BE SPACED FARTHER THAN 500' APART. SPACING SHALL BE MEASURED LINEARLY ALONG STREET FRONTAGE.
8. CONTRACTOR SHALL MARK WATER CROSSINGS OF COMMON OPEN SPACE AREAS WITH CHISELED "W" ON CURB OR SIDEWALK AT CROSSING LOCATIONS.
9. WATER SERVICE BUILDING ENTRY SHOWN FOR APPROXIMATE LOCATION. EXACT LOCATION TO BE COORDINATED WITH BUILDING ARCHITECT. WATER SERVICE SHALL BE SPACED 10' FROM SEWER SERVICES, WHERE PRACTICAL.
10. METER BOXES MEETING THE CITY OF OXFORD'S REQUIREMENTS SHALL BE PROVIDED FOR EACH BUILDING BY THE DEVELOPER AND INSTALLED TO GRADE.
11. ALL TAPS MADE BY CITY OF OXFORD ARE TO BE PAID FOR BY CONTRACTOR/DEVELOPER. LOCATION OF EXISTING LINE AND TIE IN DETAILS TO BE FINALIZED WITH UTILITY DEPARTMENT.
12. EXACT LOCATION OF IRRIGATION LINE & METER SHALL BE DETERMINED BY LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
13. FIRE PROTECTION LINE SIZE TO BE DETERMINED BY FIRE PROTECTION ENGINEER AND FIRE SPRINKLER SYSTEM DEMAND. SEE ARCHITECT PLANS FOR DETAILS.

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	
PROPOSED SEWER MANHOLE	

NORTH

60 0 60 120

SCALE: 1" = 60'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

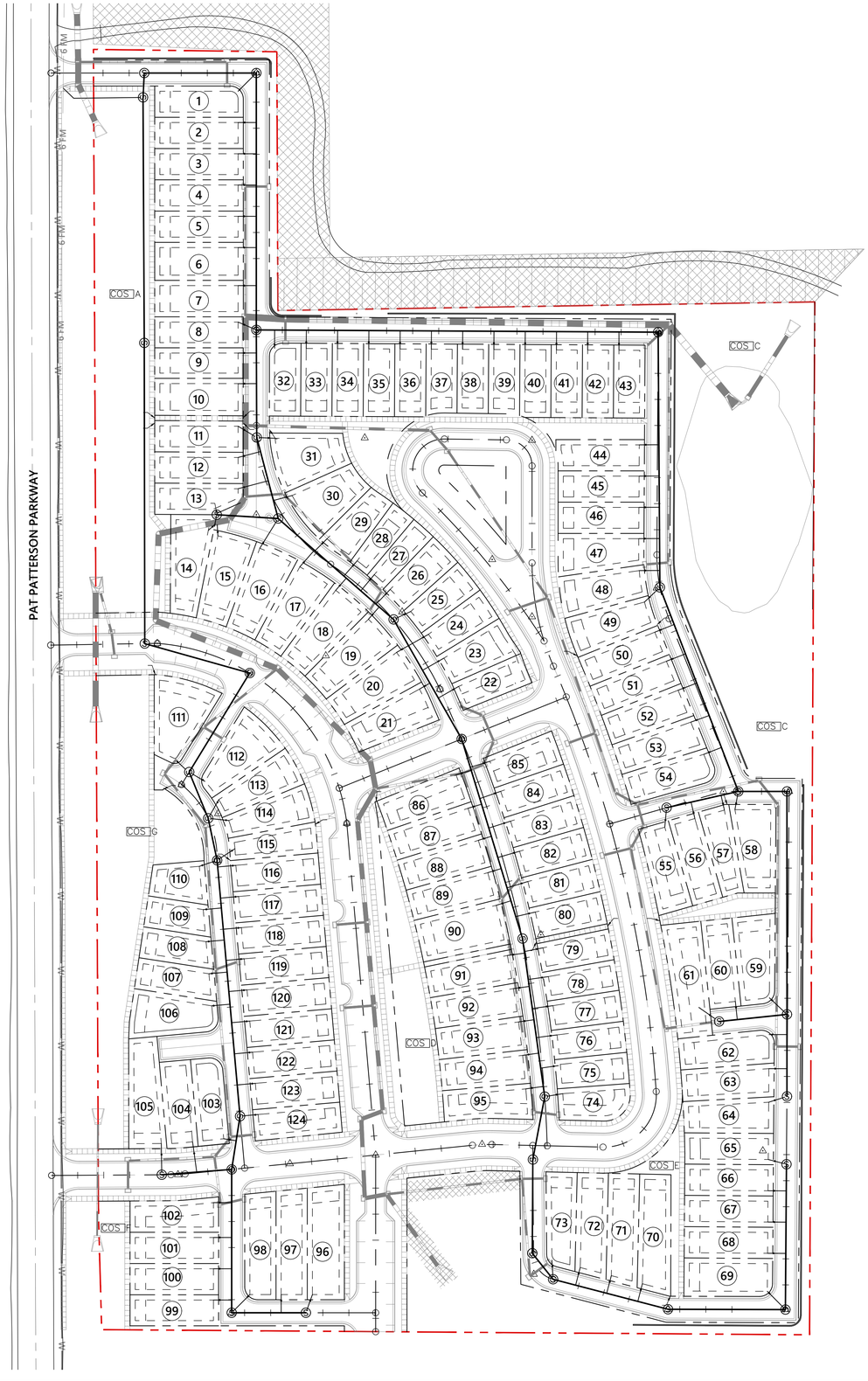
HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

WATER PLAN

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

C-501



SEWER NOTES

1. SANITARY SEWER SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN LOCATED ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
2. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26. SEWER SERVICES SHALL BE 6" IN DIAMETER, AND SHALL BE INSTALLED ON A MINIMUM 1% SLOPE.
3. CONSTRUCTION AND MATERIALS FOR THE SANITARY SEWER SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF OXFORD.
4. BEDDING MATERIAL SHALL BE REQUIRED BENEATH ALL SANITARY SEWER MAINS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. SEWER SERVICES SHALL BE EXTENDED TO A DISTANCE OF 5' MINIMUM BEHIND BACK OF SIDEWALK AND LOCATED WITH 2" DIA. LOCATION PIPE.
6. CONTRACTOR SHALL MARK SEWER CROSSINGS OF COMMON OPEN SPACE AREAS WITH CHISELED "S" ON CURB OR SIDEWALK AT CROSSING LOCATIONS.
7. SEWER SERVICE SHOWN FOR APPROXIMATE LOCATION. EXACT LOCATION SHALL BE COORDINATED WITH THE BUILDING ARCHITECT AND SHALL BE SPACED 10' FROM WATER SERVICES, WHERE PRACTICAL.
8. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.
9. MANHOLES SHALL BE WATERPROOFED.
10. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	
PROPOSED SEWER MANHOLE	

NORTH

60 0 60 120

SCALE: 1" = 60'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

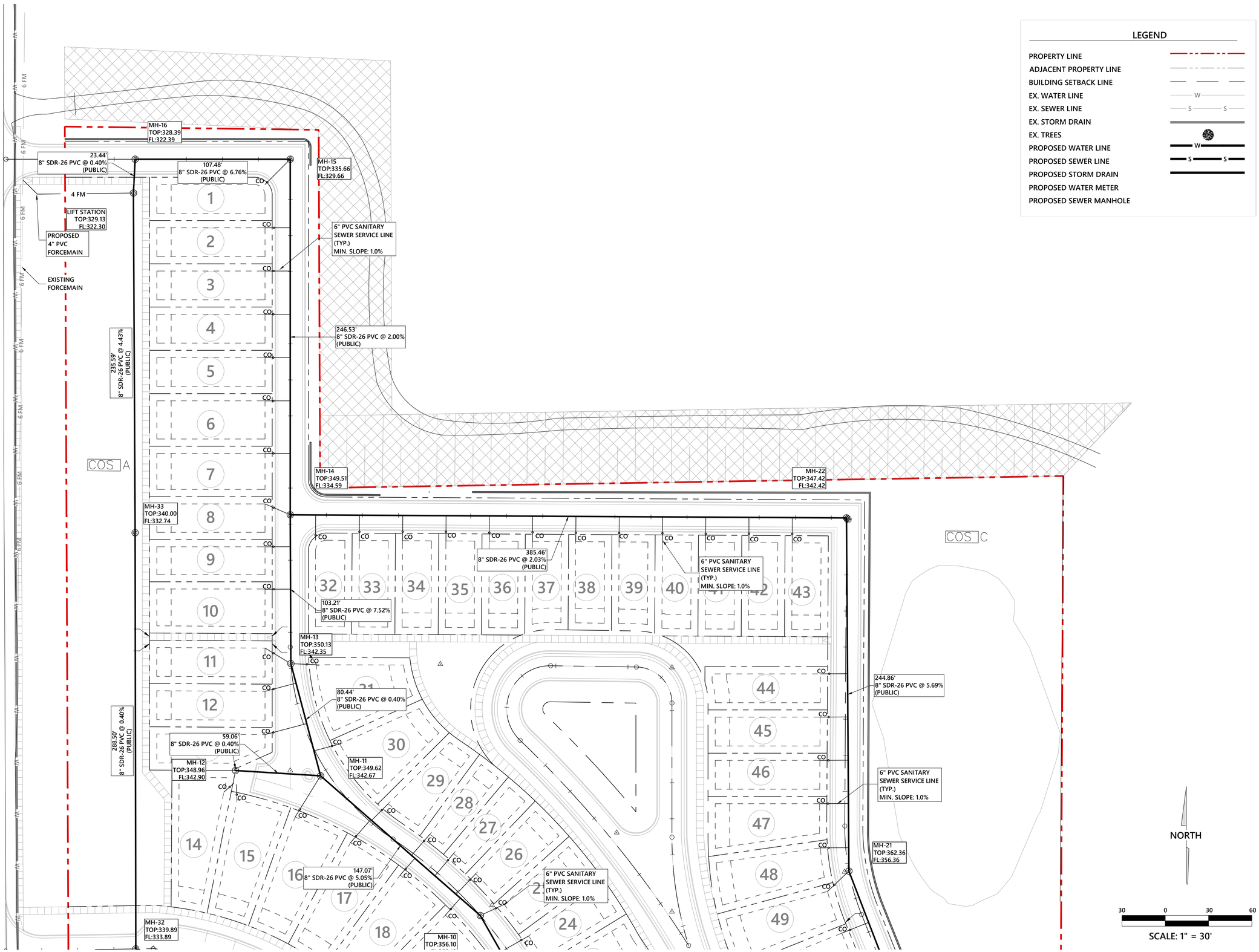
SANITARY SEWER PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

C-502



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SANITARY SEWER PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-502-1

PAT PATTERSON PARKWAY

TOP:340.00
FL:332.74

280.50'
8" SDR-26 PVC @ 0.40%
(PUBLIC)

59.06'
8" SDR-26 PVC @ 0.40%
(PUBLIC)

MH-12
TOP:348.96
FL:342.90

MH-11
TOP:349.62
FL:342.67

80.44'
8" SDR-26 PVC @ 0.40%
(PUBLIC)

103.21'
8" SDR-26 PVC @ 7.52%
(PUBLIC)

MH-13
TOP:350.13
FL:342.35

385.46'
8" SDR-26 PVC @ 2.03%
(PUBLIC)

6" PVC SANITARY
SEWER SERVICE LINE
(TYP.)
MIN. SLOPE: 1.0%

244.86'
8" SDR-26 PVC @ 5.69%
(PUBLIC)

6" PVC SANITARY
SEWER SERVICE LINE
(TYP.)
MIN. SLOPE: 1.0%

MH-21
TOP:362.36
FL:356.36

147.07'
8" SDR-26 PVC @ 5.05%
(PUBLIC)

6" PVC SANITARY
SEWER SERVICE LINE
(TYP.)
MIN. SLOPE: 1.0%

MH-32
TOP:339.89
FL:333.89

104.58'
8" SDR-26 PVC @ 7.49%
(PUBLIC)

MH-31
TOP:346.78
FL:341.72

MH-10
TOP:356.10
FL:350.10

131.95'
8" SDR-26 PVC @ 6.28%
(PUBLIC)

MH-9
TOP:362.38
FL:358.35

209.74'
8" SDR-26 PVC @ 4.61%
(PUBLIC)

111.31'
8" SDR-26 PVC @ 0.40%
(PUBLIC)

MH-30
TOP:347.17
FL:342.17

MH-29
TOP:349.16
FL:342.66

MH-20
TOP:373.34
FL:366.03

MH-18
TOP:375.56
FL:369.56

MH-19
TOP:370.31
FL:366.31

70.54'
8" SDR-26 PVC @ 0.40%
(PUBLIC)

46.67'
8" SDR-26 PVC @ 7.56%
(PUBLIC)

47.96'
8" SDR-26 PVC @ 1.02%
(PUBLIC)

41.19'
8" SDR-26 PVC @ 0.40%
(PUBLIC)

MH-28
TOP:349.90
FL:342.82

200.24'
8" SDR-26 PVC @ 3.53%
(PUBLIC)

6" PVC SANITARY
SEWER SERVICE LINE
(TYP.)
MIN. SLOPE: 1.0%

MH-8
TOP:371.45
FL:365.41

213.99'
8" SDR-26 PVC @ 4.06%
(PUBLIC)

6" PVC SANITARY
SEWER SERVICE LINE
(TYP.)
MIN. SLOPE: 1.0%

MH-17B
TOP:385.83
FL:378.24

COS C

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE (W)
- EX. SEWER LINE (S S)
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE (W)
- PROPOSED SEWER LINE (S S)
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

NORTH

30 0 30 60

SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SANITARY SEWER PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-502-2

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

(PUBLIC) @ 7.49%

111.31' 8" SDR-26 PVC @ 0.40% (PUBLIC)

MH-30 TOP:347.17 FL:342.17

MH-29 TOP:349.16 FL:342.66

47.96' 8" SDR-26 PVC @ 1.02% (PUBLIC)

41.19' 8" SDR-26 PVC @ 0.40% (PUBLIC)

MH-28 TOP:349.90 FL:342.82

246.54' 8" SDR-26 PVC @ 0.40% (PUBLIC)

6" PVC SANITARY SEWER SERVICE LINE (TYP.) MIN. SLOPE: 1.0%

MH-27 TOP:353.72 FL:343.81

51.65' 8" SDR-26 PVC @ 0.40% (PUBLIC)

MH-25 TOP:348.29 FL:344.29

MH-26 TOP:352.84 FL:344.02

67.27' 8" SDR-26 PVC @ 0.40% (PUBLIC)

137.57' 8" SDR-26 PVC @ 6.61% (PUBLIC)

71.18' 8" SDR-26 PVC @ 8.16% (PUBLIC)

MH-24 TOP:359.11 FL:353.11

MH-23 TOP:364.92 FL:358.92

131.95' 8" SDR-26 PVC @ 6.28% (PUBLIC)

MH-9 TOP:362.38 FL:358.35

200.24' 8" SDR-26 PVC @ 3.53% (PUBLIC)

6" PVC SANITARY SEWER SERVICE LINE (TYP.) MIN. SLOPE: 1.0%

153.16' 8" SDR-26 PVC @ 0.40% (PUBLIC)

MH-8 TOP:371.45 FL:365.41

MH-7 TOP:373.67 FL:366.02

61.41' 8" SDR-26 PVC @ 0.40% (PUBLIC)

MH-6 TOP:372.27 FL:366.27

89.90' 8" SDR-26 PVC @ 3.93% (PUBLIC)

MH-5 TOP:375.80 FL:369.80

31.99' 8" SDR-26 PVC @ 6.50% (PUBLIC)

MH-4 TOP:377.88 FL:371.88

113.89' 8" SDR-26 PVC @ 5.87% (PUBLIC)

6" PVC SANITARY SEWER SERVICE LINE (TYP.) MIN. SLOPE: 1.0%

MH-3 TOP:384.57 FL:378.57

112.66' 8" SDR-26 PVC @ 2.92% (PUBLIC)

MH-2 TOP:387.86 FL:381.86

139.43' 8" SDR-26 PVC @ 0.98% (PUBLIC)

MH-1 TOP:389.22 FL:383.22

65.45' 8" SDR-26 PVC @ 0.43% (PUBLIC)

MH-17B TOP:385.83 FL:378.24

MH-17A TOP:382.76 FL:378.52

78.72' 8" SDR-26 PVC @ 5.63% (PUBLIC)

MH-17 TOP:388.67 FL:382.67

213.98' 8" SDR-26 PVC @ 4.06% (PUBLIC)

209.74' 8" SDR-26 PVC @ 4.61% (PUBLIC)

MH-20 TOP:373.34 FL:366.03

MH-19 TOP:370.31 FL:366.31

70.54' 8" SDR-26 PVC @ 0.40% (PUBLIC)

46.67' 8" SDR-26 PVC @ 7.56% (PUBLIC)

MH-18 TOP:375.56 FL:369.56

COS C

COS D

COS E

COS F

+/- 16.5 Acres

NORTH

SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SANITARY SEWER PLAN

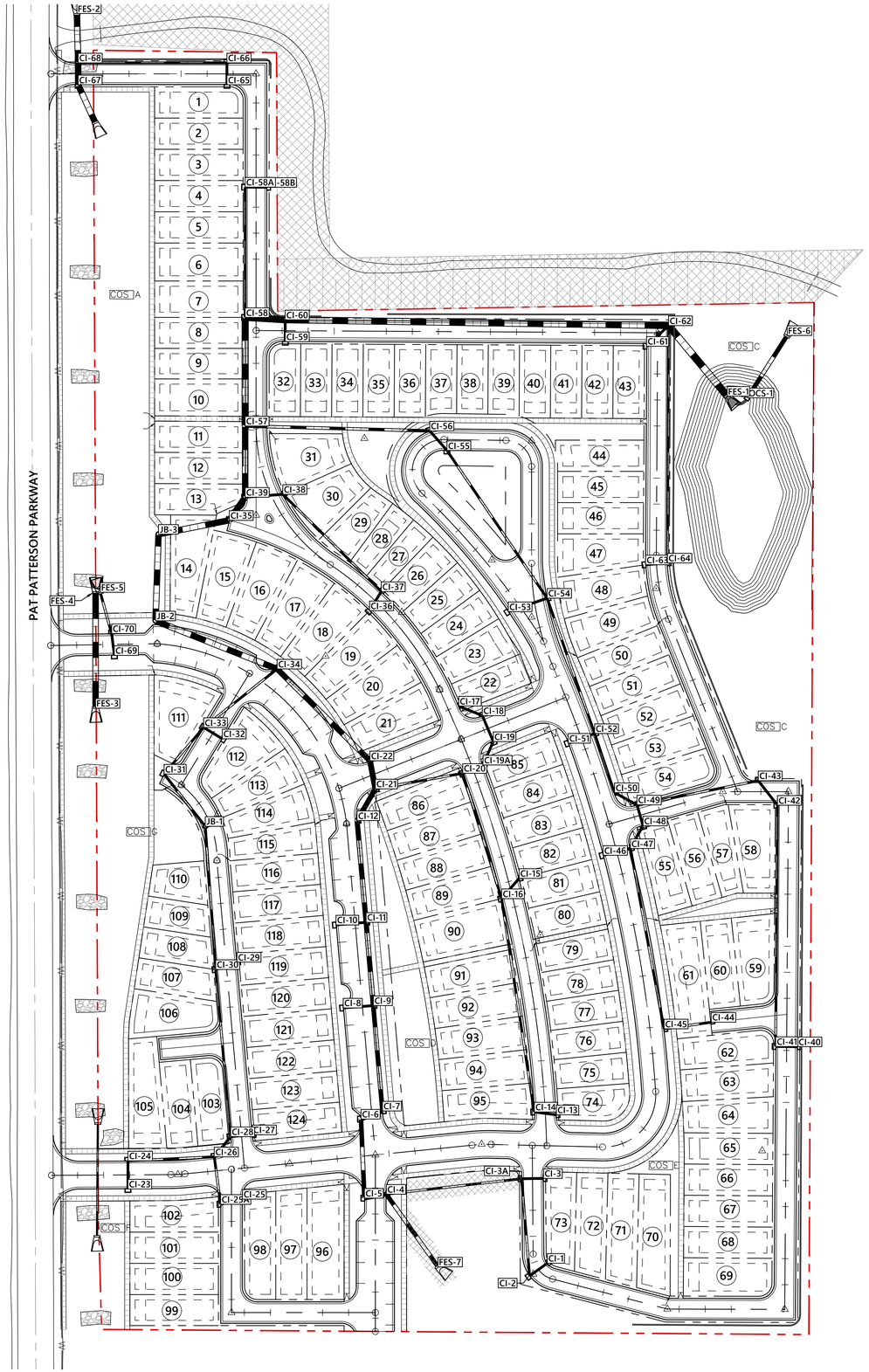
HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-502-3



STORMWATER NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE STORM WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF OXFORD SPECIFICATIONS AND INSPECTION REQUIREMENTS. IF A DISCREPANCY BETWEEN THE CITY OF OXFORD SPECIFICATIONS AND THE CONSTRUCTION PLANS, THE CITY OF OXFORD SPECIFICATIONS GOVERN.
2. ANY CHANGES TO THE STORMWATER WATER DRAWINGS MUST BE APPROVED BY ENGINEER AND THE CITY OF OXFORD.
3. ALL INLETS IN CITY ROW SHALL BE MDOT SS-2 WITH CAST-IN-PLACE TOPS AND ACCESSIBLE LIDS.
4. DRAINAGE BASINS IN CITY ROW SHALL BE CAST-IN-PLACE CONCRETE INLETS OR PRECAST CONCRETE INLETS .
5. ONSITE INLETS SHALL BE NYLOPLAST BASINS OR APPROVED EQUAL. SEE MANUFACTURERS PECIFICATIONS AND DETAILS.
6. NO DRAINS WILL BE INSTALLED IN TRUCK DOCK AREAS. CONTRACTOR SHALL INSTALL PIPE AS SHOWN, TEMPORARY PLUG PIPE AND MARK FOR FUTURE CONNECTION. TIES WILL BE MADE TO CURB INLETS BY THE CONTRACTOR AS SHOWN.
7. ALL PVC INSTALLED FOR ROOF DRAINS SHALL HAVE A CLEAN OUT AT TERMINI FOR ACCESS AND MAINTENANCE.
8. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	
PROPOSED SEWER MANHOLE	

NORTH

60 0 60 120

SCALE: 1" = 60'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

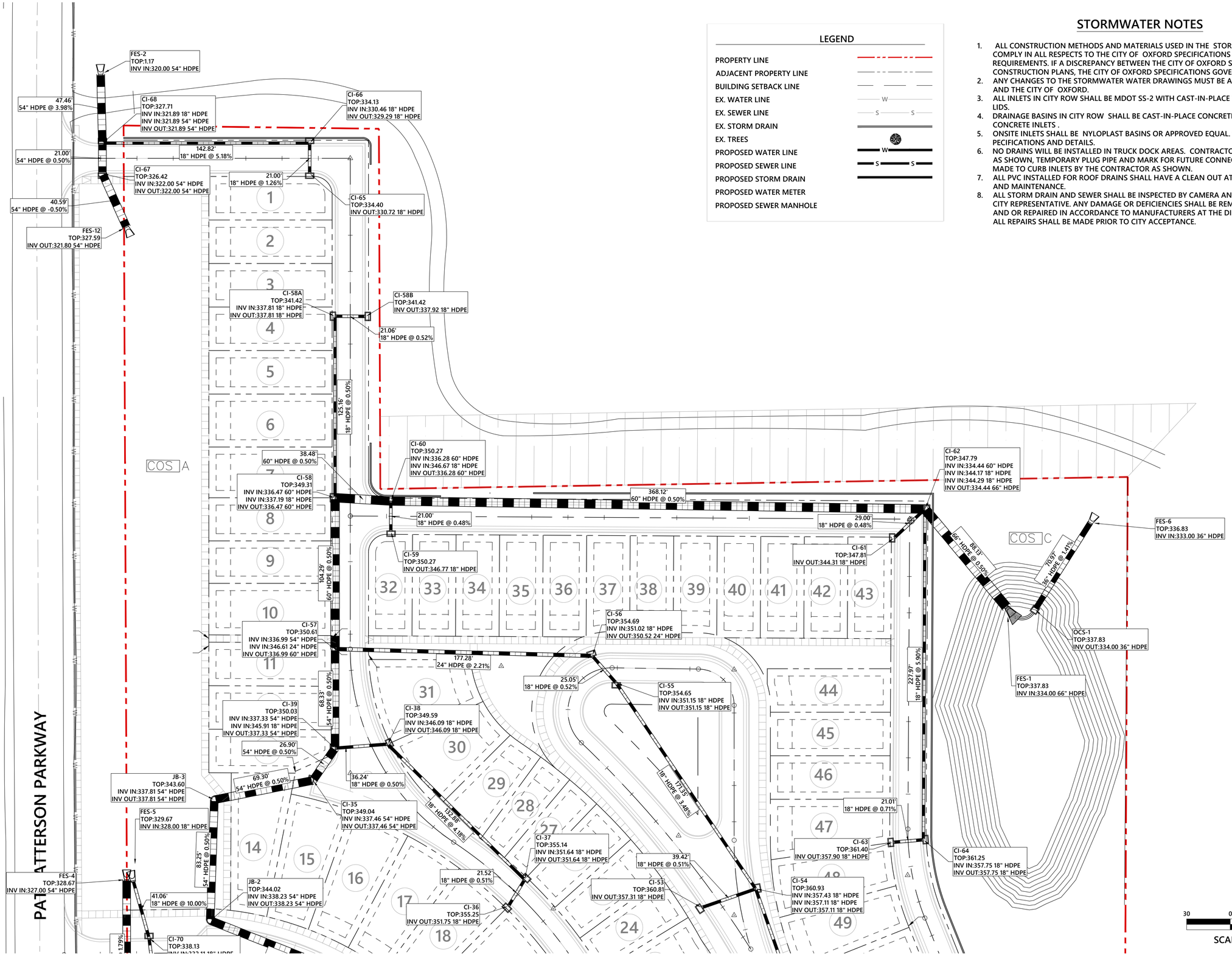
STORM DRAINAGE PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

C-503



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

STORMWATER NOTES

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STORM DRAINAGE PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-503-1

PAT PATTERSON PARKWAY

COS C

COS G

21.00'
18" HDPE @ 0.48%

CI-59
TOP:350.27
INV OUT:346.77 18" HDPE

29.00'
18" HDPE @ 0.48%

CI-61
TOP:347.81
INV OUT:344.31 18" HDPE

66" HDPE @ 0.50%

88.13'

70.97'
36" HDPE @ 1.41%

FES-6
TOP:336.83
INV IN:333.00 36" HDPE

OCS-1
TOP:337.83
INV OUT:334.00 36" HDPE

FES-1
TOP:337.83
INV IN:334.00 66" HDPE

104.29'
60" HDPE @ 0.50%

CI-57
TOP:350.61
INV IN:336.99 54" HDPE
INV IN:346.61 24" HDPE
INV OUT:336.99 60" HDPE

CI-56
TOP:354.69
INV IN:351.02 18" HDPE
INV OUT:350.52 24" HDPE

177.28'
24" HDPE @ 2.21%

25.05'
18" HDPE @ 0.52%

CI-55
TOP:354.65
INV IN:351.15 18" HDPE
INV OUT:351.15 18" HDPE

227.97'
18" HDPE @ 5.90%

68.33'
54" HDPE @ 0.50%

CI-39
TOP:350.03
INV IN:337.33 54" HDPE
INV IN:345.91 18" HDPE
INV OUT:337.33 54" HDPE

CI-38
TOP:349.59
INV IN:346.09 18" HDPE
INV OUT:346.09 18" HDPE

26.90'
54" HDPE @ 0.50%

JB-3
TOP:343.60
INV IN:337.81 54" HDPE
INV OUT:337.81 54" HDPE

69.30'
54" HDPE @ 0.50%

36.24'
18" HDPE @ 0.50%

18" HDPE @ 4.18%

132.86'

18" HDPE @ 3.48%

171.35'

FES-5
TOP:329.67
INV IN:328.00 18" HDPE

CI-35
TOP:349.04
INV IN:337.46 54" HDPE
INV OUT:337.46 54" HDPE

CI-37
TOP:355.14
INV IN:351.64 18" HDPE
INV OUT:351.64 18" HDPE

21.01'
18" HDPE @ 0.71%

83.25'
54" HDPE @ 0.50%

39.42'
18" HDPE @ 0.51%

CI-63
TOP:361.40
INV OUT:357.90 18" HDPE

CI-64
TOP:361.25
INV IN:357.75 18" HDPE
INV OUT:357.75 18" HDPE

FES-4
TOP:328.67
INV IN:327.00 54" HDPE

JB-2
TOP:344.02
INV IN:338.23 54" HDPE
INV OUT:338.23 54" HDPE

21.52'
18" HDPE @ 0.51%

CI-53
TOP:360.81
INV OUT:357.31 18" HDPE

CI-54
TOP:360.93
INV IN:357.43 18" HDPE
INV IN:357.11 18" HDPE
INV OUT:357.11 18" HDPE

41.06'
18" HDPE @ 10.00%

CI-36
TOP:355.25
INV OUT:351.75 18" HDPE

112.91'
54" HDPE @ 1.79%

CI-70
TOP:338.13
INV IN:332.11 18" HDPE
INV OUT:332.11 18" HDPE

21.12'
18" HDPE @ 10.00%

54" HDPE @ 0.50%

125.58'

CI-34
TOP:348.16
INV IN:342.16 48" HDPE
INV IN:339.74 18" HDPE
INV OUT:338.86 54" HDPE

CI-69
TOP:338.31
INV OUT:334.22 18" HDPE

24.51'
18" HDPE @ 0.49%

CI-18
TOP:362.72
INV IN:357.63 18" HDPE
INV OUT:357.63 18" HDPE

137.71'
18" HDPE @ 3.23%

FES-3
TOP:330.67
INV OUT:329.00 54" HDPE

CI-33
TOP:346.58
INV IN:342.98 18" HDPE
INV IN:340.19 18" HDPE
INV OUT:340.19 18" HDPE

90.20'
18" HDPE @ 0.50%

CI-17
TOP:361.25
INV OUT:357.75 18" HDPE

27.00'
18" HDPE @ 0.74%

CI-51
TOP:366.33
INV OUT:357.31 18" HDPE

CI-52
TOP:366.32
INV IN:362.82 18" HDPE
INV IN:357.11 18" HDPE
INV OUT:362.70 18" HDPE

48" HDPE @ 5.08%

125.34'

27.00'
18" HDPE @ 0.52%

CI-32
TOP:346.58
INV OUT:343.08 18" HDPE

CI-22
TOP:357.12
INV IN:348.53 48" HDPE
INV OUT:348.53 48" HDPE

24.58'
18" HDPE @ 0.49%

CI-19
TOP:362.73
INV IN:357.49 18" HDPE
INV OUT:357.49 18" HDPE

59.89'
18" HDPE @ 3.84%

CI-43
TOP:374.39
INV IN:370.89 18" HDPE
INV OUT:370.89 18" HDPE

24.60'
18" HDPE @ 4.67%

CI-49
TOP:369.87
INV IN:366.37 18" HDPE
INV IN:366.27 18" HDPE
INV OUT:366.27 18" HDPE

56.69'
18" HDPE @ 0.49%

21.00'
18" HDPE @ 0.48%

CI-31
TOP:346.57
INV IN:340.48 18" HDPE
INV OUT:340.48 18" HDPE

27.50'
48" HDPE @ 0.51%

21.02'
18" HDPE @ 0.52%

CI-19A
TOP:364.11
INV IN:357.37 18" HDPE
INV OUT:357.37 18" HDPE

85.23'
18" HDPE @ 4.68%

CI-20
TOP:364.13
INV IN:360.63 18" HDPE
INV IN:357.26 18" HDPE
INV OUT:357.26 18" HDPE

CI-50
TOP:368.62
INV IN:365.12 18" HDPE
INV OUT:365.12 18" HDPE

29.86'
18" HDPE @ 5.69%

65.90'
18" HDPE @ 0.50%

JB-1
TOP:349.28
INV IN:340.80 18" HDPE
INV OUT:340.80 18" HDPE

35.13'
42" HDPE @ 0.48%

CI-21
TOP:356.77
INV IN:349.17 42" HDPE
INV IN:353.27 18" HDPE
INV OUT:348.67 48" HDPE

118.67'
18" HDPE @ 3.81%

21.00'
18" HDPE @ 0.48%

27.01'
18" HDPE @ 0.48%

CI-42
TOP:376.09
INV IN:372.59 18" HDPE
INV OUT:372.59 18" HDPE

CI-12
TOP:356.45
INV IN:349.34 42" HDPE
INV OUT:349.34 42" HDPE

CI-46
TOP:370.70
INV OUT:367.20 18" HDPE

CI-48
TOP:369.87
INV IN:366.37 18" HDPE
INV OUT:366.37 18" HDPE

24.88'
18" HDPE @ 2.81%

CI-47
TOP:370.75
INV IN:367.25 18" HDPE
INV IN:367.07 18" HDPE
INV OUT:367.07 18" HDPE

98.10'
42" HDPE @ 0.51%

CI-16
TOP:370.13
INV IN:366.63 18" HDPE
INV IN:365.85 18" HDPE
INV OUT:365.85 18" HDPE

CI-15
TOP:369.48
INV OUT:365.98 18" HDPE

29.00'
18" HDPE @ 0.48%

CI-11
TOP:355.64
INV IN:350.14 42" HDPE
INV IN:351.84 18" HDPE
INV OUT:349.84 42" HDPE

25.71'
18" HDPE @ 0.51%

CI-10
TOP:355.48
INV OUT:351.98 18" HDPE

176.17'
18" HDPE @ 3.81%

231.75'
18" HDPE @ 4.86%

CI-30
TOP:349.22
INV IN:341.49 18" HDPE
INV IN:345.57 18" HDPE
INV OUT:341.49 18" HDPE

CI-29
TOP:349.18
INV OUT:345.68 18" HDPE

80.25'
42" HDPE @ 1.97%

21.64'
18" HDPE @ 0.51%

29.00'
18" HDPE @ 0.48%

CI-9
TOP:358.70
INV IN:352.22 36" HDPE
INV IN:354.89 18" HDPE
INV OUT:351.72 42" HDPE

CI-8
TOP:358.53

CI-44
TOP:382.40
INV OUT:378.54 18" HDPE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

NORTH

30 0 30 60

SCALE: 1" = 30'

STORM DRAINAGE PLAN

HIGHCLERE SUBDIVISION

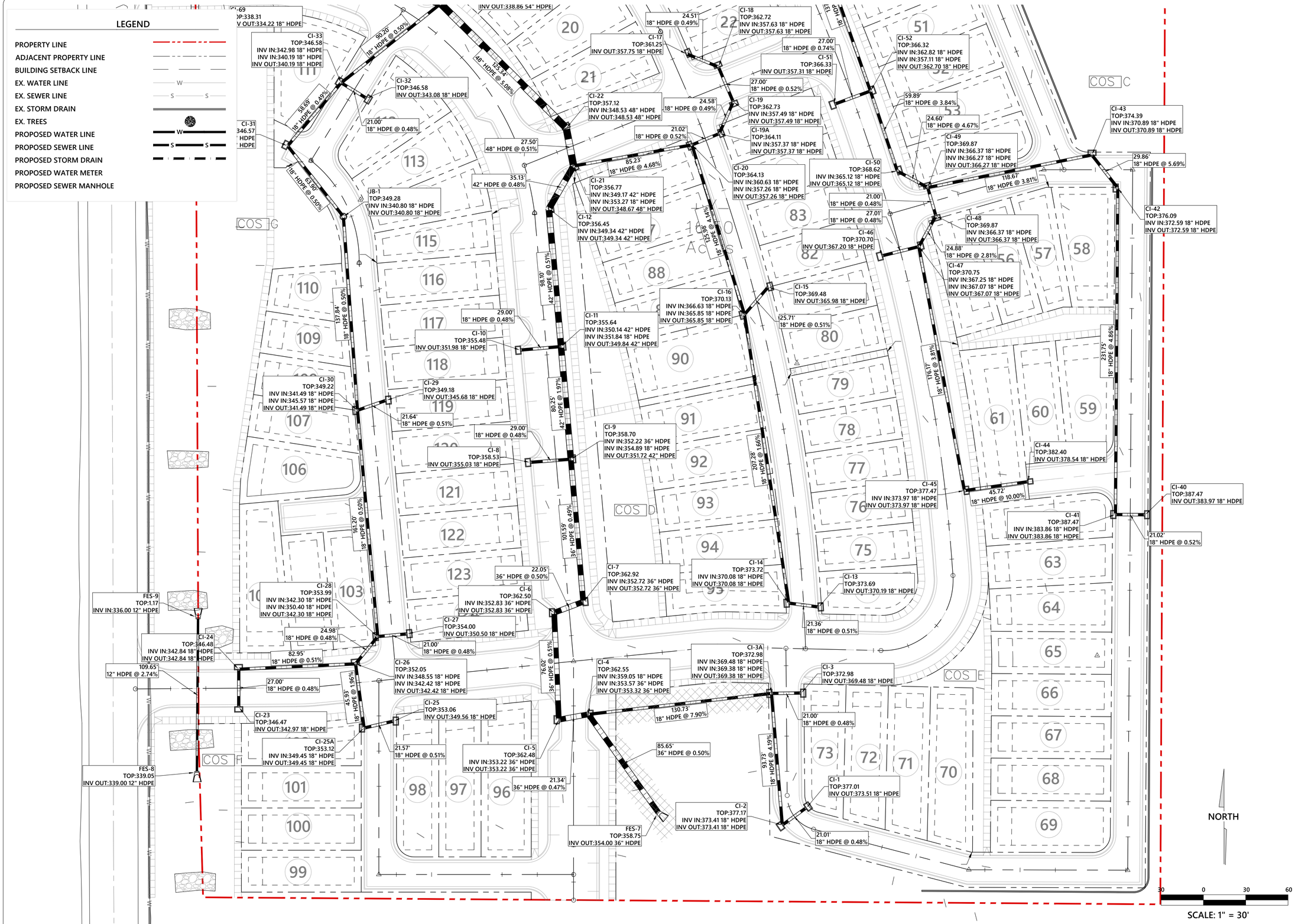
PAT PATTERSON PARKWAY

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-503-2



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STORM DRAINAGE PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-503-3

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

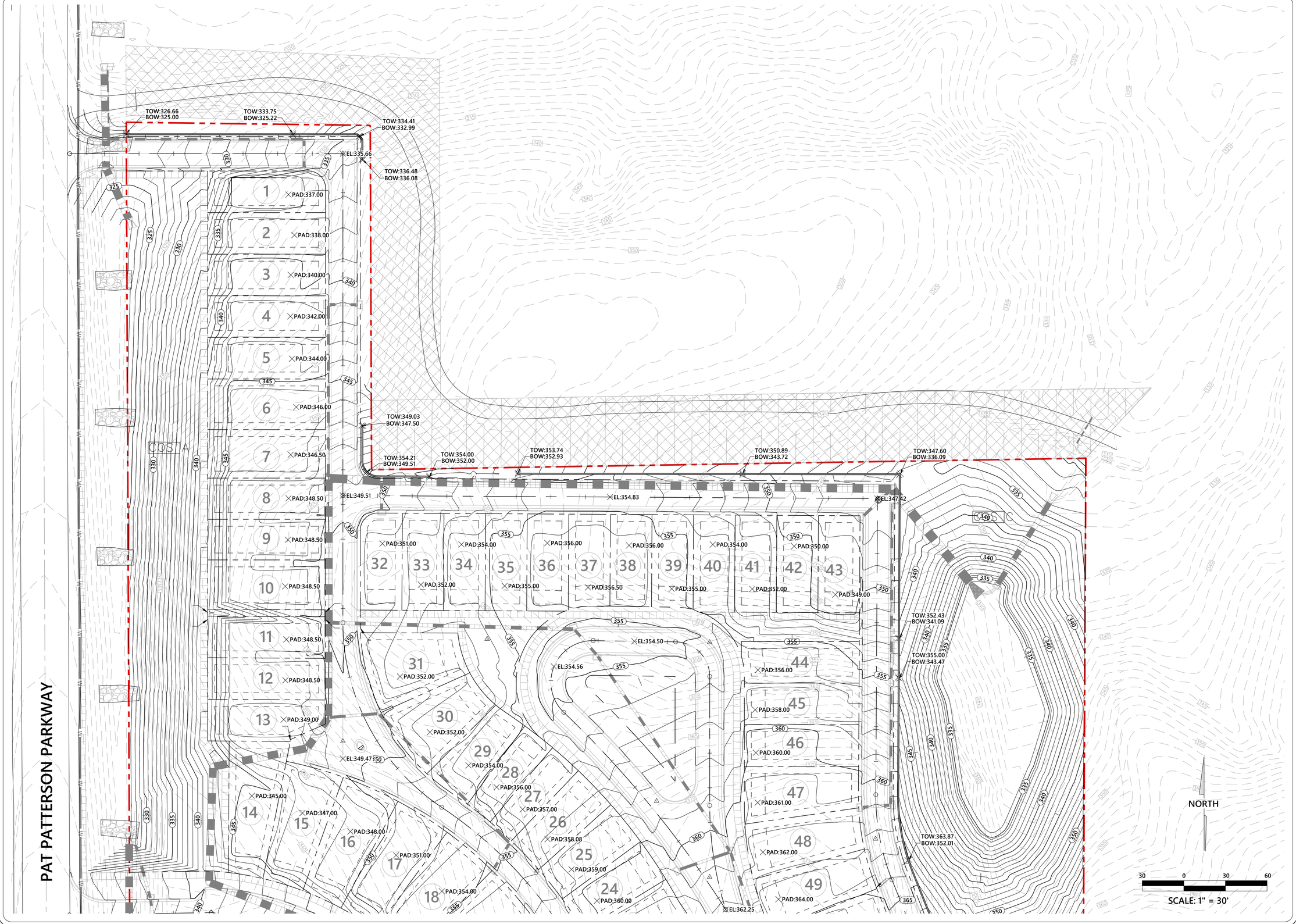
GRADING PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

C-600



JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

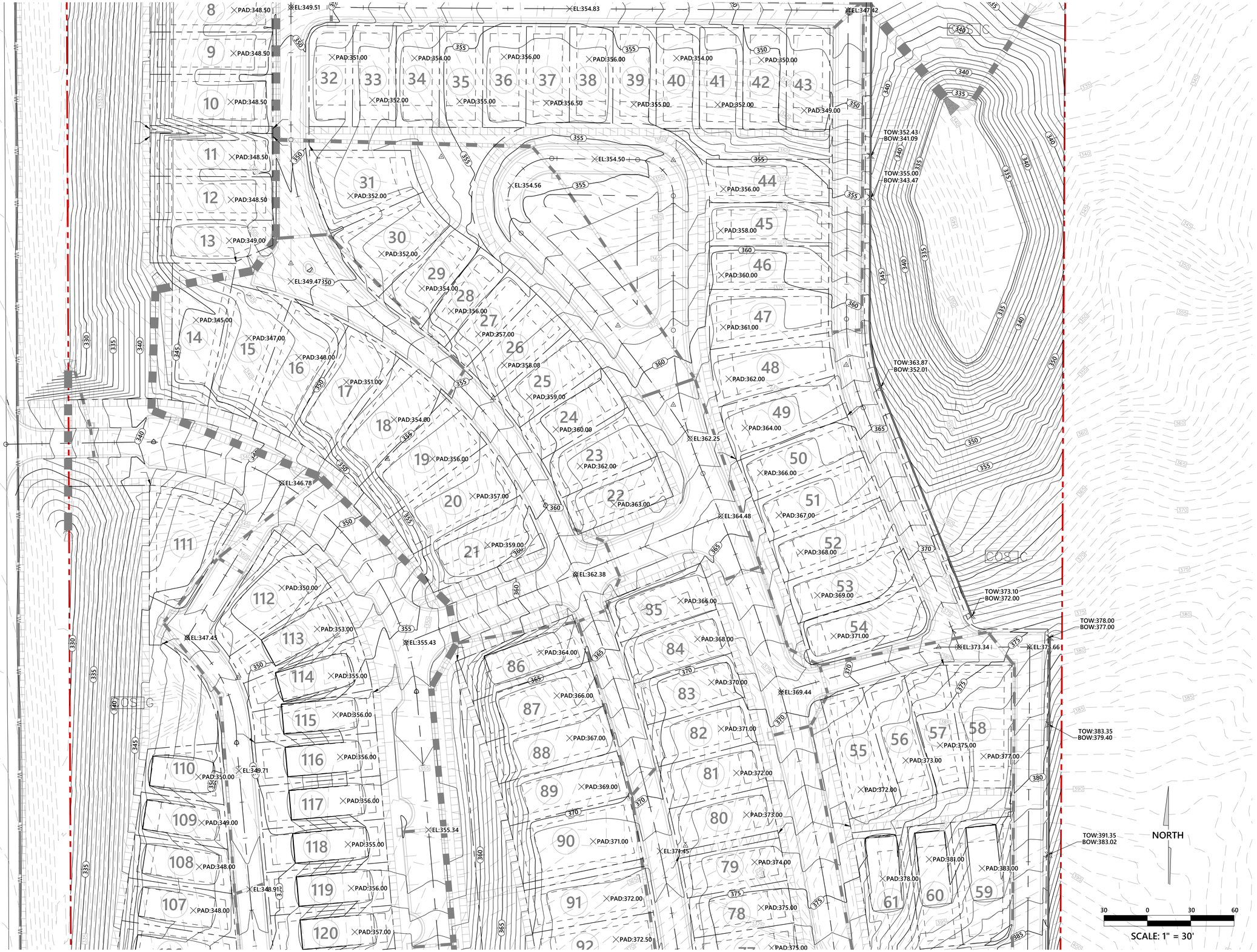
GRADING PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-601



JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
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GRADING PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-602

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

GRADING PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
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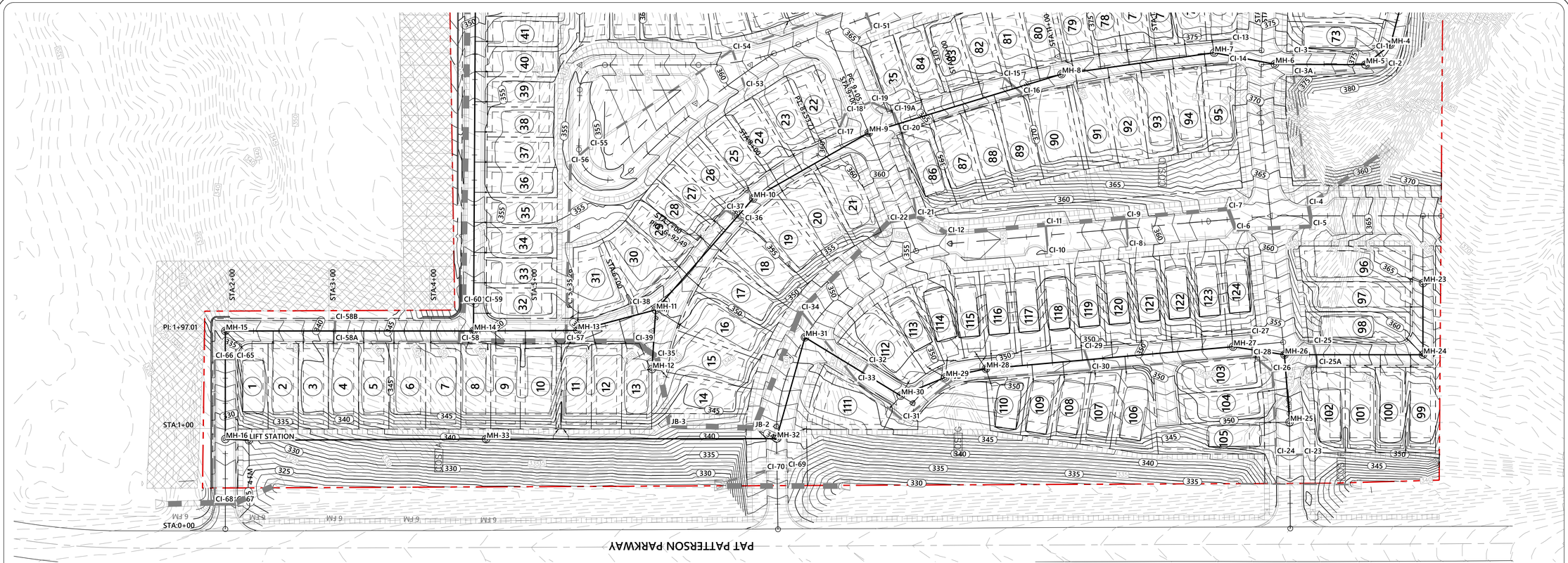
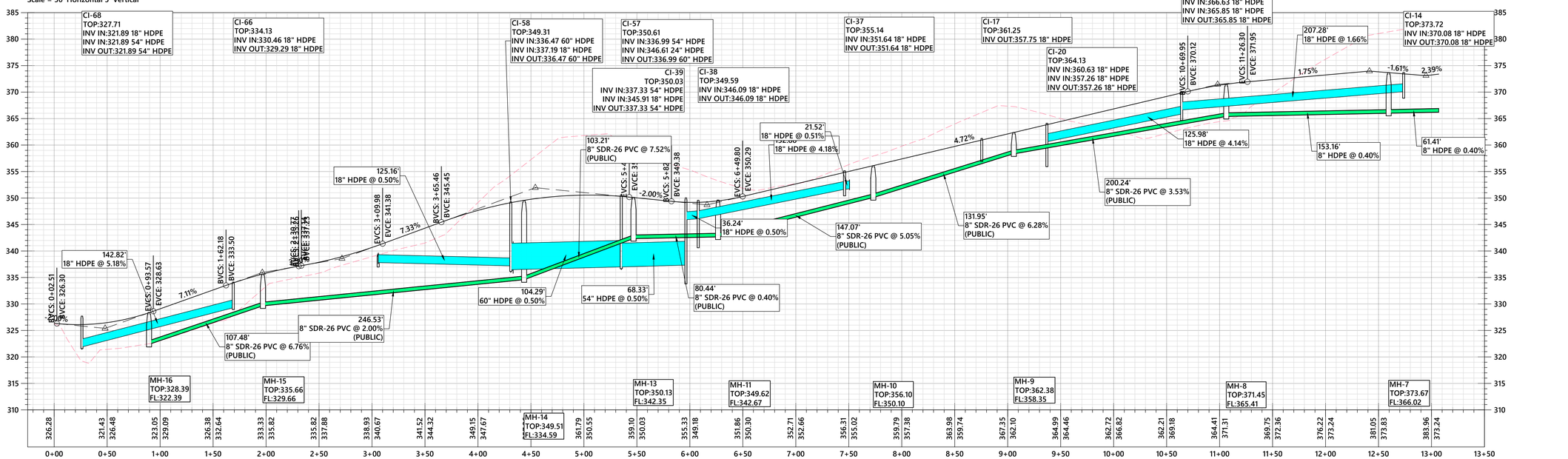
DATE	08/01/2025
SCALE	1" = 30'
REVISION	03/26/2026

C-603





JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

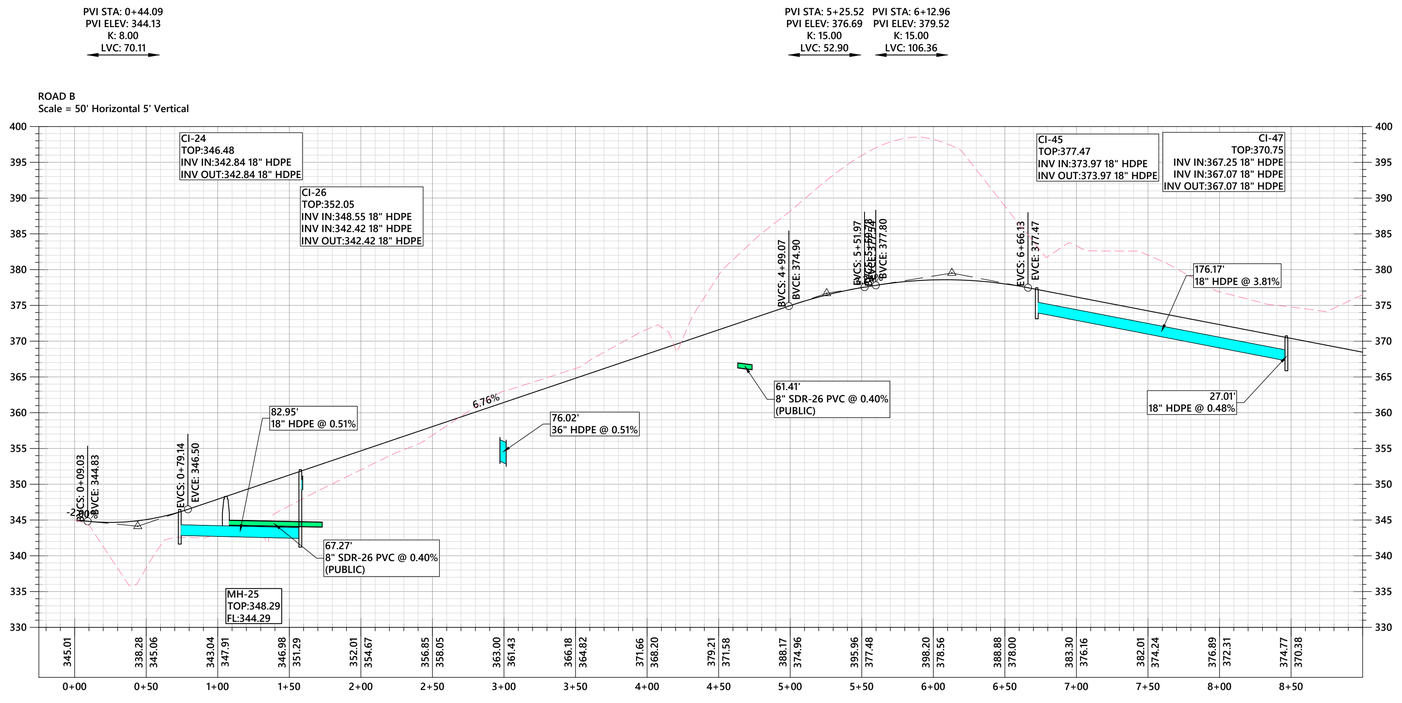
ROAD A - PLAN AND PROFILE

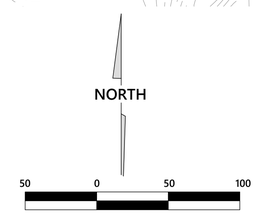
HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 50'
REVISION	03/26/2026

C-604





ROAD B - PLAN AND PROFILE

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING AND DESIGN, LLC
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(662) 801-8803

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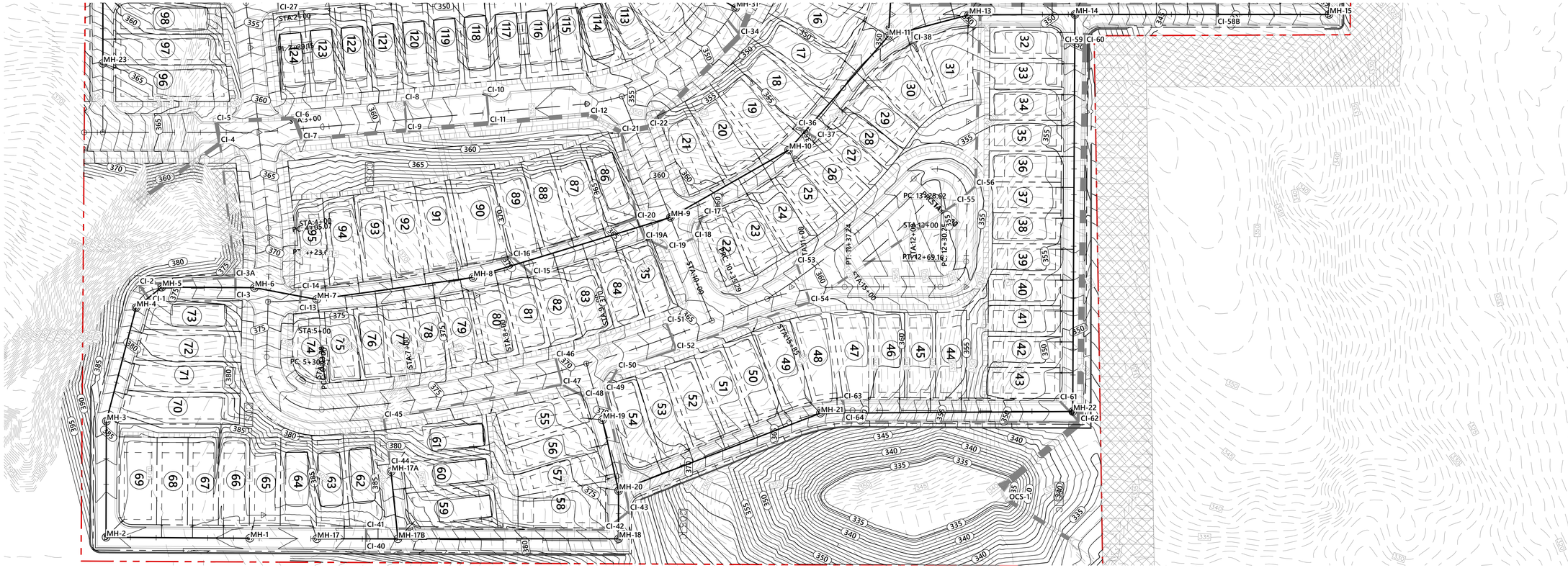
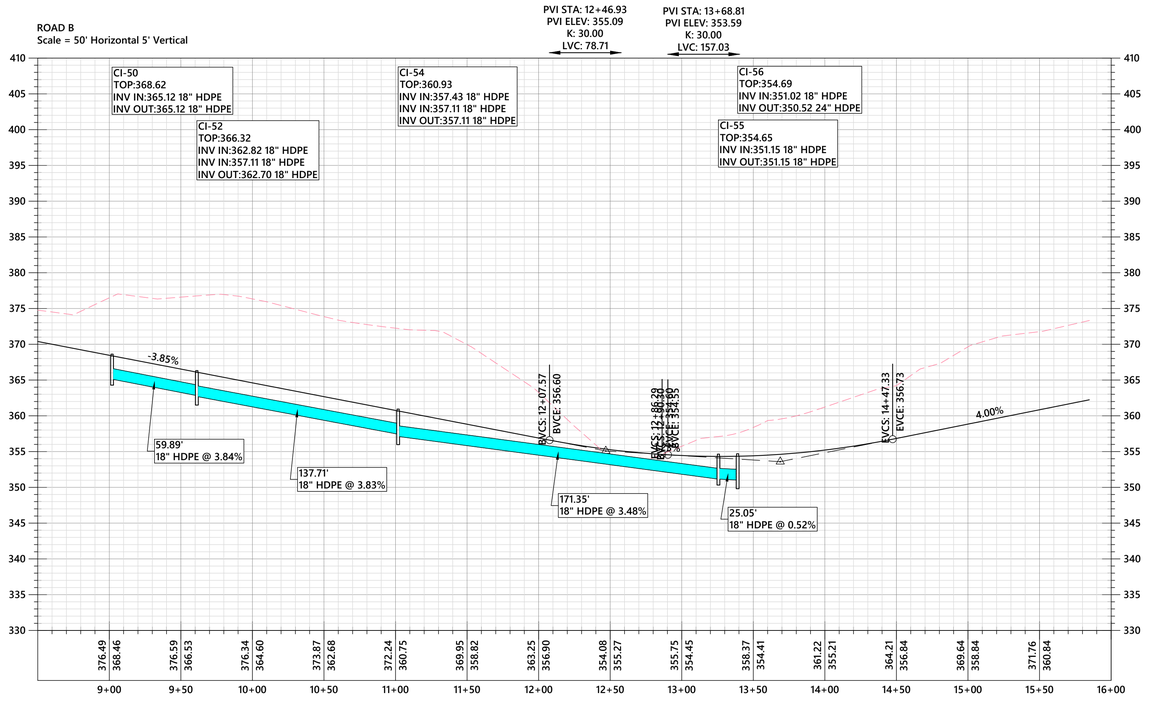
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 50'
REVISION	03/26/2026

C-605





SCALE: 1" = 50'

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ROAD B - PLAN AND PROFILE

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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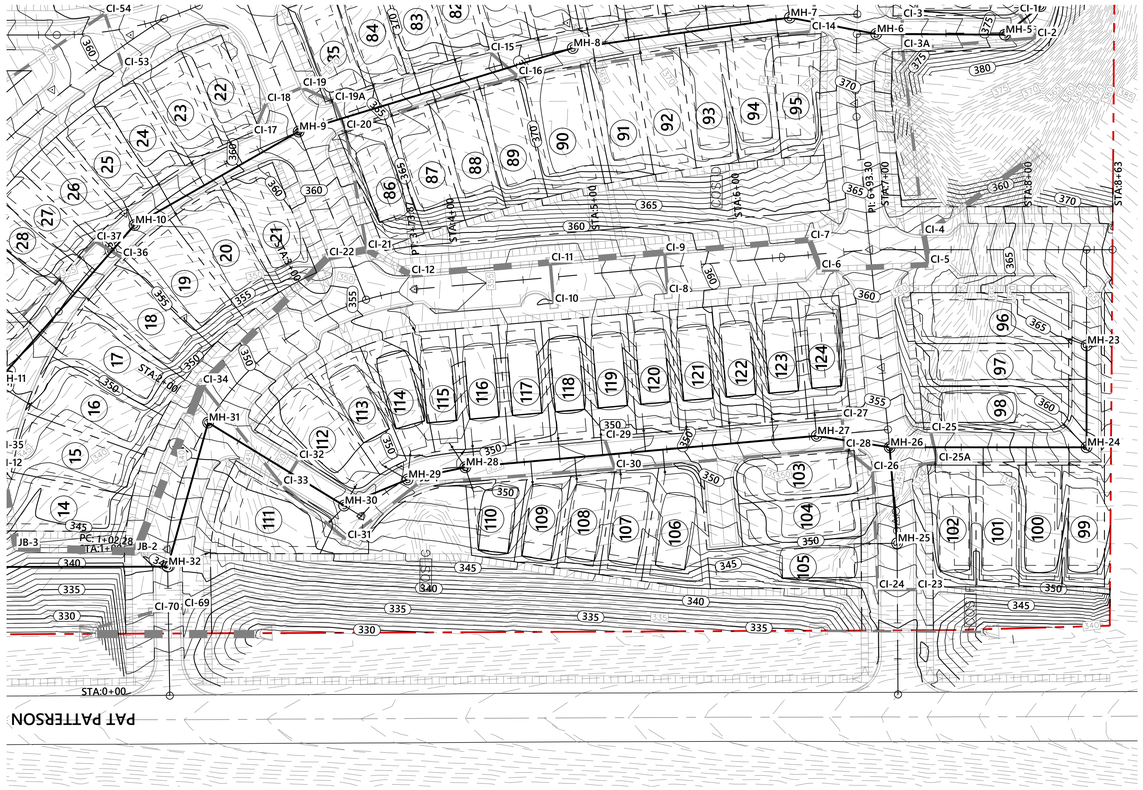
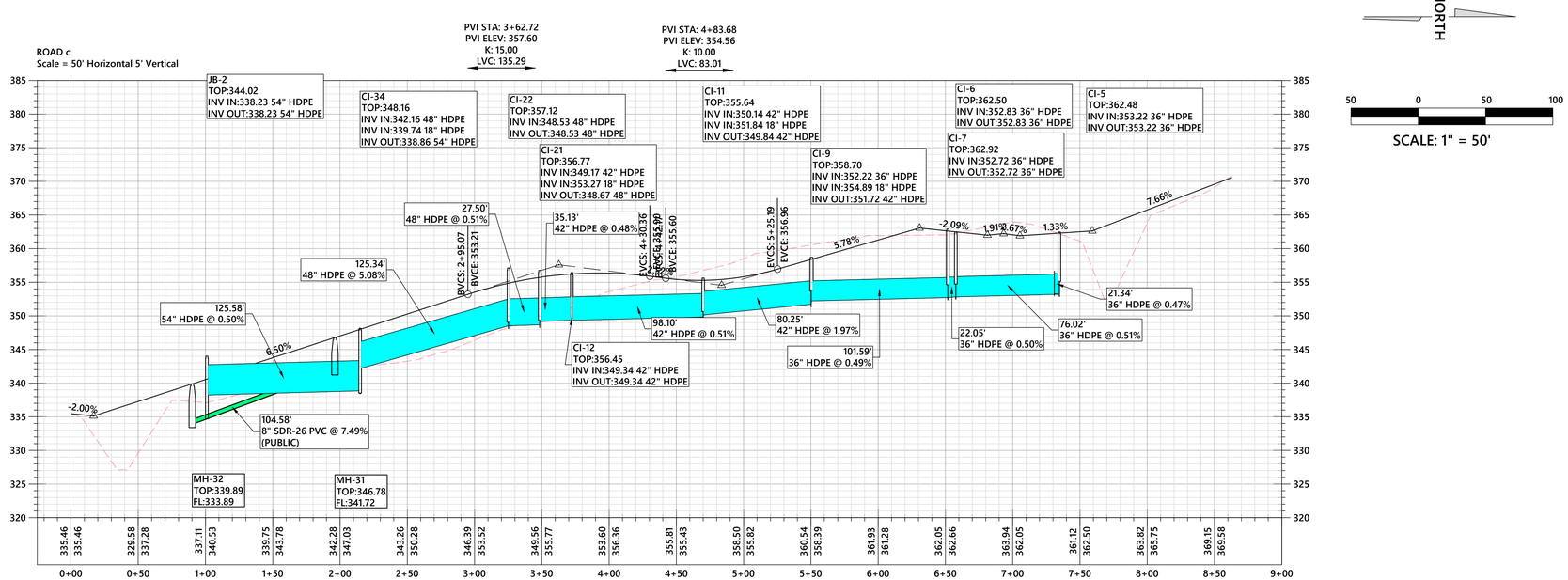
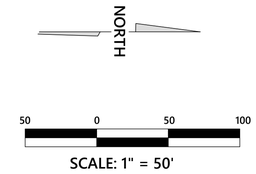
SCALE	1" = 50'
REVISION	03/26/2026

C-606







ROAD C - PLAN AND PROFILE

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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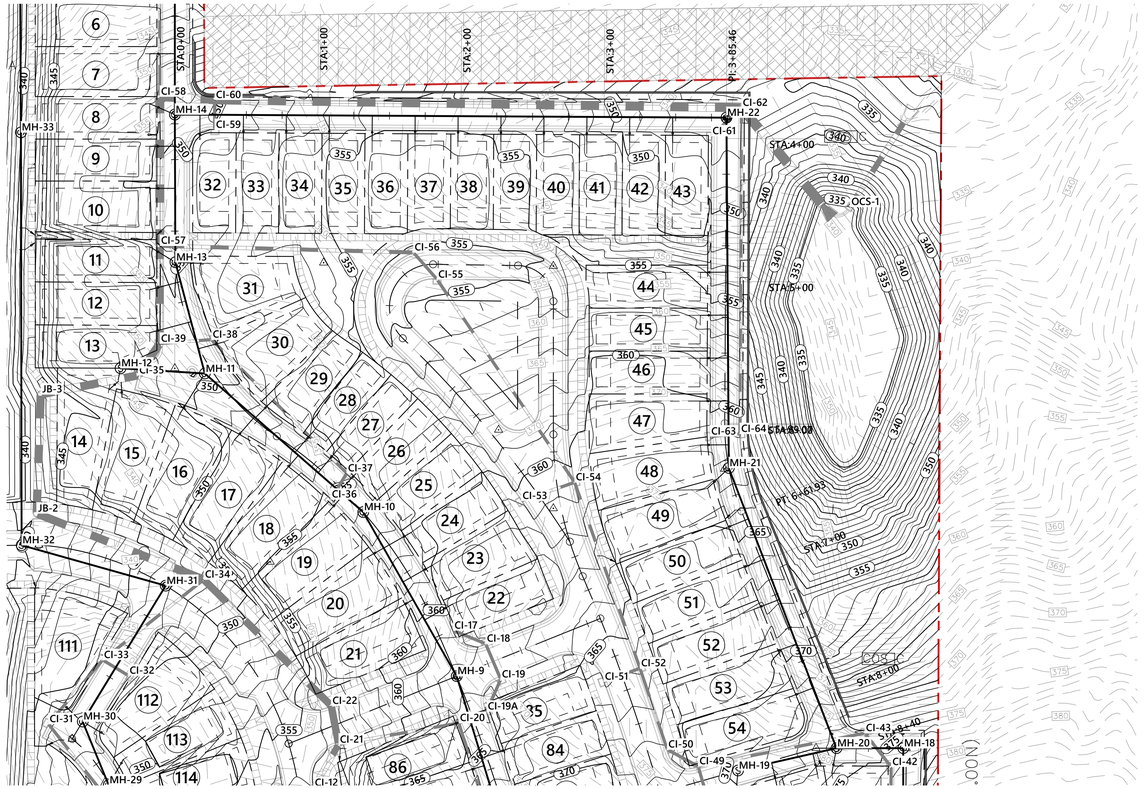
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 50'
REVISION	03/26/2026

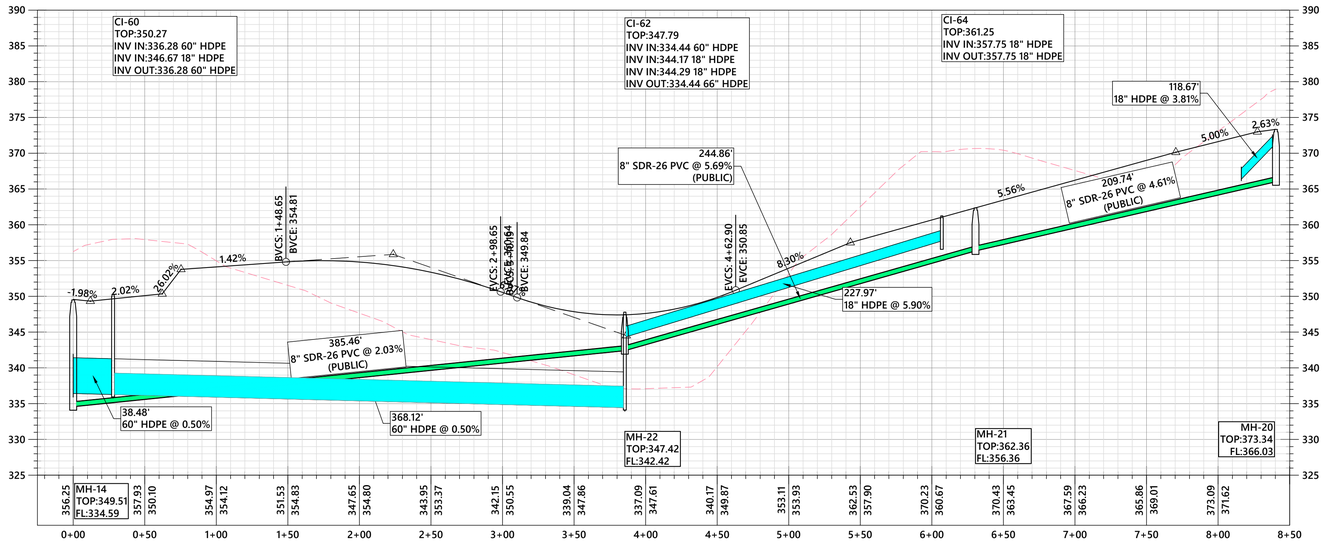
C-607



PVI STA: 2+23.65
PVI ELEV: 355.87
K: 17.88
LVC: 150.00

PVI STA: 3+86.54
PVI ELEV: 344.52
K: 10.00
LVC: 152.71

ROAD D
Scale = 50' Horizontal 5' Vertical



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ROAD D - PLAN AND PROFILE

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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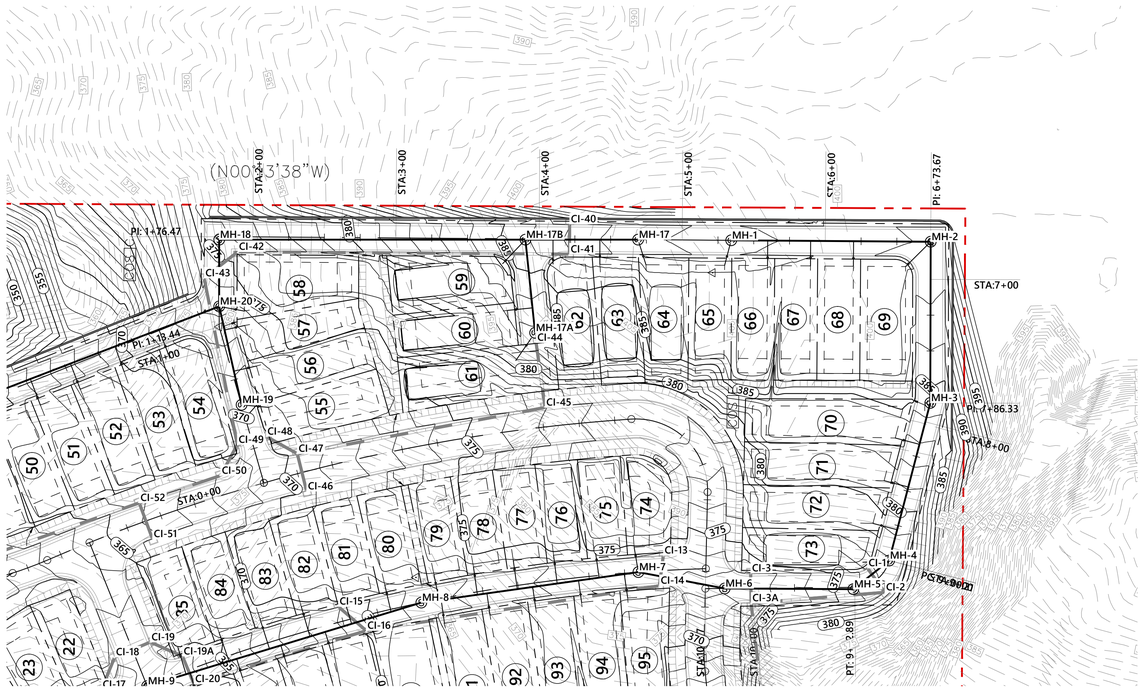
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 50'
REVISION	03/26/2026

C-608



PVI STA: 0+61.51
PVI ELEV: 370.19
K: 15.00
LVC: 41.47

PVI STA: 4+76.96
PVI ELEV: 389.96
K: 25.75
LVC: 150.00

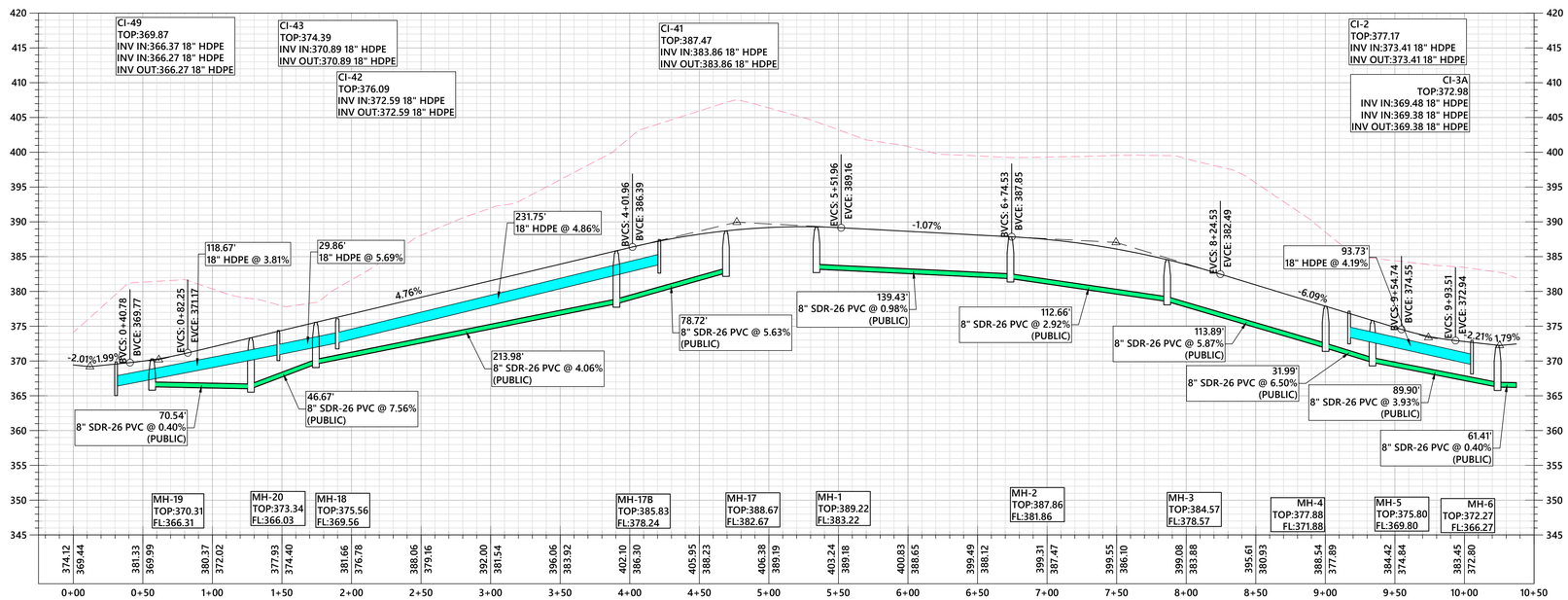
PVI STA: 7+49.53
PVI ELEV: 387.05
K: 29.85
LVC: 150.00

PVI STA: 9+74.13
PVI ELEV: 373.37
K: 10.00
LVC: 20.27

0 50 100

SCALE: 1" = 50'

ROAD E
Scale = 50' Horizontal 5' Vertical



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ROAD E - PLAN AND PROFILE

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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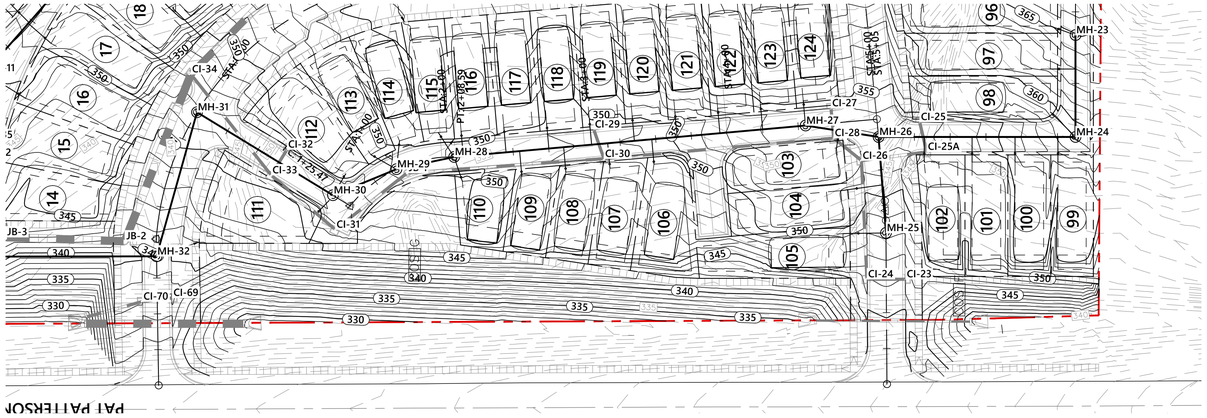
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 50'
REVISION	03/26/2026

C-609



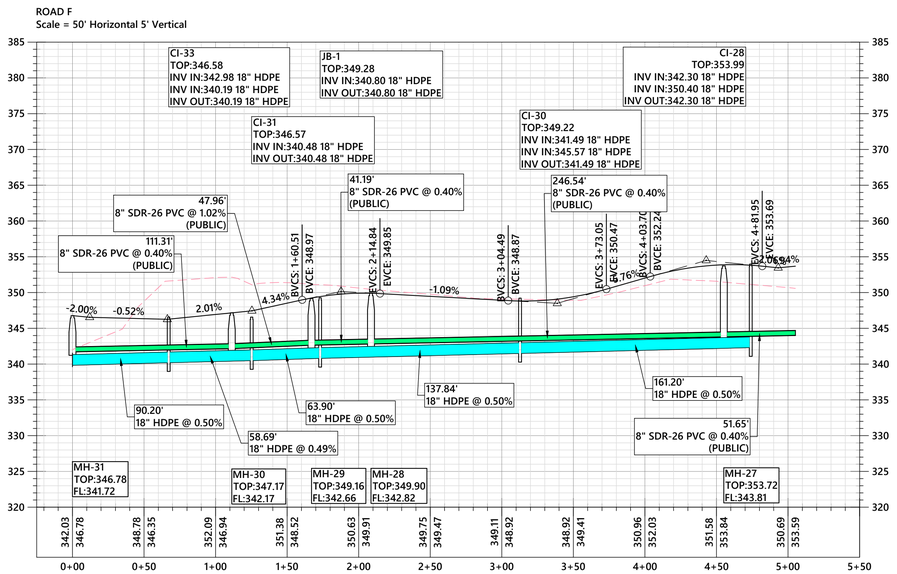
50 0 50 100

SCALE: 1" = 50'

PVI STA: 1+87.67
PVI ELEV: 350.15
K: 10.00
LVC: 54.33

PVI STA: 3+38.77
PVI ELEV: 348.50
K: 10.00
LVC: 68.56

PVI STA: 4+42.83
PVI ELEV: 354.49
K: 10.00
LVC: 78.25



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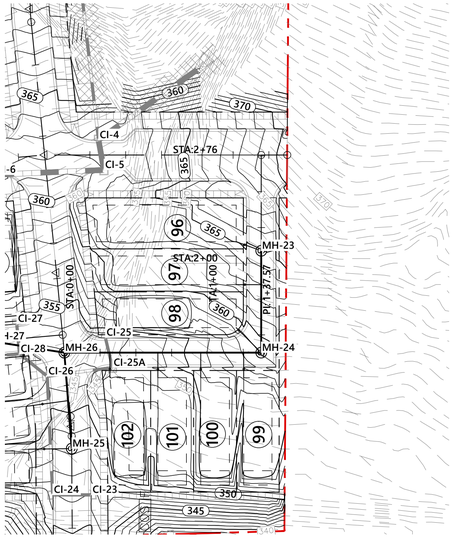
ROAD F - PLAN AND PROFILE

HIGHCLERE SUBDIVISION

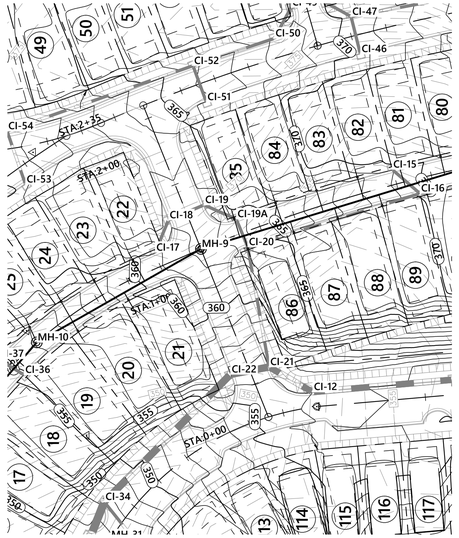
PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 50'
REVISION	03/26/2026

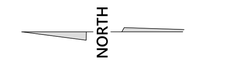
C-610

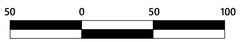


ROAD G - PLAN AND PROFILE



ROAD H - PLAN AND PROFILE

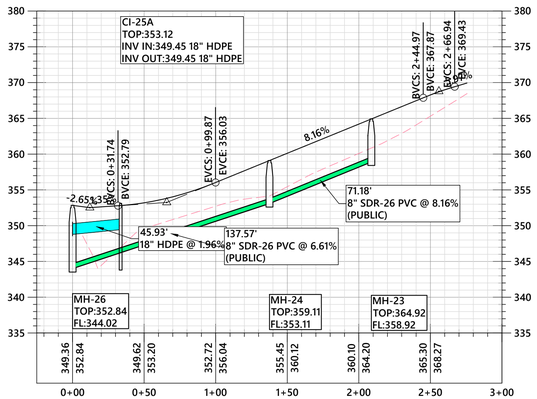




PVI STA: 0+65.81
PVI ELEV: 353.25
K: 10.00
LVC: 68.14

PVI STA: 2+55.96
PVI ELEV: 368.77
K: 10.00
LVC: 21.97

ROAD G
Scale = 50' Horizontal 5' Vertical



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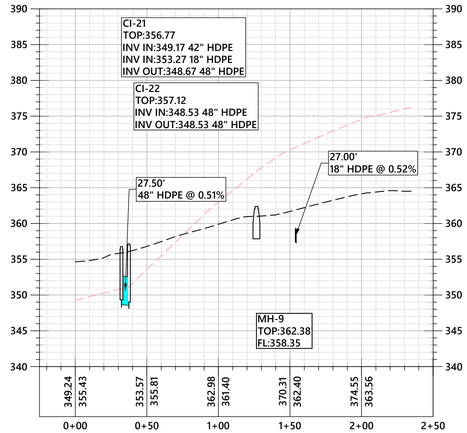

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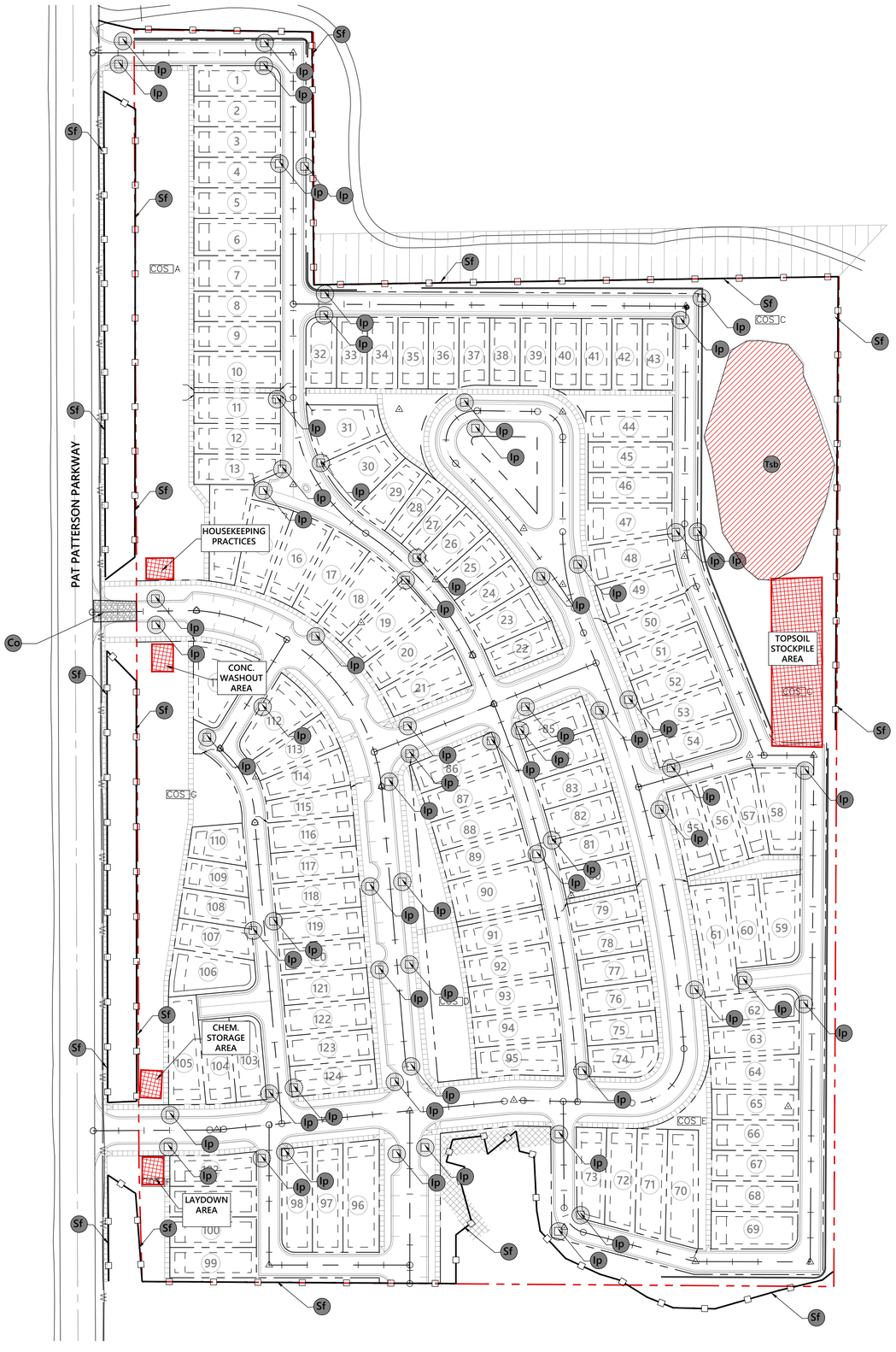
ROAD G & H - PLAN AND PROFILE

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 50'
REVISION	03/26/2026

C-611



UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT		Co	A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right of way, street, alley, sidewalk or parking lot.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary of permanent structure.
Ip	INLET SEDIMENT TRAP			An impounding area created by encaving around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Rd	ROCK FILTER DAM		Rd	A permanent or temporary stone filter dam installed across small streams or drainageways.
Sf	SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, or a sediment fence. The barriers are usually temporary & inexpensive.
Tsb	TEMPORARY SEDIMENT BASIN			A basin created by excavating or constructing a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sr	TEMPORARY STREAM CROSSING		Sr	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of rip rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE BEFORE CONSTRUCTION BEGINS.

2. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY.

3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.

4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.

5. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES.

6. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS.

7. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

8. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

9. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

10. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE MISSISSIPPI DEQ MANUAL.

11. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE ENGINEER.

13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

14. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.

15. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.

16. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.

NORTH

60 0 60 120

SCALE: 1" = 60'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
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EROSION CONTROL PLAN

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2025
SCALE	1" = 60'
REVISION	03/26/2026

C-700

GENERAL NOTES

1) LIST OF PUBLIC UTILITIES:
- WATER - CITY OF OXFORD
- SEWER - CITY OF OXFORD
- ELECTRIC - CITY OF OXFORD
- GAS - CENTERPOINT ENERGY

2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING STRUCTURES SUCH AS PIPES, INLETS, CURBS, ETC. FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE EXERCISED IN UNDERCUT AREAS AND THE UNDERCUT DEPTH MAY BE ADJUSTED AT CROSS DRAINS, AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE ENGINEER, ANY STRUCTURES DAMAGED DURING THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGES.

3) ALL EXISTING UTILITIES OR OTHER OBSTRUCTIONS, WHICH CONFLICT WITH REQUIRED CONSTRUCTION SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE AS AN ABSORBED ITEM.

4) THE EROSION CONTROL DEVICES REFERENCED IN THESE PLANS ARE A MINIMUM REQUIREMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SILT DOES NOT LEAVE THE CONSTRUCTION SITE OR CONTAMINATE WATERS OF THE U.S. DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A "SMALL CONSTRUCTION NOTICE OF INTENT" PERMIT AS REQUIRED BY THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND MAINTAIN THE PLAN DURING CONSTRUCTION.

5) EXISTING UTILITIES ON THE DRAWINGS ARE SHOWN IN THEIR ORIGINAL LOCATION BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER CAN NOT AND DOES NOT WARRANT THAT THIS INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST COORDINATE DIRECTLY WITH THE INVOLVED UTILITY OWNERS (INCLUDING MISSISSIPPI ONE CALL) TO HAVE UNDERGROUND UTILITY LINES LOCATED IN ADVANCE OF CONSTRUCTION.

6) WORK ON STRUCTURES FOR THIS PROJECT REQUIRES EXCAVATION IN THE IMMEDIATE VICINITY OF ADJACENT PROPERTIES. THEREFORE, THE RISK OF A FAILURE OCCURRING DURING THE EXCAVATION REQUIRES THAT EXTREME CAUTION BE EXERCISED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE WHAT BRACING, SHORING OR GROUND SUPPORT SYSTEM THAT IS DEEMED NECESSARY TO PREVENT A FAILURE AND PROTECT THE PERSONS WORKING NEAR THE EXCAVATION, THE PUBLIC THAT MAY BE ABOVE THE EXCAVATION OR ANY STRUCTURE ADJACENT TO THE EXCAVATION. ALL COSTS FOR ANY PROTECTIVE MEASURES, INCLUDING THE MATERIALS AND LABOR FOR DESIGNING, DRAWING AND CONSTRUCTING THE FACILITY, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.

7) IN ORDER TO HOLD SILT TO A MINIMUM, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, DITCH DECKS, ETC.)

8) ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR (TO INCLUDE GRASSING AND SITE GRADING) AS DIRECTED BY THE ENGINEER, ARCHITECT OR OWNER. CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL FOR DISTURBED AREA UNTIL THEY HAVE BEEN GRASSED AND GROWTH ESTABLISHED.

9) THIS PLAN DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MUTCD. OTHER SIGNS AND TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING THE VARIOUS PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES ON THIS PROJECT SHALL COMPLY WITH PART VI OF THE M.U.T.C.D. (LATEST EDITION).

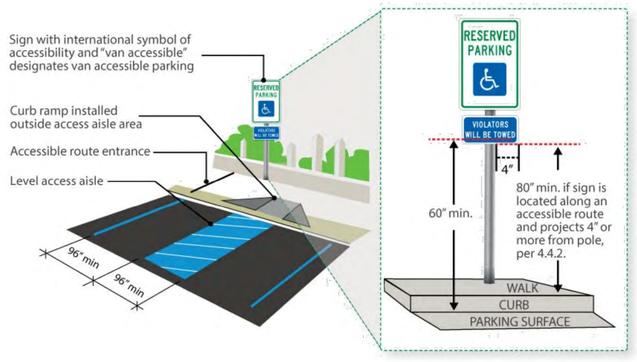
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

11) THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING GRADES AND MAKING ADJUSTMENTS AS NECESSARY WITH THE APPROVAL OF THE PROJECT ENGINEER BEFORE ORDERING MATERIALS.

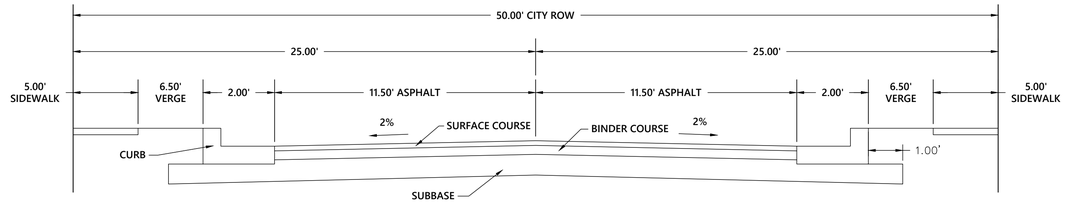
12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE A COPY OF THE GEOTECH REPORT AND FOLLOW ALL RECOMMENDATIONS.

14) ALL MATERIALS USED SHALL MEET LAFAYETTE COUNTY SPECIFICATIONS AND REQUIREMENTS.

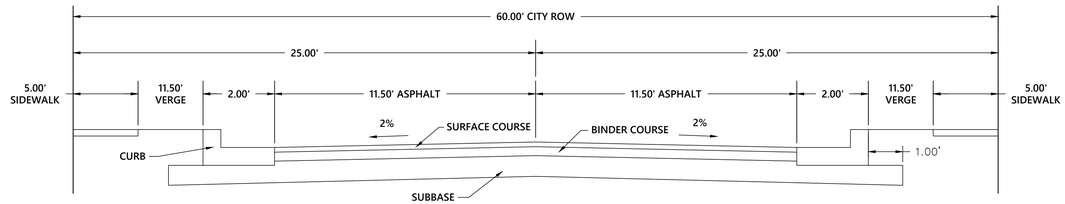


ADA CURB RAMP DETAIL



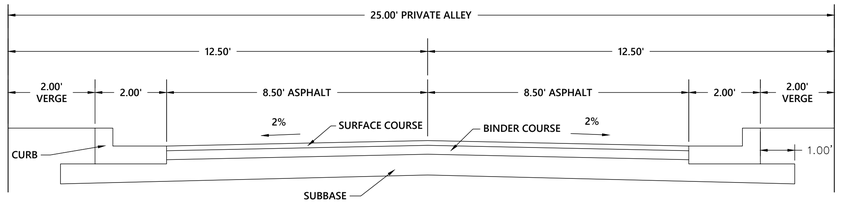
Typical Sections - STREET A - PUBLIC - NEIGHBORHOOD STREET

NTS



Typical Sections - STREET B - PUBLIC - NEIGHBORHOOD STREET

NTS



Typical Sections - STREET C, D, E, F, & G - PRIVATE ALLEY

NTS

Typical Sections - Parking and Ineterior Drives

FLEXIBLE PAVEMENT(S)

(LIGHT-DUTY)

SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

(CEMENT STABILIZED ALTERNATE)

SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

(HEAVY-DUTY)

SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19 MM OR BB-1 MATERIAL.

SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-9.5 MM OR SC-1 MATERIAL.

(CEMENT STABILIZED ALTERNATE)

SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE DETAILS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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PROJECT NO.	XXXX
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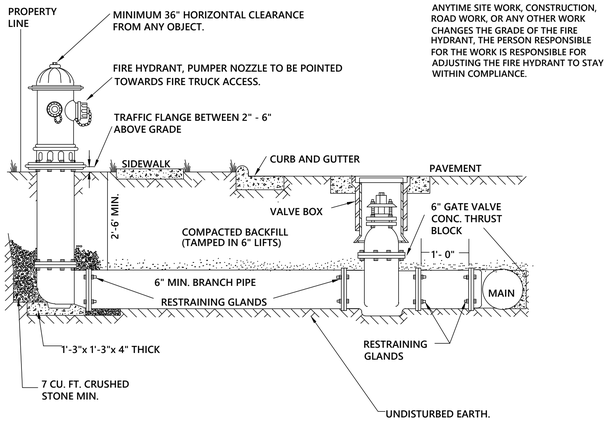
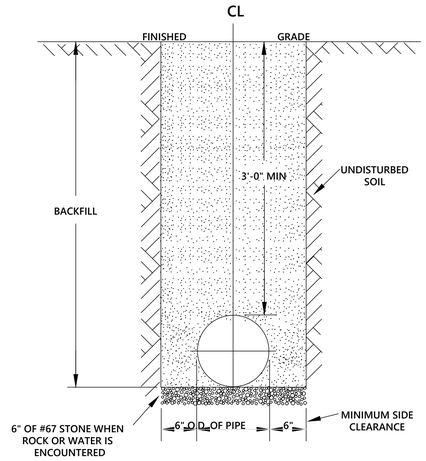
C-800



ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

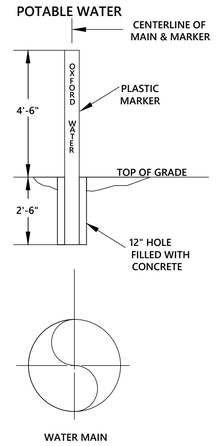
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
   RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
   FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

FIRE HYDRANT INSTALLATION DETAIL



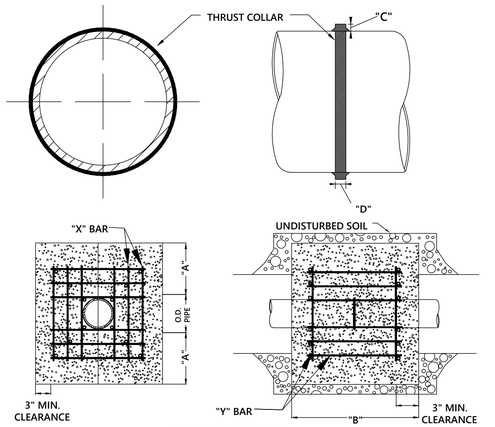
NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL.

TRENCH REQUIREMENTS FOR MAIN



NOTES
1. POTABLE WATER MARKER TO BE BLUE IN COLOR.
2. POTABLE WATER MARKER TO BE LABELED "OXFORD WATER".
3. TO BE SPACED ALONG CENTERLINE OF MAIN EVERY 300 FEET.
4. MARKERS TO BE ROUND AND 4" IN DIAMETER.

TRENCH REQUIREMENTS FOR MAIN



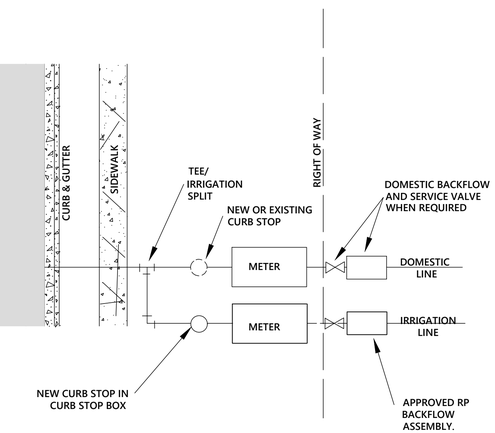
REINFORCING REQUIREMENTS

I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"X" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2"+ O.D. PIPE	1.043 LBS/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#6	3'-0"+ O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	X-24, Y-12

THRUST COLLAR, AND THRUST SCHEDULE

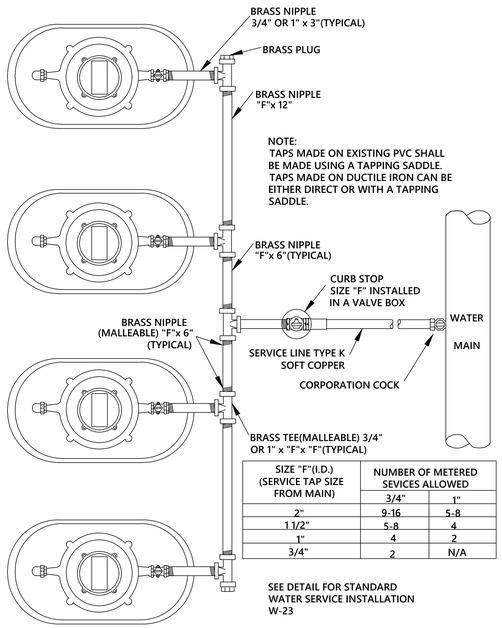
I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

THRUST BLOCKING DESIGN DATA



NOTES:
1. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
2. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN10' FROM THE METER IN A VISIBLE LOCATION.
3. BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
3. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
4. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
5. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

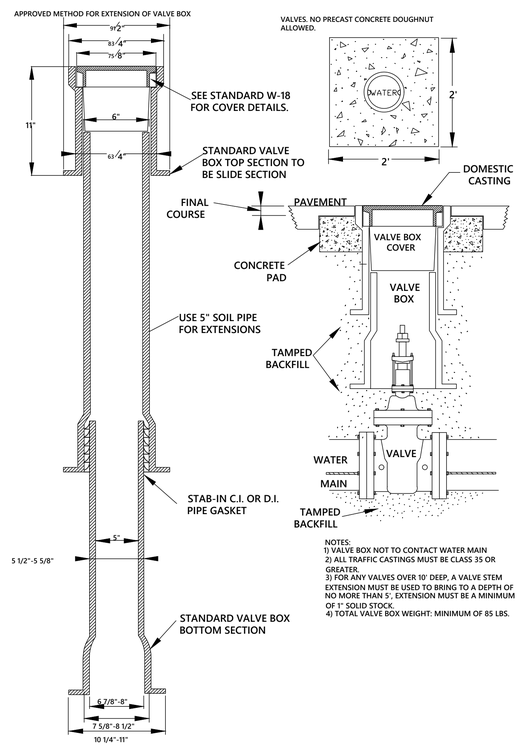
IRRIGATION TAP ON NEW AND EXISTING SERVICES



SIZE "F"(I.D.) (SERVICE TAP SIZE FROM MAIN)	NUMBER OF METERED SEVICES ALLOWED	
	3/4"	1"
2"	9-16	5-8
1 1/2"	5-8	4
1"	4	2
3/4"	2	N/A

SEE DETAIL FOR STANDARD WATER SERVICE INSTALLATION W-23

STANDARD GANG METER ASSEMBLY



NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN
2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5'. EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

VALVE BOX INSTALLATION

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

WATER DETAILS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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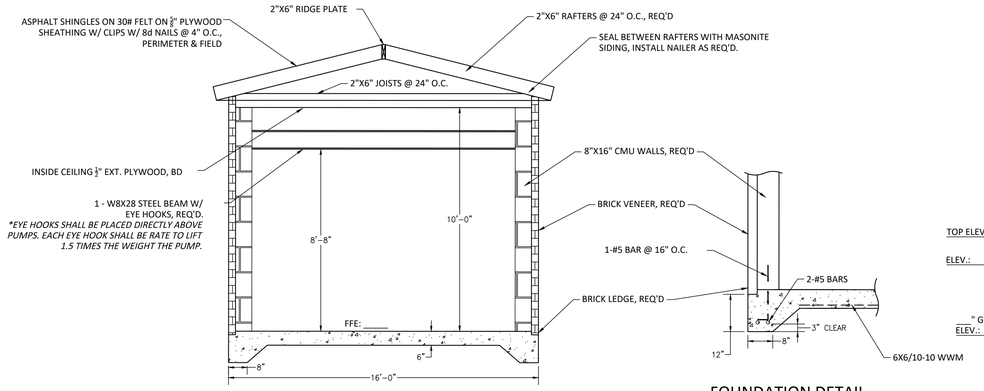
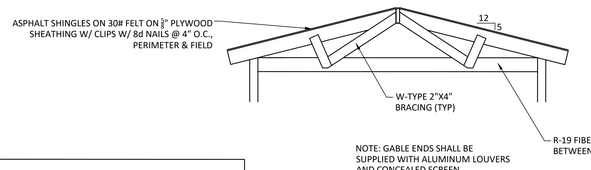
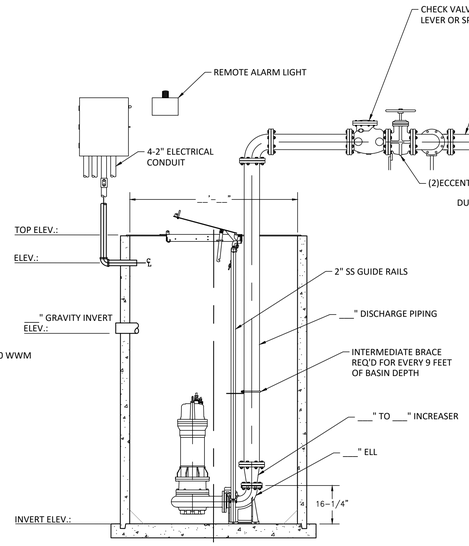


SECTION A-A
N.T.S.

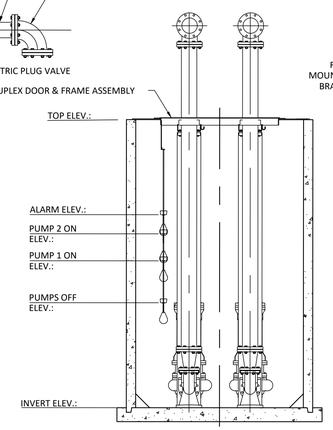
FOUNDATION DETAIL
N.T.S.

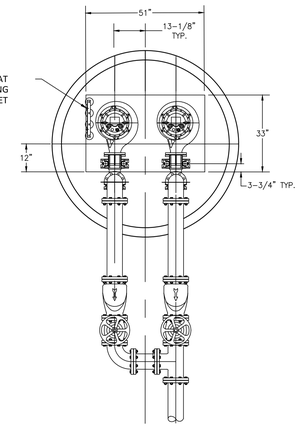


NOTE: GABLE ENDS SHALL BE SUPPLIED WITH ALUMINUM LOUVERS AND CONCEALED SCREEN.

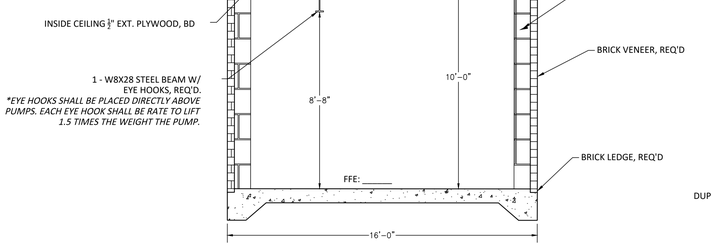


WETWELL DETAIL
N.T.S.

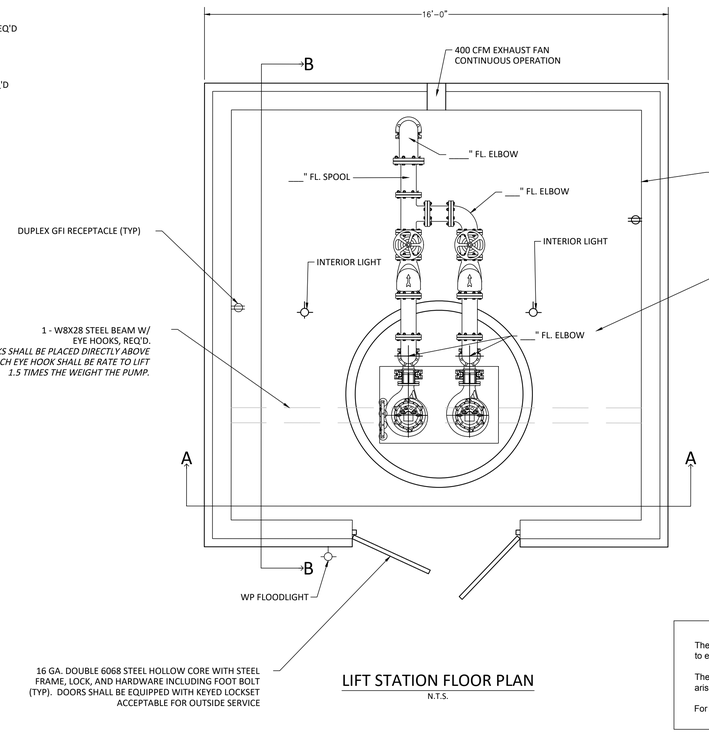




PLAN VIEW
SHOWN WITH ___" PIPING AND VALVES



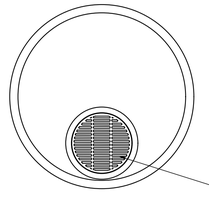
SECTION B-B
N.T.S.



LIFT STATION FLOOR PLAN
N.T.S.

PUMP NOTES:

1. CONTRACTOR SHALL PROVIDE DUPLEX PUMPS AND CONTROLS PER CITY OF OXFORD STANDARD SPECIFICATIONS. EACH PUMP SHALL BE CAPABLE OF PUMPING _80____ GPM @ _40___' TDH. THE PUMP SELECTION SHALL BE APPROVED BY THE ENGINEER DURING THE SUBMITTAL PROCESS. THE WET WELL AND FORCEMAIN ARE DESIGNED FOR FUTURE PEAK FLOW OF __80___ GPM.



WETWELL VENTALATION
N.T.S.

ELECTRICAL NOTES:

1. ELECTRICAL SERVICE ALONG THE SANITARY SEWER ACCESS ROAD AND TO METER BASE TO BE PROVIDED BY NORTHEAST MISSISSIPPI ELECTRIC POWER ASSOCIATION (NEMEPA) AND PAID FOR BY THE OWNER. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL POWER.
2. 3 PHASE 120/240 VOLT 4 WIRE UNDERGROUND ELECTRICAL SERVICE FROM THE METER TO THE CONTROL PANEL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ELECTRICAL SERVICE DISTRIBUTION PANEL SHALL BE PROVIDED BY THE PUMP MANUFACTURER COMPLETE WITH BREAKERS, STARTERS, CONTROLS, ETC.
4. CONTRACTOR SHALL PROVIDE PROPERLY SIZED CONDUCTORS AND CONDUIT FOR PUMP MOTOR POWER AND CONTROL CIRCUITS FROM ELECTRICAL PANEL TO JUNCTION BOX NEAR WETWELL.
5. CONTRACTOR SHALL INSTALL PUMP MOTORS' POWER AND CONTROL CABLE THRU 2" CONDUIT AND SPLICE AT JUNCTION BOX.
6. W/P ALARM LIGHT FED FROM PUMP CONTROL CIRCUITS.
7. PROVIDE CIRCUIT FOR 2 - 8" FLUORESCENT TUBE BUILDING LIGHTS AND 1 W/P FLOODLIGHT, BOTH SHALL BE FED FROM UTILITY OUTLET CIRCUIT IN ELECTRICAL PANEL.
8. ALL CONDUCTORS SHALL BE COPPER INSTALLED INSIDE CONDUIT.
9. CONTRACTOR SHALL PROPERLY GROUND ENTIRE ELECTRICAL SYSTEM PER THE LATEST NEC CODE.
10. CONTRACTOR SHALL INSTALL ALL ELECTRICAL ITEMS PER THE LATEST NATIONAL ELECTRICAL CODE (NEC).

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For further information or clarification, please contact the City's Engineering Dept.

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

LIFTSTATION DETAILS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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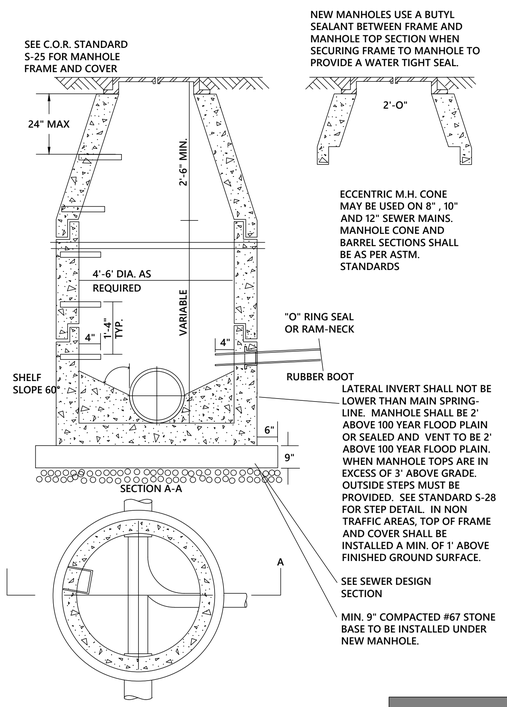
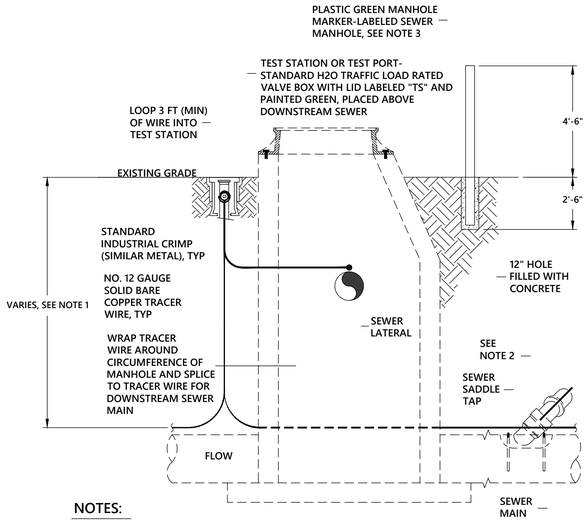


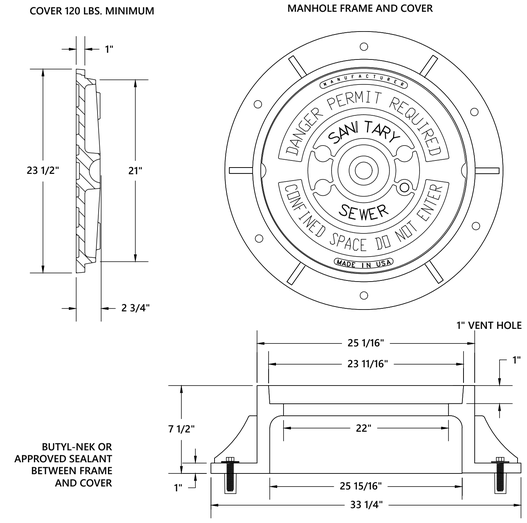
STANDARD SANITARY MANHOLE



NOTES:

1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
2. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO TO BE PLACED BETWEEN THE SADDLE AND MAIN.
3. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

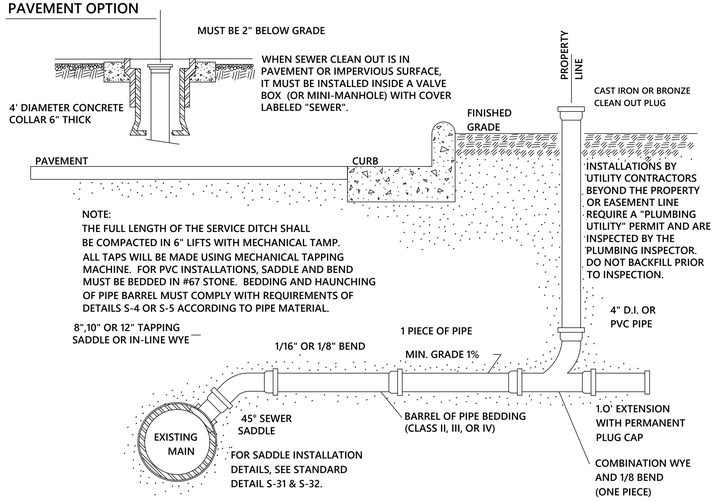
GRAVITY SEWER MAIN TRACER WIRE



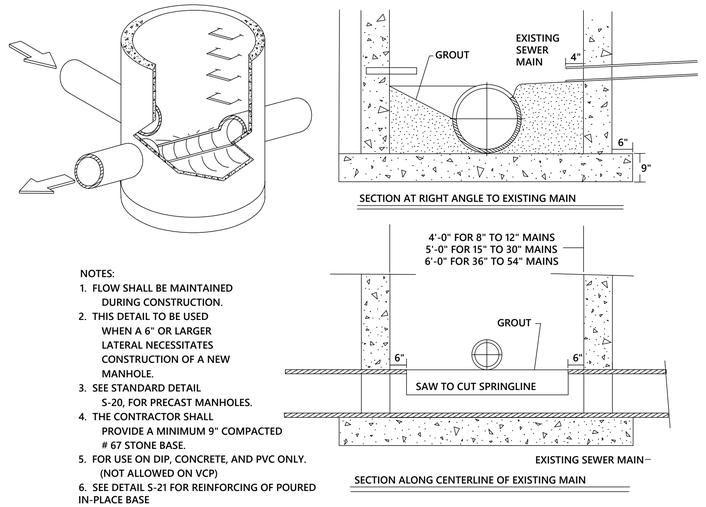
NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

5/8"X3" LAGSHIELD IN HOLE DRILLED INTO CONE OR RING WITH ANCHOR SUNK TO DESIGN DEPTH, AND 3/8"X3" HOT DIPPED GALVANIZED LAG BOLT AND WASHER.

STANDARD MANHOLE COVER

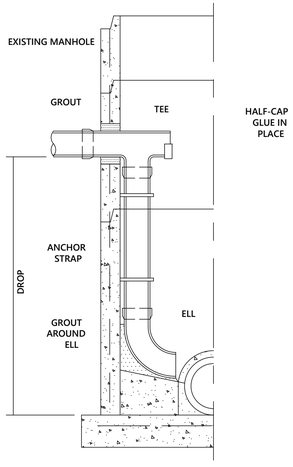


TYPICAL LATERAL CONNECTION

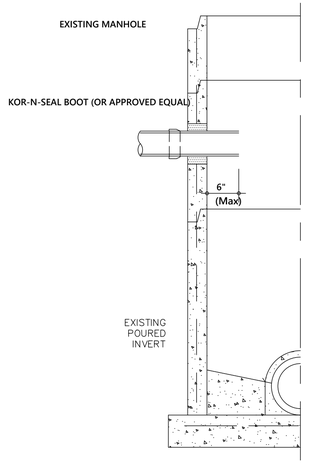


NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. SEE STANDARD DETAIL S-20, FOR PRECAST MANHOLES.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM 9" COMPACTED # 67 STONE BASE.
5. FOR USE ON DIP, CONCRETE, AND PVC ONLY. (NOT ALLOWED ON VCP)
6. SEE DETAIL S-21 FOR REINFORCING OF POURED IN-PLACE BASE

MANHOLE INSTALLATION OVER EXISTING SEWER MANHOLE



MANHOLE WITH INSIDE DROP



NEW SERVICE INTO EXISTING MANHOLE

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SEWER DETAILS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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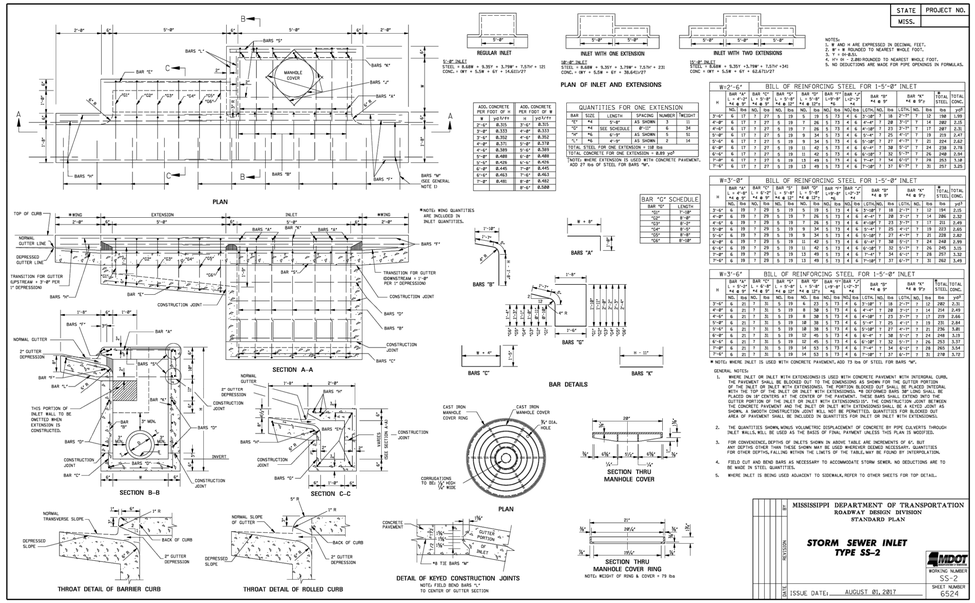
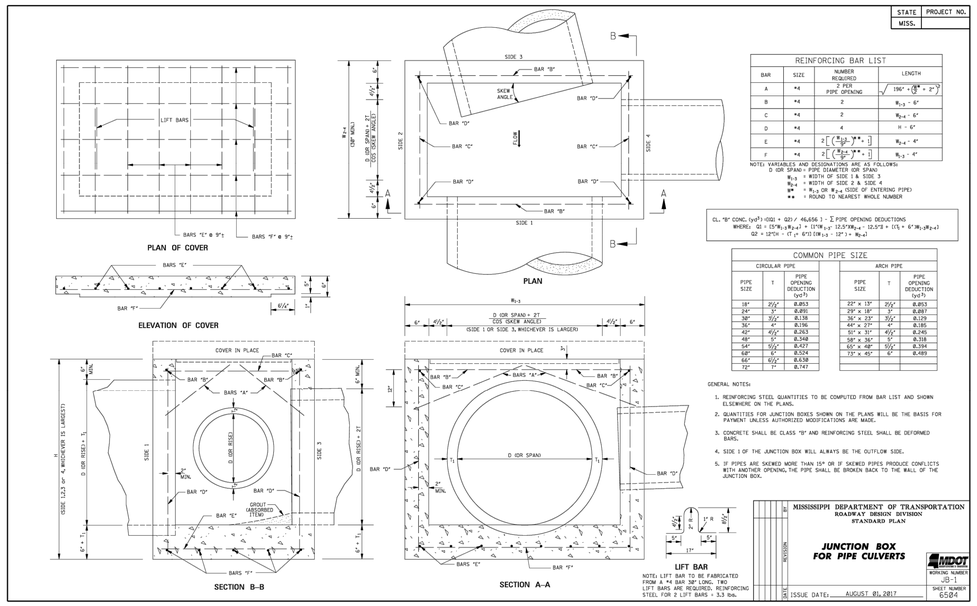
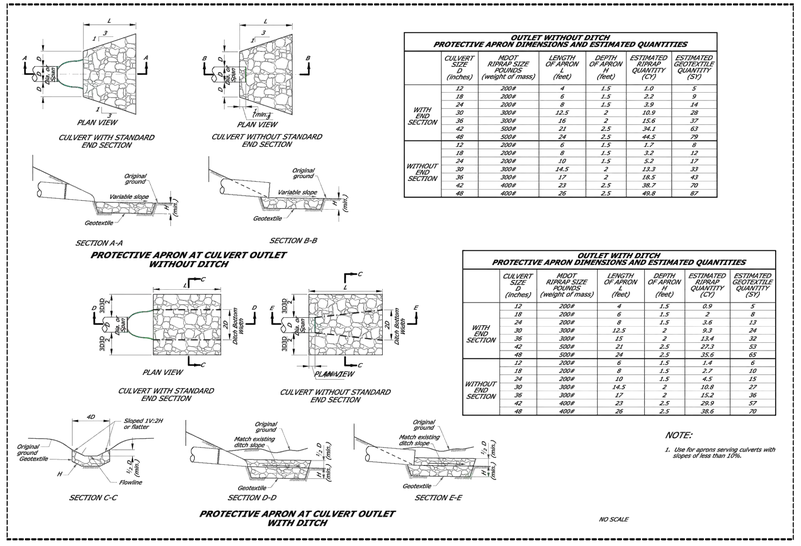


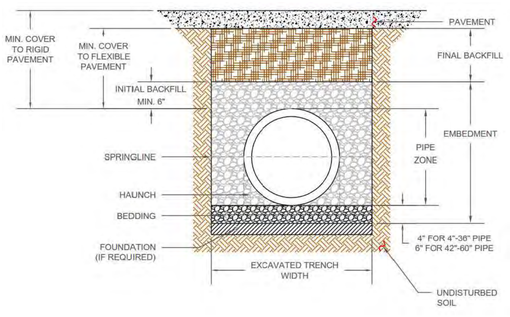
SS-2 INLET DETAIL



JUNCTION BOX DETAIL



RIP-RAP DETAIL



STORM DRAIN TRENCH REQUIREMENTS

STORM DRAINAGE DETAILS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

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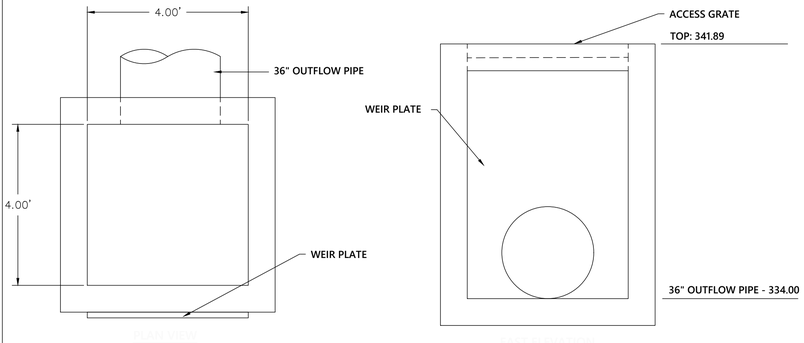
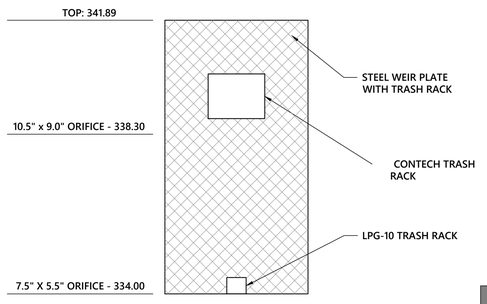
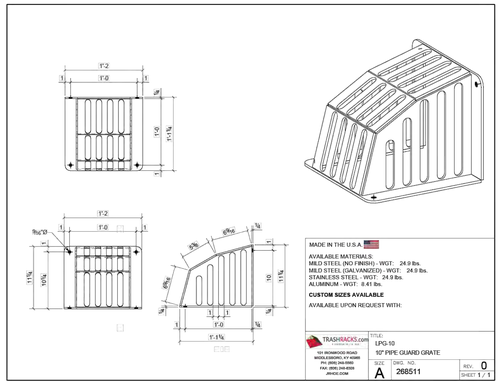
C-803



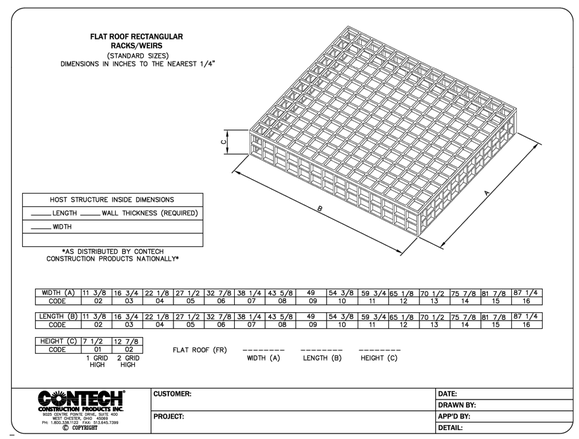


OUTLET CONTROL STRUCTURE (OCS) #1 DETAIL



LPG-10 DETAIL

DETENTION POND DETAIL



CONTECH TRASH RACK DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

OUTLET CONTROL STRUCTURE DETAILS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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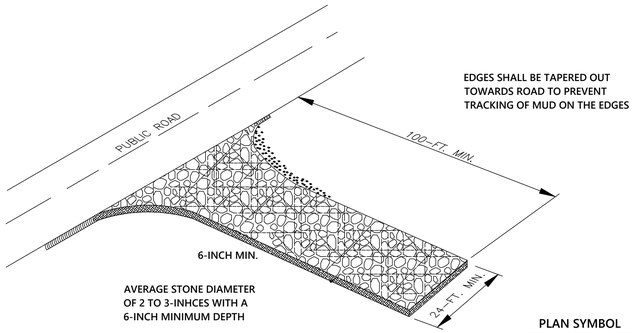
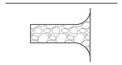


EDGES SHALL BE TAPERED OUT TOWARDS ROAD TO PREVENT TRACKING OF MUD ON THE EDGES

AVERAGE STONE DIAMETER OF 2 TO 3-INHCES WITH A 6-INCH MINIMUM DEPTH

UNDERLYING NON-WOVEN GEOTEXTILE FABRIC

PLAN SYMBOL

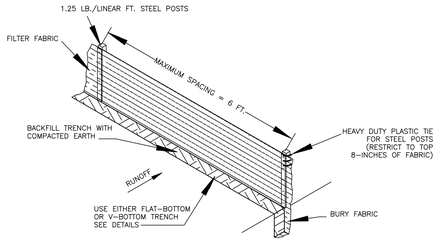


CO

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE LENGTH	D = 2-3 INCES

CONSTRUCTION ENTRANCE DETAIL

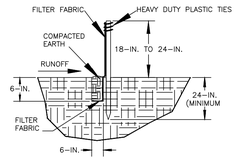
SILT FENCE INSTALLATION



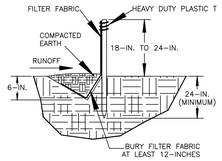
PLAN SYMBOL

SF

FLAT-BOTTOM TRENCH DETAIL



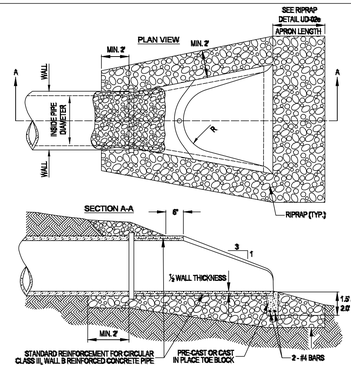
V-SHAPED TRENCH DETAIL



SILT FENCE - GENERAL NOTES

1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-FEET.
3. MAXIMUM SLOPE STEEPNESS (NORMAL PERPENDICULAR TO THE FENCE LINE) SHALL BE 2:1.
4. SILT FENCE JOINS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
   - 4.1. WRAP EACH FABRIC TOGETHER AT A SUPPORT PAST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1-FOOT MINIMUM OVERLAP
   - 4.2. OVERLAP SILT FENCE BY INSTALLING 3-FEET PASSED THE SUPPORT POST TO WHICH THE NEW SILT FENCE ROLL IS ATTACHED. ATTACH OLD ROLL TO NEW ROLL WITH HEAVY-DUTY PLASTIC TIES; OR,
   - 4.3. OVERLAP ENTIRE WIDTH OF EACH SILT FENCE ROLL FROM SUPPORT POST TO THE NEXT SUPPORT POST.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITH THE TOP 8-INCHES OF THE FABRIC.
6. INSTALL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORMWATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOP OF THE STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.
7. INSTALL SILT FENCE CHECK (TIE-BACKS) EVERY 50-100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED OR ARE DOCUMENTED ALONG THE PROPOSED/INSTALLED SILT FENCE.

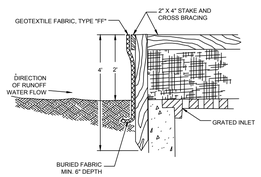
SILT FENCE INSTALLATION DETAIL

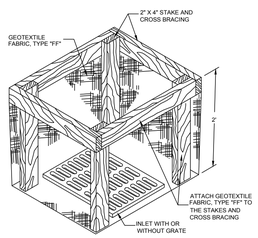


RIP RAP - GENERAL NOTES

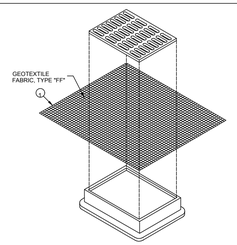
1. CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
2. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 111, WALL B REINFORCED CONCRETE PIPE.
3. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
4. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS. THIS COST SHALL BE INCIDENTAL TO EACH END SECTION.
5. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
6. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

RIP RAP DETAIL

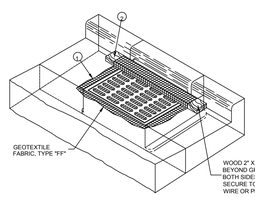




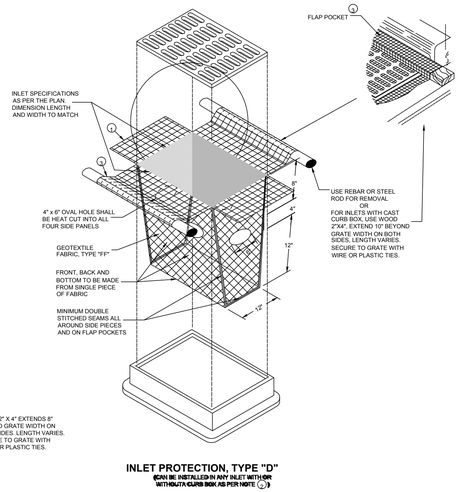
INLET PROTECTION, TYPE "A"



INLET PROTECTION, TYPE "B" (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE "C" (WITH CURB BOX)



INLET PROTECTION, TYPE "D"
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

PLAN SYMBOL

IP

INLET PROTECTION DETAIL

GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

EROSION CONTROL DETAILS

HIGHCLERE SUBDIVISION

PAT PATTERSON PARKWAY

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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C-804

HIGHCLERE

COS A

Benches beside sidewalk

COS B
Community playground
Grilling Station

COS C

Firepits surrounded by Adirondack chairs

COS G

Benches beside sidewalk

Rain gardens

COS D

Mini soccer field

Planting design to help with storm water retention

1 **Switchgrass**
(Panicum virgatum)

2 **Blue Flag Iris**
(Iris virginica)

3 **Black-Eyed Susan**
(Rudbeckia fulgida)

4 **Little Bluestem**
(Schizachyrium scopariu

5 **Joe Pye Weed**
(Eutrochium purpureum)

6 **Muhly Grass**
(Muhlenbergia capillaris)

7 **Southern Blue Flag**
(Iris hexagona)

8 **Purple Coneflower**
(Echinacea purpurea)

9 **Soft Rush**
(Juncus effusus)

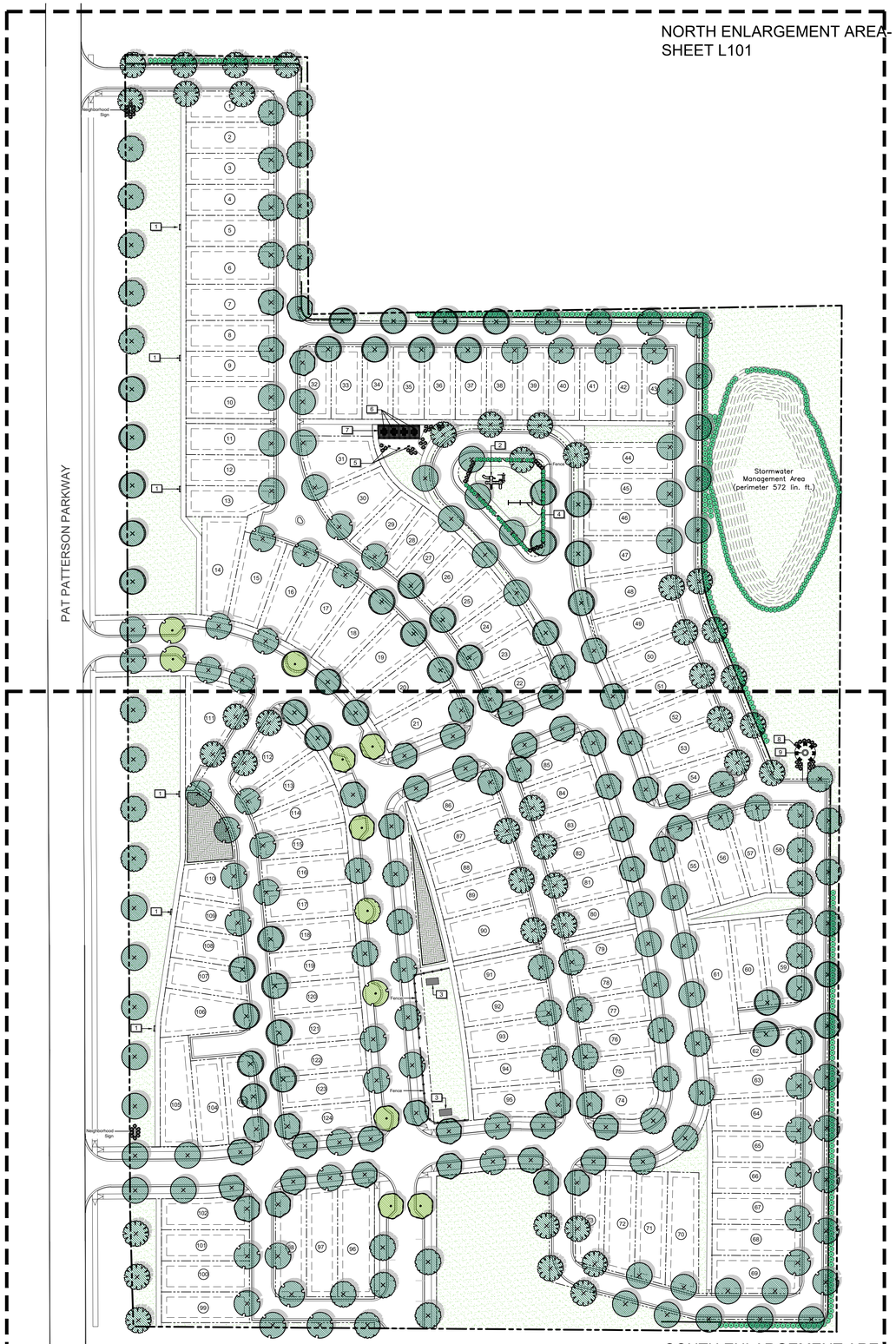
10 **Monkey Flower**
(Mimulus ringens)

11 **Cardinal Flower**
(Lobelia cardinalis)

12 **Creeping Jenny**
(Lysimachia nummularia)

1 2 3 4 5
6 7 8 11 12

Creeping Jenny
(Lysimachia nummularia)



1 PLANTING PLAN
Scale: 1" = 60'

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
PARKING LOT TREES					
	Acer rubrum 'Brandywine' / Brandywine Red Maple	B & B	2" Cal.	11`-13` H, 3`-4` W	6
	Quercus alba / White Oak	B & B	2" Cal.	11`-13` H, 4`-5` W	1
	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	11`-13` H, 3`-4` W	1
	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	12`-14` H, 6`-7` W	3
STREET TREES					
	Acer rubrum 'Brandywine' / Brandywine Red Maple	B & B	2" Cal.	11`-13` H, 3`-4` W	51
	Quercus acutissima / Sawtooth Oak	B & B	2" Cal.	12`-14` H, 3`-5` W	41
	Quercus alba / White Oak	B & B	2" Cal.	11`-13` H, 4`-5` W	43
	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	11`-13` H, 3`-4` W	52
	Quercus phellos / Willow Oak	B & B	2"Cal	10`-12` H, 2`-3` W	45
	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	12`-14` H, 6`-7` W	51

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	QTY
GROUND COVERS					
	/ Greenspace	None			163,691 sf

CONCEPT PLANT SCHEDULE

MEDIUM SHRUBS	50			
Buxus microphylla japonica `Green Beauty` / Green Beauty Boxwood		3 gal	4' o.c.	
Buxus x `Green Mountain` / Green Mountain Boxwood		3 gal	3' o.c.	
Camellia sasanqua `Shishi Gashira` / Shishi Gashira Camellia		3 gal	5' o.c.	
Distylium x `Vintage Jade` PP23128 / Vintage Jade Distylium		3 gal	4' o.c.	
Hydrangea macrophylla `Nikko Blue` / Nikko Blue Hydrangea		3 gal	5' o.c.	
Hydrangea paniculata `Little Lime` / Little Lime Hydrangea		3 gal	4' o.c.	
Hydrangea quercifolia / Oakleaf Hydrangea		3 gal	5' o.c.	
Jasminum floridum / Flowering Jasmine		3 gal	4' o.c.	
Loropetalum chinense `Shang-Red` / Red Diamond Loropetalum		3 gal	5' o.c.	
SCREEN SHRUBS	429			
Cleyera japonica `Bronze Beauty` / Bronze Beauty Cleyera		3 gal	5' o.c.	
Elaeagnus pungens `Fruitlandii` / Silverberry		3 gal	8' o.c.	
Ilex cornuta `Dwarf Burford` / Dwarf Burford Holly		3 gal	5' o.c.	
Ilex x `Conty` / Liberty Holly		3 gal	6' o.c.	
Ligustrum japonicum `Texanum` / Wax Leaf Privet		3 gal	6' o.c.	
Myrica cerifera / Wax Myrtle		3 gal	6' o.c.	
ORNAMENTAL GRASSES	62			
Cortaderia selloana 'Pumila' / Dwarf Pampas Grass		3 gal	4' o.c.	
Miscanthus sinensis `Adagio` / Adagio Maiden Grass		3 gal	3.5' o.c.	
Muhlenbergia capillaris `Lenca` / Regal Mist Pink Muhly		3 gal	3' o.c.	
Pennisetum alopecuroides 'Moudry' / Moudry Fountain Grass		3 gal	3' o.c.	
RAIN GARDEN PLANTS	3,830 sf			
Echinacea purpurea / Coneflower	99	1 gal	10% @ 24" o.c.	
Eutrochium purpureum / Joe Pye Weed	99	1 gal	10% @ 24" o.c.	
Iris hexagona / Dixie Iris	22	1 gal	5% @ 36" o.c.	
Iris virginica / Blue Flag Iris	44	1 gal	10% @ 36" o.c.	
Juncus effusus / Soft Rush	44	1 gal	10% @ 36" o.c.	
Lobelia cardinalis / Cardinal Flower	49	1 gal	5% @ 24" o.c.	
Lysimachia nummularia / Creeping Jenny	49	1 gal	5% @ 24" o.c.	
Mimulus ringens / Monkeyflower	49	1 gal	5% @ 24" o.c.	
Muhlenbergia capillaris / Pink Muhly Grass	44	1 gal	10% @ 36" o.c.	
Panicum virgatum / Switch Grass	99	1 gal	10% @ 24" o.c.	
Rudbeckia fulgida / Coneflower	99	1 gal	10% @ 24" o.c.	
Schizachyrium scoparium / Little Bluestem	99	1 gal	10% @ 24" o.c.	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
1	6' Extra Heavy-Cuty Bench with Back by UltraSite, Ground Mounted. Provided by Bliss Products and Services	6	
2	Blout Springs/PT24001 Playset by PrimeTime. Provided by Bliss Products and Services.	1	
3	6-1/2' x 12' Youth Soccer Goal by Sportsfiedl Specialties, Provided by Bliss Products and Services	2	
4	PowerScape Combo Swing Frame, 5" x 10' w/Two Tot Seats and Two Belts Sets by GameTime. Provided by Bliss Products and Services.	1	
5	Rotating Pedestal Grill w-3-1/2" Post by UltraSite, SKU: 620-3-U. Provided by Bliss Products and Services.	3	
6	46" Square Picnic Table by UltraSite, Seat Color: UltraBlue, Finish: Thermoplastic, Frame Color: UltraBlue, Surface-Mount, Pattern: Diamond. Provided by Bliss Products and Services.	4	
7	14' x 40' Wooden Pergola by Cedar Forest Products. Provided by Bliss Products and Services.	1	
8	Polywood Adirondack Chair	7	
9	Masonry Fire Pit. 2' interior radius.	1	

PLANTING NOTES:

1. Tree locations based on spacing as required by City of Oxford Landscape Requirements. Field adjustments may be necessary as to not conflict with individual lot development (driveways, walkways, etc.), utilities, overhead site lighting, & other site related elements. Any changes need prior approval by landscape architect.
2. Contractor to identify & clearly mark all utilities prior to work. Trees & shrubs are not to be planted in locations as to conflict w/utilities. Any damage to utilities shall be contractors responsibility to repair or replace at no additional cost to owner.
3. All canopies trees in vehicular use areas & along walks shall be limbed up to a height of 6' to allow for clear views & movement underneath.
4. All work under this contract shall be guaranteed by landscape contractor to be free from defects in material & workmanship for a period of one calendar year or one full growing season, whichever is longer.
5. This one year period will begin from date of final acceptance by owner, except as otherwise agreed in writing by all parties to contract.
6. Theft, violent weather, & drought damage are the responsibility of landscape contractor, until final completion is given.
7. Contractor is responsible for replacing all plant material that dies within one year after planting with plant material of the required size within thirty days of the plant material's death. This period may be extended if weather conditions inhibit installation of new plant materials.
8. Construct mulch rings around base of all individual plantings in lawn areas to a width of 5' in dia. around trees.
9. Mulch all plantings with an approved mulch. Install min. 3" deep in shrub & groundcover plantings, at trees & pit plantings, & continuous mulch zones.
10. Grassing (sod & hydroseed) will be required for all areas shown & for all other areas disturbed as a result of construction procedures.
11. Spade edge all bedlines adjacent to turf areas (see detail). Lines should be true to form as shown and non-wavering.
12. Trees & large shrubs must be adequately supported, when necessary, to insure proper growth; & support removed when trees and shrubs are established, at direction of Planning Dept.
13. Appropriate measures shall be taken to ensure that any landscaped area shall not be encroached upon by any type of vehicle. Landscaped areas must be protected by an approved encroachment barrier or bumper stop. A vehicle may overhang a landscaped area, provided that a min. width of 3' in landscaped area remains.
14. All landscaping soil & fill must be maintained and reasonably free from weeds, refuse, & debris at all times.
15. All landscape islands in parking area are to be excavated & filled with an approved topsoil to a min. depth of 18" for shrubs & 3' for trees. Soil to be prepared per details.
16. It shall be the contractor's responsibility to meet all city codes and ordinances. Contractor shall have a complete understanding of the landscape requirements and adhere to thusly.

CITY OF OXFORD MISSISSIPPI LANDSCAPE REQUIREMENTS

- SEC. 2.6.19- HAO - HOUSING ACCELERATOR OVERLAY - Impervious coverage maximum is 80%. Total site is 718,602 sq. ft. There is 163,691 sq. ft. of open space = *(22.78% open space indicated on plan).*
- SEC.3.2.18.5 RETAINING WALLS- An evergreen buffer shall be planted in front of any retaining wall over 6' tall to provide 75% year-round visual screening at maturity. The buffer shall consist of shrubs a min. of 4' in height at planting. *(276 shrubs indicated on plan)*
- SEC.5.3.3.6 STANDARDS FOR PARKING ISLANDS-
  - a. Types of Parking Islands
    - i. End of Aisle Islands. The end of every parking aisle shall have a landscaped island. *(see plan)*
    - ii. Mid Bay Islands. One island, not less than 9' wide and 18' long, measured from back of curb, shall be installed for each 100 lineal feet of parking area and shall cap end rows and landscaped according to landscape standards. *(see plan)*
  - b. Landscaping of Parking Islands
    - i. Parking Island Trees. Required parking lot islands shall contain a min. of one large, shade or canopy tree per island. Trees may be selected from a list approved by the Oxford Tree Board and have a caliper of 2" or greater. Each tree planting area shall have a 3' depth of quality, root growing soil.
    - ii Landscaped areas shall be at least 75% covered with grass or another surfaced approved by the Director or their designee. Planting to be established prior to building occupancy.
  - c. Specific Standards for Parking Lots Based on Number of Spaces
    - ii. For parking lots with more than 10 spaces, there shall be a min. of 1 tree per 5 parking spaces. 34 parking spaces = 6.8 trees required *(11 trees indicated on plan)* A min. of 65% of required parking lot trees to be w/in the interior of parking lot.
    - iii. In parking lots of 20 or more spaces, a parking island of 100 sq. ft. or larger must be provided every 10 parking spaces.
- SEC.5.7.3 SITE LANDSCAPING REQUIREMENTS-
  - 5.7.3.1- A min. of 15% of the pervious surface of the lot shall be landscaped = 24,554 sq. ft. required *(landscape in form of trees planted in turf areas*
  - 5.7.3.8- Frontage trees must be planted along all streets at the rate of 1 large tree every 50 feet. *(283 large trees indicated)*
  - 5.7.3.9- A foundation planting plan must be included in the landscaping plan. *(see plan)*
- SEC. 5.7.8 STORMWATER DETENTION STANDARDS-
  - 5.7.8.3- All surface stormwater detention systems shall have at a four (4) foot wide landscape area along the top perimeter with maintenance access as required. These areas are to be landscaped with shrubs at a minimum ratio of one (1) per every 15 sq. ft. of landscape area. 572 lin. ft. of perimeter = 153 shrubs required *(153 shrubs indicated on plan*)

0 60 120 180 feet
Scale: 1" = 60'

Sloan Landscape Architecture
301 West Main Street
Suite 2
Tupelo, MS 38804
ph: 662.432.4156
fax: 662.432.4160
www.sla-ms.com

Russom

Pat Patterson Parkway
City of Oxford, Lafayette County, Mississippi

Revision:	Date / Description
#1	04.28.26 / Revised Per City Comments

Russom
Pat Patterson Parkway

REGISTERED LANDSCAPE ARCHITECT
SHIPMAN
605
STATE OF MISSISSIPPI

PROJECT NUMBER
25035.00
Date: 08.21.2025
Drawn By: S. Sloan
Checked By: S. Sloan

L100
Planting Plan

Neighborhood Sign

PAT PATTERSON PARKWAY

Fence

Stormwater Management Area (perimeter 572 lin. ft.)

MATCHLINE SHEET L101
MATCHLINE SHEET L102

MATCHLINE SHEET L101
MATCHLINE SHEET L102

1 PLANTING PLAN - ENLARGEMENT AREA NORTH
Scale: 1" = 30'

Scale: 1" = 30'

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Pat Patterson Parkway
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Russom
Pat Patterson Parkway

REGISTERED LANDSCAPE ARCHITECT
SHIPMAN SLOAN
605
STATE OF MISSISSIPPI

PROJECT NUMBER
25035.00
Date: 08.21.2025
Drawn By: S. Sloan
Checked By: S. Sloan

L101
Planting Plan - Enlargement

MATCHLINE SHEET L101
MATCHLINE SHEET L102

MATCHLINE SHEET L101
MATCHLINE SHEET L102

Fence

Fence

Neighborhood Sign

0 30 60 90 feet

Scale: 1" = 30'

1 PLANTING PLAN - ENLARGEMENT AREA SOUTH

Scale: 1" = 30'

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Russom

Pat Patterson Parkway
City of Oxford, Lafayette County, Mississippi

Revision:	Date / Description
#1	04.28.26 / Revised Per City Comments

Russom
Pat Patterson Parkway

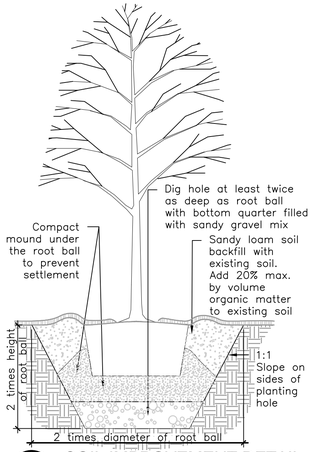
REGISTERED LANDSCAPE ARCHITECT
JAMES SHIPMAN SLOAN
605
STATE OF MISSISSIPPI

PROJECT NUMBER
25035.00

Date: 08.21.2025
Drawn By: S. Sloan
Checked By: S. Sloan

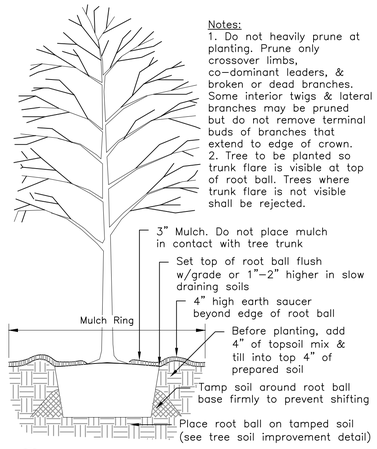
L102

Planting Plan - Enlargement



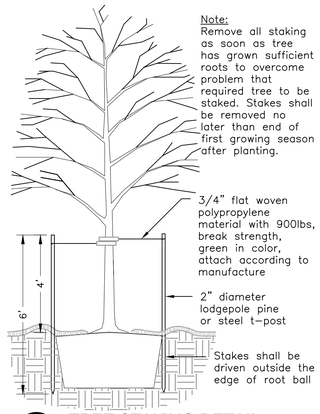
1 SOIL IMPROVEMENT DETAIL

Not to Scale 329343–01



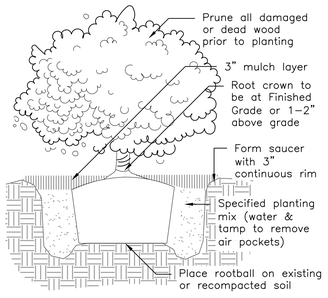
2 TREE PLANTING DETAIL

Not to Scale 329343–02



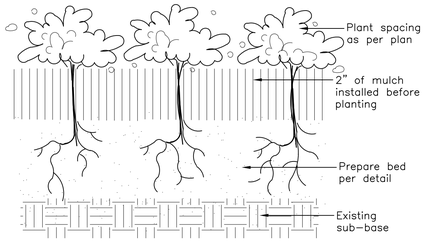
3 TREE STAKING DETAIL

Not to Scale 329343–03



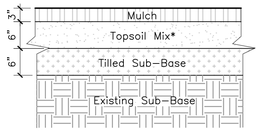
4 SHRUB PLANTING DETAIL

Not to Scale 329333–01



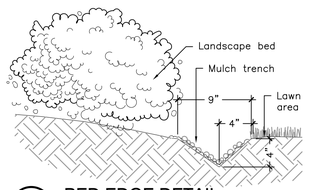
5 GROUNDCOVER PLANTING DETAIL

Not to Scale



6 PLANTING BED DETAIL

Not to Scale 3293–01



7 BED EDGE DETAIL

Not to Scale 3293–03

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Russom

Pat Patterson Parkway

City of Oxford, Lafayette County, Mississippi

Revision:	Date / Description
#1	04.28.26 / Revised Per City Comments

Russom
Pat Patterson Parkway

REGISTERED LANDSCAPE ARCHITECT SHIPMAN SLOAN 605 STATE OF MISSISSIPPI

PROJECT NUMBER
25035.00

Date: 08.21.2025
Drawn By: S. Sloan
Checked By: S. Sloan

L103

Planting Details

This instrument prepared by and to be returned to:

Mitchell, McNutt & Sams, P.A.
Matthew M. Moore, Esq.
MS Bar # 100779
P. O. Box 947
Oxford, Mississippi 38655
(662) 234-4845

Grantor/Grantee:
Russom Construction, LLC,
a Mississippi limited liability company
_____
_____
_____

INDEXING INSTRUCTIONS: A tract of land being a fraction of the Northwest Quarter (NW 1/4) of Section 13, and a fraction of Section 14, all being located in Township 8 South, Range 2 West, Lafayette County, Mississippi.

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

DECLARATION OF COVENANTS, CONDITIONS EASEMENTS AND RESTRICTIONS FOR HIGHCLERE SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HIGHCLERE SUBDIVISION ("Declaration") is made this ____ day of _____, 2026, by the undersigned Russom Construction, LLC, a Mississippi limited liability company, (hereinafter referred to as "Declarant"), which declares that the real property hereinafter described, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth said real property lying and being in the Northwest Quarter (NW 1/4) of Section 13, and a fraction of Section 14, all being located in

Township 8 South, Range 2 West, Lafayette County, Mississippi. subdivided and designated as **HIGHCLERE SUBDIVISION**, and being more particularly described as follows:

Description: A tract of land being a fraction of the Northwest Quarter (NW 1/4) of Section 13, and also being a fraction of the Northeast Quarter (NE 1/4) of Section 14, all in Township 8 South, Range 4 West, City of Oxford, Lafayette County, Mississippi; being described in more detail as follows:

Beginning at a 3/4" crimped Iron pipe found marking the Northeast corner of Section 14, Township 8 South, Range 4 West, Lafayette County, Mississippi; run thence S 00° 13' 24" E along the common line of Section 13 and 14 for a distance of 248.30 feet to a 3/4" crimped Iron pipe found; run thence N 89° 04' 40" E leaving said common line for a distance of 515.14 feet to a 3/4" rebar found; run thence S 00° 17' 34" E for a distance of 991.14 feet to a 1/2" rebar set; run thence N 89°34'46" W for a distance of 679.03 feet to a 1/2" rebar set on the East right-of-way line of Pat Patterson Parkway (63.32 feet from centerline); run thence along said right-of-way line as follows: N 01° 36' 14" W for a distance of 109.94 feet to a 6" x 6" concrete right-of-way marker found (60.61 feet from centerline); run thence N 00° 14' 49" W for a distance of 1,118.54 feet to a 1/2" rebar set (60.00 feet from centerline); run thence S 89° 15' 26" E for a distance of 175.95 feet to the Point of Beginning of the herein described tract of land. Said tract contains 16.50 acres, more or less.

WITNESSETH:

WHEREAS, in accordance with the applicable provisions of the laws of the State of Mississippi and applicable local ordinances, the Property hereinabove referenced has been divided into a subdivision known as "HIGHCLERE SUBDIVISION" (herein, the "Subdivision"), according to a plat recorded in the public records of Lafayette County, Mississippi; and

WHEREAS, Declarant desires to provide for the protection of the value and desirability of the Subdivision; and to this end, and for the benefit of the Property and each owner of any portion thereof, Declarant desires to specify, make, impose and subject the Property to the covenants, conditions, easements, restrictions, charges and liens hereinafter set forth; and

WHEREAS, to provided for the orderly and effective management and administration of the Subdivision in accordance with the provisions of this Declaration, Declarant has caused to be incorporated a not-for-profit Mississippi corporation known as "HIGHCLERE Homeowners' Association" (Herein, the "Association"), with the power and duty of administering and enforcing the provisions of this Declaration, including without limitation, collecting Assessments (defined below), managing the Common Areas (defined below), and otherwise providing for the owners' enjoyment of the Subdivision.

NOW THEREFORE, Declarant hereby declares that all of the property shall be held, sold and conveyed subject to the following covenants, conditions, easements and restrictions which shall run with the real property and be binding on, and inure to the benefit of, all parties now or hereafter having any right, title or interest in the Property.

ARTICLE I – DEFINITIONS

Each of the following capitalized words and phrases used in this Declaration shall mean as follows:

1.1 “ARC" means and refers to the Architectural Review Committee.

1.2 “ARC Guidelines” means and refers to the guidelines set forth and promulgated by the ARC in accordance with applicable provisions of this Declaration, for submitting applications for, and obtaining approvals for, constructing, performing or making improvements on any Lot, as same may be supplemented or amended from time to time.

1.3 “Architectural Review Committee” means and refers to the Committee of lot owners as established pursuant to Article VI hereof.

1.4 "Assessment” means and refers to a share of the funds required for payment of expenses of the Association to be assessed against the Owners from time to time as provided for in this Declaration, including, but not limited to, General Assessments, Individual Lot Assessments and Special Assessments.

1.5 "Association” means and refers to the Highclere Homeowners’ Association, a Mississippi non-profit corporation its successors and/or assigns, The Association, whose members are the Lot Owners, is responsible for maintaining the Subdivision and enforcing the terms and provisions of this Declaration.

1.6 “Back”, when used in describing a particular side or end of a Lot (such as the phrase “Back Lot line” or the “Back line of the residential structure"), means and refers to that side or end of the Lot that is farthest away from the street shown on the Plat.

1.7 “Board” means and refers to the Board of Directors of the Association.

1.8 “Buffer Areas” shall mean and refer to those landscaped and/or natural vegetation areas of the Subdivision located adjacent to, but not included within, any Lots.

1.9 “Bylaws” means and refers to the Bylaws of the Association (a copy of which is attached hereto and incorporated herein as Exhibit A), as same may be supplemented or amended from time to time in accordance with applicable provisions of this Declaration, the Articles and the Bylaws.

1.10 “Common Area” or “Common Areas” means and refers to all real property (including any improvements and landscaping made thereto and any facilities, fixtures or other tangible personal property installed thereon or otherwise relating thereto, but excluding public utility installations) now or hereafter owned by the Association for the common use, enjoyment and benefit of the Owners, without regard to whether the said real

property is included within the Property. As the context allows, reference to the Common Area also means and includes all rights and interests of the Association pertaining to the Common Area, all personal property owned by the Association and used in connection with the Common Area, and all Easement Rights, if any.

1.11 "Declarant" means and refers to Russom Construction, a Mississippi limited liability company, its successors in interest and/or assigns as their respective interests may appear.

1.12 "Declaration" means and refers to this Declaration of Covenants, Conditions, Easements and Restrictions for HIGHCLERE SUBDIVISION, including all exhibits attached hereto, as same may hereafter be supplemented, amended or restated by any supplement, amendment or restatement made in accordance with the applicable terms hereof and recorded in the Public Records of Lafayette County, Mississippi.

1.13 "Drainage Easements" shall mean and refer to any drainage easements which may have been declared, created or reserved by showing thereof on the Plat.

1.14 Easement Rights" means and refers collectively to all easement and use rights (not fee simple title), if any, granted in favor of the Property, the Association or the Owners collectively.

1.15 "Front", when used in describing a particular side or end of a Lot (such as the phrase "Front Lot line" or "the Front line of the residential structure"), refers to that side or end of the Lot nearest the street shown on the Plat.

1.16 "Governing Documents" means and refers collectively to this Declaration, the Bylaws, and any written policies or guidelines that may hereafter be promulgated by the Board, the Association or the ARC in accordance with applicable provisions of this Declaration, or the Bylaws, as same may be supplemented, restated or amended from time to time.

1.17 "Individual Lot Assessment" shall mean any Assessment charged solely to a particular Lot and the Owner(s) thereof pursuant to this Declaration for services and costs which related solely to such Lot.

1.18 "Interim Period" means and refers to the period of time commencing upon the filing of this Declaration in the public records of Lafayette County, Mississippi and continuing until such time as a Board of Directors of the Association is first elected by the Owners (as provided for in Section 2.7 of this Declaration).

1.19 "Lot" means and refers to any one of the Lots shown on the Plat, along with any improvements constructed on the said Lot.

1.20 "Majority Lot Owner" means and refers to any lot owner that owns more than five (5) lots within the subdivision.

1.21 “Owner” means and refers to all record title owners to any Lot, whether one or more person or entities. Owner shall not include any person or entity having a record interest in a Lot merely as security for the performance of an obligation. Except as otherwise specially provided, whenever a use or enjoyment right or restriction set forth in any of the Governing Documents provides for or references that an Owner can do or cannot do, or does or fails to do, or is responsible for doing, certain acts or things, the Owner shall also be deemed to include the Owner's family members, guests and tenants; provided, however, that only an Owner, and not any family member, guests or tenant of an Owner, shall be held responsible for any financial obligation arising against the Owner under the Governing Documents for any act or failure to act by the Owner or the Owner's family member, tenants or guests; and further provided, the right for an Owner's family member, guests, and/or tenants to do certain acts extends only as authorized by Section 3.2 of this Declaration or as otherwise expressly authorized by applicable terms of the Governing Documents.

1.22 “Plat” means and refers to the subdivision plat of the Property, known as HIGHCLERE Subdivision, recorded in Plat Cabinet ____ on Slide ___ as of_____ in the Public Records of Lafayette County, Mississippi, or any amended, revised, or restated plat of said subdivision that is amended, revised or restated as allowed by this Declaration recorded in the public records of Lafayette County, Mississippi.

1.23 "Property" is that certain real property described as hereinabove and any additional property which may hereafter be brought within the provisions of this Declaration and the jurisdiction of the Association in accordance with applicable provisions of this Declaration.

1.24 "Qualifying Mortgage" shall mean and refer to any mortgage granted and recorded against any Lot to the extent that it, together with any superior Qualifying Mortgages, secure a total payment obligation that does not exceed one hundred percent (100%) of the fair market value of the Lot and improvements located thereon (or planned to be located thereon and financed by the mortgage) at the time the mortgage is recorded.

1.25 "Special Assessment" means and refers to an Assessment required of all Owners, as further provided in Section 4.3 hereof and elsewhere in this Declaration.

1.26 “Subdivision" means and refers to the subdivision created by and according to the Plat.

ARTICLE II-
MEMBERSHIP, VOTING RIGHTS, ASSOCIATION, BOARD AND MANAGEMENT

2.1 Membership. Every Owner of a Lot shall be a mandatory member of the Association; and if more than one person holds title to any Lot, all such persons holding title to the Lot

shall be members. Membership shall be appurtenant to, and may not be separated from, ownership of any lot.

2.2 Voting Rights. The Association shall have one class of voting rights. All Owners shall have voting rights that entitle such Owner to one (1) vote for each Lot owned. When more than one person holds title to any Lot, the vote for such Lot shall be exercised as the title holders determine themselves, but in no event shall more than one (1) vote be cast with respect to any Lot. Multiple Owners of a single Lot, and corporations, partnerships and other entities, shall notify the Association in writing of the natural person who shall exercise their/its vote.

2.3 The Association. The Association shall have the powers specifically enumerated in the Governing Documents and such other powers as are reasonably necessary or incidental to carry out the duties and responsibilities of the Association as set forth in the Governing Documents. Without limitation on the foregoing, the Association may provide any services that it desires to provide and to promote the health, safety, and welfare of the residents of the Subdivision including the purchase of other properties, whether adjacent to the Subdivision or not, for recreational or other purposes. the Association may also sell, convey and/or pledge as security for a loan any of the common areas of the Subdivision. The Association shall be governed by the applicable provisions of the Governing Documents.

2.4 Duties of the Association. Without limitation on Section 2.3, it shall be the duty, obligation and responsibility of the Association to:

(a) maintain and operate the Association pursuant to the Governing Documents;

(b) keep, operate, maintain and repair all of the Common Area in a safe, clean, attractive and otherwise well-maintained condition; including, without limitation, in accordance with any specific requirements imposed by the Governing Documents and/or agreements which the Declarant or the Association may have heretofore entered into or may hereafter enter into with any applicable governmental authority;

(c) comply with all agreements that the Declarant or the Association may have heretofore entered into or may hereafter enter into with any applicable governmental authority which obligates the Association to keep, operate, maintain and/or repair any areas or facilities located off of the Property;

(d) keep in force liability and casualty insurance coverage on the Association and the Common Areas in such amounts as may be determined by the Board of Directors to be reasonable and necessary;

(e) pay all ad valorem real estate taxes, personal property taxes or other governmental impositions, if any, assessed upon or against the Association, the Common Areas or any other property owned or maintained by the Association; and

(f) perform such other duties and obligations as may be imposed upon it by the express terms of the Governing Documents.

The herein listing of Association duties and responsibilities is not intended to, and does not, (A) release any Owner from performing any duty, responsibility or obligation specifically set forth in this Declaration or the other Governing Documents; or (B) release any other party from any obligation that it may have, pursuant to any agreement, law, rule or regulation, to wholly or partially perform, or wholly or partially pay the cost of performing, any duty or responsibility herein listed (without limitation the following parties are not hereby released from such obligations: any contractor constructing site work improvements within the Subdivision, any utility company installing or operating any utility facilities within the Subdivision, or any local, state or federal governmental authority).

2.5 Limitation on Liability of the Association. Notwithstanding the duty of the Association to maintain and repair the Common Area or any other portions of the Property, the Association shall not be liable to any Owner for any injury or damage caused by any latent conditions of the Common Area or other portions of the Property which the Association may be required to maintain and repair, or any injury or damage caused by the elements or by Owners or other persons.

2.6 The Board. The Board shall have the powers specifically enumerated in the Governing Documents and such other powers and duties as are necessary and incidental to operate and carry out the duties and responsibilities of the Association and the Board. Except as otherwise specifically required by the provisions of the Governing Documents, all powers, duties, decisions and actions of the Association can be exercised, performed, made and carried out by and through the Board, acting on behalf of the Association. The Board shall operate and be governed by the applicable provisions of the Governing Documents.

2.7 First Elected Board. Once the Declarant has conveyed to third parties ninety-five (95%) percent of the lots within the subdivision to third parties, the Interim Period shall expire. Upon expiration of the Interim Period, Owners shall, within sixty (60) days thereafter, in accordance with the applicable nominating and voting provisions of the Bylaws, elect a new Board, consisting of at least three (3) directors; provided, however, notwithstanding anything to the contrary, so long as a Majority Lot Owner, shall own five or more of the Lots within the subdivision, said Majority Lot Owner, shall be entitled to appoint (and substitute or replace from time to time) at least one (1) additional director to serve as an additional voting member of the Board.

2.8 Reasonable Exercise of Powers and Voting Rights. The Owners shall not exercise their voting rights or any other powers granted to them by this Declaration in any manner so as to hinder a Majority Lot Owner in selling any Lots it has or to diminish or adversely affect any reservation or right of a Majority Lot Owner contained in this Declaration.

2.9 Approval or Disapproval of Matters. Except where the joinder of record Owners is specifically required by the Governing Documents, whenever the consent, approval or decision of an Owner is required upon any matter, whether or not the subject of an Association meeting, such consent, approval or decision may be expressed either by the record Owner or by any person whom the record Owner has designated and authorized, Pursuant to applicable provisions of the Governing Documents, to cast the vote of such Owner at an Association meeting.

2.10 Management. The Association and/or the Board may contract with any party for the performance of all or any portion of the management of the Association, the Association's maintenance and repair obligations or the Association's exercise of its rights under this Declaration to perform maintenance or repair to any Lot. The cost of any such management contract shall be included within the applicable Annual Assessment, Special Assessment or Individual Lot Assessment. The Association also may, but is not obligated to, act as agent for any Owner, if so requested by an Owner, to contract for routine maintenance and other services not required to be provided by the Association, the cost of which shall be assessed to that Owner as an Individual Lot Assessment. The terms and conditions of all such contracts shall be at the discretion of the Board.

ARTICLE III - COMMON AREAS

3.1 Owners' Rights of Use and Enjoyment. Every Owner shall have a right to use and enjoy the Common Areas, which right to use and enjoyment of the Common Areas shall be appurtenant to and pass with title to each Lot and extend to each Lot Owner's family members, tenants and guests as provided in Section 3.2; provided, however, each Owner's right to use and enjoy the Common Areas shall be subject to the following:

(a) The Association shall have the right, to the full extent allowed by Mississippi law, to suspend the right of any Owner (and the Owner’s family members, tenants and guests) to use and enjoy any recreational facilities situated upon the Common Areas for (i) any period during which any Assessment against the Owner’s Lot remains unpaid, or (ii) any period the Owner shall be in violation of any provision of the Governing Documents, or (iii) a period not to exceed sixty (60) days, for any infraction by the Owner (or the Owner's family members, tenants or guests) of the Association's published rules regulations pertaining to the use and enjoyment of any of the said recreational facilities; provided, however, no Owner's right of vehicular or pedestrian ingress to and egress from a Lot, or right to park, may be suspended.

(b) Following expiration of the Interim Period, the Association shall have the right to dedicate or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Owners. No such dedications or transfer shall be effective unless a majority of the Owners have approved such dedication or transfer at a duly called meeting (or in writing, without a meeting, as provided in the Bylaws), and unless written notice of the proposed action is sent to every owner not less than thirty (30) days and no more than sixty (60) days in advance of the vote.

(c) Following expiration of the Interim Period, the Association shall have the right, in accordance with the Articles and the Bylaws and with the consent of a majority of the Owners, to borrow money for the purpose of improving and maintaining the Common Areas and facilities; and in aid thereof the Association shall have the right to mortgage all or any portion of the Common Areas provided the rights of any mortgagee in the said properties shall remain subordinate to the rights of the Owners hereunder.

(d) The Association shall have the right to reasonably regulate and limit the use of the Common Areas through the establishment and publication of reasonable rules and regulations.

3.2 Extension of Common Area Use Rights to Family Members, Tenants and Guests. Subject to the provisions of Section 3.1, all other provisions of the Governing Documents and any restrictions or limitations contained within any instrument granting any Easement Rights, the right of each Owner to use and enjoy the Common Areas shall extend to the said Owner's family members and guests (but only if such Owner resides on the Lot) and to the said Owner's tenants or other persons who reside on the Lot and their family members and guests. Each Owner's right to enter upon and through the Common Areas shall extend also, but only as reasonably necessary and required, to contractors performing work on the Owner's Lot and to persons delivering products or services to the Owner's Lot.

3.3 Damage or Destruction of Common Area by Owner. If any Owner or any guest, tenant, licensee, agent, employee or family member of any Owner shall damage any of the Common Area as a result of negligence or misuse, the Association is hereby authorized to repair the damage and charge the cost of such repair, together with a reasonable administrative charge in an amount established by the Board, against the said Owner's Lot as an Individual Lot Assessment and a continuing lien against the Lot until paid, and the said charge also shall be a personal obligation of the said Owner until paid.

3.4 Ingress and Egress within the Subdivision. Every Owner shall have an easement of use for purposes of ingress and egress on, over and across streets, outdoor walkways, sidewalks and alleys located within the Subdivision. All police, fire, ambulance and other similar services shall have an easement to enter streets and other portions of the Common Area in the performance of their duties.

3.5 Utility Easements. The property is hereby subject to those certain utility easements as set out and shown on the official Plat of the subdivision.

3.6 Drainage Easements. In the event any Drainage Easements shall have been declared, created and reserved by a showing thereof on the Plat, the following shall apply: Each Owner of any Lot encumbered by a Drainage Easement upon which a drainage swale is located shall be solely responsible for the repair, replacement and maintenance of such drainage swale. Alteration, obstruction or removal of any swales or drainage control facilities or structures are expressly prohibited. In the event any Owner fails to repair,

replace and maintain any drainage swales or alters or obstructs any piping, drainage swales, facilities and structures, the Association may repair, replace and maintain such drainage swales, facilities and structures and assess such Owner for the costs and expenses incurred in order to accomplish the foregoing. Each Owner hereby grants an easement and license to the Association over, upon and across such Owner's Lot in order to facilitate and accomplish the foregoing. Further, no Owner shall place, erect or construct any improvements otherwise permit anything to occur within any Drainage Easement area which would in any way effect said Drainage Easement or any swale, pipe or drainage control facility or structure located therein or thereon, unless, in the event of construction of any improvements, such improvements have been approved by Declarant or the ARC.

3.7 Association Easements. The Association shall have an easement for itself, its officers, agents and employees, including if applicable, the management company selected by it, to enter upon or cross over the Common Area and any Lot in the course of performing its rights and duties under this Declaration.

3.8 Detention Pond.

A. Declarant shall be responsible for continued maintenance of all common areas, including the Regional Detention Pond, until such a time the property is turned over to the Home Owners association, at that time the Home Owners Association shall assume responsibility and maintenance.

B. The Regional Detention Pond, if any, shall remain as private property of HIGHCLERE Homeowners' Association, Inc. Ownership, maintenance, repair, and all liabilities associated with the Regional Detention Pond shall be the responsibility of HIGHCLERE Homeowners' Association, Inc., and their successors. The City of Oxford shall have no responsibility for maintenance, repair, or liabilities associated with the Regional Detention Pond. Owner/Declarant shall provide that obligations associated with the Regional Detention Pond be transferred to all successors and assigns of property, and shall accept responsibility for informing such successors and assigns of said obligations. The Regional Detention Pond shall remain in place as approved and as-built certified in perpetuity and shall not be encroached upon for any reason or developed for any other use which would limit or cause to limit the use of the Regional Detention pond.

C. In the event that HIGHCLERE Homeowners' Association, Inc. is dissolved or ceases to function for any reason, the owners of all lots within all phases of the HIGHCLERE SUBDIVISION shall be jointly responsible in equal shares for the ownership, maintenance, repair, and all liabilities associated with the Regional Detention Pond, to the same extent HIGHCLERE Homeowners' Association, Inc. was so responsible.

D. All Storm Drainage not located on Public ROW shall be owned and maintained by the HIGHCLERE Homeowners' Association, Inc.

E. Any Detention Pond common area parcel's ad valorem tax value shall be assessed

to each lot owner on a prorated basis as part of each lot owner's total assessment.

F. Owners of all lots within all phases of the HIGHCLERE SUBDIVISION shall have an equal undivided interest in the common area as tenants in common and shall share equally in the maintenance, repair, and upkeep of both the common area and limited common element area.

G. A lot owner's interest in the common area may not be severed from the interest in the lot.

ARTICLE IV. – ASSESSMENTS

4.1 Purpose of Annual and Special Assessments. The Association shall levy Annual Assessments and Special Assessments as contemplated by this Article IV to promote the health, safety and welfare of the residents of the Subdivision and provide for the improvement, operation, repair and maintenance of the Association and Common Area; including without limitation, for (i) paying the costs incurred by the Association in connection with performing its duties and obligations as set forth in this Declaration; (ii) the operation, maintenance, repair and replacement of Subdivision entrances signs and features; landscaping throughout the Subdivision, road right-of-way landscaping, and lighting, water pump, sprinkler system and other utility systems; (iii) the payment of water, electric and other utility bills for the operation of the Common Area facilities; (iv) the cleaning of debris from the Common Areas and from Lots on which no residential dwelling has yet been constructed; (v) the keeping in force of reasonable and adequate liability and casualty insurance coverages for the Association and Common Area; (vi) the payment of all ad valorem real estate taxes, personal property taxes and other taxes, bond Assessments or impositions, if any, levied or assessed upon the Association, the Common Areas or the Property owned or maintained by the Association; (vii) the establishment of reserves for working capital, contingencies and replacements related to the foregoing; and (viii) any lawn maintenance expense associated with any third party contractor providing a lawn service for the subdivision at the sole discretion of the Association.

4.2 Annual Assessment. The Association shall fix the amount of the Annual Assessment pursuant to and in accordance with the requirements of Article V and the following:

(a) Throughout the Interim Period, the Owners shall not be subject to any Annual Assessments, and in lieu thereof, each Owner of a Lot shall pay a fixed monthly Assessment to be determined by the Declarant for each calendar month, all such monthly Assessments being due and payable directly to the Association on or before the tenth (l0th) of the calendar month for which it is assessed. For the calendar month during which any Owner first acquires title to a Parcel, the acquiring Owner shall pay a prorated (per diem) portion of the said monthly Assessment directly to the Association within ten (10) days following the date of such acquisition.

(b) After expiration of the Interim Period, the Board shall (i) as soon as possible, fix the partial year Assessment amount to be paid by each Owner for the remainder of the calendar year during which such election occurs; and (ii) prior to the beginning of the next following full calendar year, fix an Annual Assessment amount for the said first full calendar year (the "Initial Full Calendar Year Assessment"); and (iii) prior to the beginning of each succeeding calendar year, fix an Annual Assessment amount for the said calendar year;

(c) Notwithstanding any of the preceding provisions, the Association shall be obligated to pay all ad valorem real property taxes upon the Common Areas and to properly insure, maintain and repair the Common Areas and no limitation imposed on the Board by this Declaration shall ever prohibit the Board from increasing the Annual Assessment to an amount required to pay such taxes and insure, maintain and repair the Common Areas.

4.3 Special Assessments. In addition to the Annual Assessments authorized above, the Association may, from time to time, levy one-time Special Assessments for the purpose of defraying, in whole or in part, any special or unusual expense incurred by the Association or the cost of any acquisition, construction, reconstruction, repair, improvement or maintenance of any Common Area or other property owned by the Association or of any public property adjacent to or in the vicinity of the Common Areas or any of the Lots; provided that any such Special Assessment must be approved by a majority of the Owners voting in person or by proxy in the Bylaws.

4.4 Notice and Quorum for any Action at a Meeting Authorized under Section 4.2 and 4.3.: Written notice of any meeting of the Owners called for the purpose of taking any actions authorized under Sections 4.2 and 4.3 shall be sent to all Owners by United States mail, postage prepaid. At any such meeting called, Owners or proxies entitled to cast fifty-one percent (51%) or more of the votes of the entire membership must be present to comprise a quorum. If the required quorum is not present, the required quorum for any subsequent meeting called for the same purpose shall be twenty-six percent (26%) or more of the votes of the entire membership; provided, no such subsequently called meeting shall qualify for the said reduced quorum requirement if held more than sixty (60) days after the first called meeting; and further provided, any action or decision taken or made by the Owners where fewer than fifty-one percent (51%) of the Owners or their proxies shall have been present to vote may be nullified or voided by the Board if done so by the Board within five (5) business days following the taking of such action or the making of such decision by the Owners.

4.5 Allocation of Assessments. Subject to the special provisions applicable during the Interim Period, all Annual Assessments and Special Assessments fixed by the Association shall be allocated and fixed at an equal and uniform rate for all Lots, such that the Owner of each Lot shall be responsible for an equal fractional share of the total of each Annual Assessment or Special Assessment (the numerator of said fraction being one (1), and the denominator of said fraction being the total number of Lots established by the Plat).

4.6 Assessment Periods and Due Dates. The Annual Assessment shall be assessed on a calendar year basis (January 1st-December 31st) and shall be due and payable on January 30th of the calendar year for which it is assessed, or such other date as may be set forth by a Resolution of the Board. The Board (except during the Interim Period) shall fix the amount of the Annual Assessment for each calendar year in advance of the applicable calendar year, and written notice of the Annual Assessment amount shall be mailed to every Owner at least thirty (30) days in advance of the due date thereof. All Special Assessments shall be due and payable on such date as set forth by a Resolution of the Board, and written notice of the Special Assessment shall be mailed to every Owner at least thirty (30) days in advance of the due date thereof.

4.7 Owner Failure to Maintain Lot. If any Owner shall fail to maintain his or her Lot or any improvements located thereon in the condition required by this Declaration and the other Governing Documents and such condition shall continue for a period of thirty (30) days or longer following written notice thereof to the said Owner at the address for Owner on record with the Association (or after such shorter period of notice as may be practical and reasonable in the event of an emergency condition), then, without limitation on any other right or remedy available to the Association for such failure, the Association shall have the right and may, through its agents, employees and contractors, enter upon said Lot and repair, maintain and restore the Lot and/or the structural or exterior portions of any building or any other improvement located thereon; and the cost of such repair, maintenance or restoration, together with a reasonable administrative charge in an amount established by the Board, shall be charged against the Lot as an Individual Lot Assessment.

4.8 Damage or Destruction of Common Area by Owner. If any Owner or any guest, tenant, licensee, agent, employee or family member of any Owner shall damage any of the Common Area as a result of negligence or misuse, the Association is hereby authorized to repair the damage and charge the cost of such repair, together with a reasonable administrative charge in an amount established by the Board, against the said Owners' Lot as an Individual Lot Assessment.

4.9 Creation of Lien: Personal Obligation of Assessments. Each Owner of each Lot by acceptance of a deed, whether or not it shall be expressly set forth in such deed, is deemed to covenant and agree to pay to the Association: (a) Annual Assessments, (b) any Special Assessments, (c) any Individual Lot Assessments, and (d) all other charges and fees provided for in the Governing Documents; all of which Assessments, charges and fees are to be established and collected as provided for in this Article IV. All the said Assessments and other charges and fees, together with any interest, costs and/or attorney's fees a defaulting Owner may be or become responsible for pursuant to applicable provisions of the Governing Documents, shall be a charge and a continuing lien upon the Lot against which such Assessment or charges is made from the time such Assessment or charge becomes due until paid. Each such Assessment or other charge, together with additional interest, costs and reasonable attorney’s fees shall also be the personal obligation of each Owner of such Lot at the time when the Assessment or charge

becomes due. If more than one person or party is the Owner, such obligation shall be joint and several as to each such Owner.

4.10 Certification of Assessments. The Association shall, upon written request and for a reasonable charge, furnish a sealed certificate signed by an officer of the Association stating what Assessments are outstanding against any Lot and the due date for such Assessments. A properly executed and sealed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance as to all parties who might reasonably be expected to rely on the certification; provided, such certification shall not be binding upon the Association as to the Owner of the Lot at the time of such certification if the certification is incorrect and the said Owner at the time of such certification should reasonably have known that the certification was incorrect.

4.11 Segregation of Funds. Funds collected by the Association for each Special Assessment or Individual Lot Assessment shall be maintained and accounted for separately, and maintained and accounted for separately from the funds collected by the Association for the Annual Assessments; provided, the foregoing shall not require that there be a physical division of such funds and all funds collected by the Association may be held in a consolidated account in which each separate fund shall have an undivided interest.

4.12 Effect of Nonpayment of Assessment: Remedies of the Association. Any Annual Assessment, Special Assessment or Individual Lot Assessment not paid within ten (10) days after the due date thereof shall (i) be subject to a late charge as may be established by the Board from time to time (provided, no such late charge shall exceed ten percent (10%) of the past-due Assessment amount), and (ii) shall accrue interest from the due date until paid at such interest rate as may be established by the Board from time to time (provided, no such interest rate shall exceed the highest rate allowed by law). Further, at any time following the due date of any unpaid Annual Assessment, Special Assessment or Individual Lot Assessment, the Association may, after first giving ten (10) days written certified notice to the defaulting Owner, (a) bring an action at law against the defaulting Owner personally; and/or (b) record a notice of the lien against the defaulting Owner's Lot; and/or (c) only after first giving ten (10) days written certified notice also to the holder of any Qualifying Mortgage on such defaulting Owner's Lot (provided that the Association shall have been given written notice of such Qualifying Mortgage and an address for sending notice to the mortgagee), bring an appropriate legal action to foreclose the lien against the Lot. No Owner may waive or otherwise avoid personal liability for the Assessments provided for herein by non-use of any Common Areas or abandonment of his or her Lot. Any Owner failing to pay any Assessment within ten (10) days following the due date therefore shall be responsible also for paying, or reimbursing the Association for paying, all costs and expenses reasonably incurred by the Association in pursuit of the Association's rights and remedies under this Section, including without limitation reasonable attorneys' fees; all of which costs and expenses shall constitute a lien against the defaulting Owner's Lot. The Board may also, to the full extent allowed by Mississippi law, suspend the use rights and voting rights of any Owner that is in default with respect to paying any of its monetary obligations to the Association.

4.13 Subordination of the Lien to Mortgages of Record. Any lien arising against any Lot in favor of the Association for Assessments under this Article IV and recorded after the date of recordation of any Qualifying Mortgage on the said Lot shall be subordinate to the said Qualifying Mortgage. When the mortgagee of a Qualifying Mortgage of record of a Lot obtains title to the Lot as a result of foreclosure of the mortgage or as a result of a deed given in lieu of foreclosure, such mortgagee, or any party acquiring title to the Lot as a purchaser at such foreclosure sale, and its successors and assigns shall not be liable for any Association Assessments pertaining to such Lot which became due prior to the date title to the Lot is acquired as a result of the foreclosure, or deed given in lieu of foreclosure, unless such Assessment is secured by a claim of lien for Assessments recorded in the public records of Lafayette County, Mississippi prior to the date of recording of the foreclosed mortgage (or the mortgage for which a deed is given in lieu of foreclosure), and any subordinate lien in favor of the Association existing as of the date of such foreclosure shall be extinguished automatically upon the recording of the deed given in lieu of foreclosure. Any such sale or transfer of a Lot pursuant to a foreclosure shall not relieve the purchaser or transferee of the Lot from liability for any Assessments thereafter becoming due (nor release the Lot so sold or transferred from the lien of any Assessments thereafter becoming due). All such Assessments, together with interest, costs, and attorney's fees, shall however, continue to be the personal obligation of the person who was the Owner of the Lot at the time the Assessment fell due. Except as hereinabove provided only for Qualifying Mortgages that are foreclosed (or for which a deed is given in lieu of foreclosure), the sale or transfer of an interest in any Lot shall not affect the Assessment lien. At the discretion of the Board, any Assessment amounts extinguished by the provisions of this Section may be reallocated and specially assessed against all the Lots.

4.14 Notice of Fee Upon Transfer of Real Property. Pursuant to Mississippi Code Ann. § 89-1-69 (eff from and after July 1, 2019) the above-named Declarant and the Association gives notice, as the representative of the owners of property in a subdivision with a membership primarily consisting of owners of the property covered by the dedicatory instrument for the subdivision which manages or regulates the subdivision for the benefit of the owners of property in the subdivision, that each property within the development contains a deed restriction or other covenant running with the land applicable to the conveyance of real property that requires a transferee of real property or the transferee's heirs, successors, or assigns to pay a declarant or other person imposing the deed restriction or covenant on the property or a third party designated by a transferor of the property a fee in connection with a future transfer of the property. Further information as to the current amount of the transfer fee and the source of the property owner's association's authority to impose the fee may be obtained from the Grantor.

ARTICLE V.- ASSOCIATION BUDGET

5.1 Fiscal Year. The Association shall use the calendar year as its fiscal year.

5.2 Budget Items. The budget shall estimate total expenses to be incurred by the

Association in carrying out its responsibilities. These expenses shall include, without limitation, the cost of wages, materials, insurance premiums, services, supplies and other costs and expenses for performance and rendering of all duties, responsibilities and services required or permitted under this Declaration. The budget shall also include reasonable amounts, as determined by the Board, for working capital for the Association and for reserves. If the Common Areas are taxed separately from the Lots, the Association shall include such taxes as part of the budget. Fees for professional management of the Association and legal counsel and other required professional and technical services may also be included in the budget.

5.3 Reserves. The Association shall build up and maintain adequate reserves for working capital, contingencies and replacement, which shall be included in the budget and collected as part of the Annual Assessment. Extraordinary expenses not originally included in the annual budget which may become necessary during the year shall be charged first against such reserves. Except in the event of an emergency, reserves accumulated for one purpose may not be expended for any other purpose unless approved by a majority vote of the Owners. If the reserves are inadequate for any reason, including nonpayment of any Owner's Assessment, the Board may at any time levy an emergency Assessment in accordance with the provisions contained in this Declaration. If there is an excess of reserves at the end of the fiscal year and the Board so determines, the excess may be returned on a pro-rata basis to all Owners who are current in payment of all Assessments due the Association, or may be used to reduce the following year's Assessments. In no event shall the Association include provision for additional reserves in a budget, or otherwise levy Assessments for additional reserves, when the aggregate total of existing reserves (collected or to be collected from outstanding Assessments) equals or exceeds an amount equal to twenty-five percent (25%) or more of the Annual Assessment fixed for the then current calendar year.

5.4 Preparation and Approval of Annual Budget.

(a) Initial Budget. Promptly following the election of a first Board of Directors by the Owners as contemplated by this Declaration, the Board shall determine the budget for the remainder of the calendar year during which such election occurs (the "Initial Partial Year Budget").

(b) Subsequent Years. Beginning with the first full calendar year following the partial year of the initial budget and each calendar year thereafter, no later than November 15th of the prior calendar year the Board shall by majority vote and adopt a budget for the coming year and set the Annual Assessments at a level sufficient to meet the budget. At least thirty (30) days before the calendar year to which the budget applies, the Board shall send a copy of the budget in reasonably itemized form to each Owner, which shall include notice of the amount of Annual Assessments payable by each Owner.

(c) Approval. Each annual budget shall be approved as provided by Section 4.2 of this Declaration.

5.5 Effect of Failure to Prepare or Adopt a Budget. The Board's failure or delay in preparing or adopting the annual budget for any fiscal year, or review of the budget under the immediately preceding Section, shall not waive or release an Owner's obligation to pay the Annual Assessments whenever the amount of such Assessments is finally determined. In the absence of an annual Association budget, each Owner shall continue to pay the Assessment at the rate established for the previous fiscal period until notified otherwise.

5.6 Accounts. Reserves shall be kept separate from other Association funds, either in a single account for all reserves or separated by purpose. All other sums collected by the Board with respect to Assessments and charges of all types may be commingled in a single fund.

ARTICLE VI. - ARCHITECTURAL CONTROL

6.1 All Improvements and Modifications Subject to ARC Approval. No house, building, fence, wall, mailbox, driveway, gate, light post, landscaping, satellite dish or other structure or improvement of any nature whatsoever shall be commenced, erected, attached or maintained upon any Lot or the property by any Owner, the Association or anyone else, nor shall any exterior addition to or change alteration or modification be made to any of the foregoing until the design, plans, specifications, and plot plan showing the nature, kind, shape, height, material, color and location of same (collectively, "Proposed Plans") have been submitted by the Lot Owner to and approved in writing by the ARC as complying with the standards generally set forth in the Governing Documents. All construction must comply substantially with Proposed Plans approved by the ARC. Proposed Plans submitted to the ARC for initial development of each Lot shall, without limitation, show the elevation and other matters set forth on the front, rear and both side walls of the residence dwelling and any other structures, and shall be accompanied by a complete landscaping plan for the entire Lot. No pre-manufactured housing, or any components thereof, shall be allowed within said subdivision. No aluminum columns, vinyl siding, vinyl flooring, or plastic laminate counter-tops will be approved by the Architectural Review Committee as materials to be used in construction.

6.2 Architectural Review Committee. During the Interim Period, the Declarant shall perform the duties of and serve as the Architectural Review Committee. Thereafter, the Architectural Review Committee shall be comprised of five (5) or more Owners (always including a representative of any Majority Lot Owner), appointed or replaced by the Board from time to time at the sole discretion of the Board, who shall meet within 30 days of the date from which a matter has been submitted to the ARC for consideration, and/or as well as on call of the chairman, and all meetings shall be held at such places as may be designated by the chairman. A majority of the members of the ARC (present in person, by teleconferencing, or by proxy) shall constitute a quorum for the transaction of business and the vote of a majority of those present at a meeting of the ARC shall constitute an action of the ARC.

6.3 ARC Guidelines. It is contemplated that the Property will be developed as a residential subdivision of high standards. The ARC is hereby empowered and authorized to formulate and promulgate such architectural and landscaping regulations, specifications, procedures, guidelines and policies to govern the review, approval, rejection, form, content and provisions of all landscaping or architectural submissions. Such ARC Guidelines must be followed by all applicants submitting plans for review and approval by the ARC. Decisions of the ARC shall be based upon the uniform application of such reasonable, but high, standards as are consistent with the ARC Guidelines, such standards to include, among other things, the harmony of external design including roof style (pitch, shingle and color), chimney, exterior siding (material and color), windows and trim, shutters (color and style), front doors, garage doors, location in relation to surrounding structures and topography, variation in front set backs, the type, kind and character of buildings, structure, brick color, fences, landscaping, in ground swimming pools, exterior lighting, structures not attached to permanent residence, architectural renderings, radio towers, maintenance of sloped areas, mail box style and purchase requirements, tree removal, underground utilities, full city inspection requirements, and other improvements, and aesthetic qualities in general.

6.4 ARC Procedures. The ARC may establish uniform procedures for the review of applications, including the assessment of review costs and fees, if any, to be paid by the applicants, and the requirement of a security deposit or compliance bond to ensure the full and timely compliance by the applicant with the conditions imposed by the ARC. In the event the ARC fails to approve or disapprove any Proposed Plans by notice in writing sent to the applicant within sixty (60) days following submission of the Plans to the ARC, then, unless an extension of time has been accepted by the applicant, the applicant may (i) at any time thereafter inform the ARC and the Board, by written notice sent separately to both the ARC and the Board, of the ARC's failure to approve or disapprove the applicant's Proposed Plans (which notice shall specifically list and identify all materials comprising the applicants Proposed Plans), and (ii) if the ARC shall fail to approve or disapprove the applicant’s Proposed Plans within ten (10) days following its receipt of the said notice, the Proposed Plans will be deemed to be approved by the ARC to the extent same conform to all other express terms and provisions of this Declaration.

6.5 Enforcement. If any construction or alteration is commenced upon the Property which has not been approved by the ARC or which deviates substantially from the plans and specifications approved by the ARC, the ARC, the Association and/or any Owner shall have all remedies available under the Governing Documents or otherwise available at law or in equity, and may bring an action for specific performance, declaratory decree or injunction.

6.6 Waiver and Variances. The ARC is hereby vested with the authority, but no obligation, to grant in writing waivers and variances from any of the restrictions imposed by the Governing Documents utilizing the same standards of review as those set forth in this Article VI, but only where it is clearly demonstrated by the person requesting the waiver or variance that both (i) the granting of such a waiver or variance will not impact adversely on the aesthetic qualities of the proposed improvements, the Lot upon which

same is located or any adjacent Lots, or the Property as a whole, and (ii) such waiver or variance is consistent with the high standards of a residential subdivision of the type contemplated hereby.

6.7 Release of Restrictions. When a building or other structure has been erected or its construction substantially advanced and the building is located on any Lot or building site in a manner that constitutes a violation of these covenants and restrictions or the building setback lines shown on the recorded plat, the ARC may, but shall have no obligation to, release the Lot or building site, or parts of it, from any part of the covenants and restrictions, or setback lines that are violated; provided, the ARC shall not give any such release except for a violation that it determines in its reasonable discretion to be a minor or insubstantial violation.

6.8 No Liability. The ARC shall have no obligation to review any Proposed Plans for their compliance with applicable building codes or other inadequacy or deficiency, and approval of any Proposed Plans by the ARC shall not constitute a basis for any liability of the members of the ARC, members of the Board or the Association as regards to any failure of such approved Proposed Plans to conform to any applicable building codes or other inadequacy or deficiency in the said plans. Neither the ARC, nor any of its members, shall in any way or manner be held liable to any Owner, the Association or any other person or entity for its good faith exercise of the discretionary authority herein conferred.

ARTICLE VII - USE AND MAINTENANCE

7.1 Lot Use and Occupancy. All Lots shall be occupied solely for residential purposes and shall not be used for commercial, trade, public amusement, public entertainment, business or any other purpose of any kind or character; provided, this Section is not intended to prohibit the use of any Lot for customary "home office" business activities that do not require or involve any customer or client traffic, delivery or pickup activities beyond that typical for non-business single-family residences, or signage, etc., nor does this section prohibit the Lots to be used for rental purposes.

7.2 Lot Maintenance. Each Owner shall, at the Owner's cost and expense, diligently and properly keep, maintain and repair at all times his or her Lot, including all structures, improvements, yards, drives and landscaping located thereon, in a safe, clean and well-managed condition and in compliance with all applicable requirements of the Governing Documents; and each Owner is responsible for any damages or liability which may result from his or her failure to promptly perform such maintenance and repair. Notwithstanding the foregoing, the Association may, at it’s sole discretion, hire a third party contractor to mow the lawns of the Lots within the subdivision and the Association shall be entitled to a reimbursement for the fees associated with said lawn service and each lot shall be assessed a pro-rate portion of the expense of said service and shall be collected with the assessments as hereinabove set out in Article IV. Only kept outdoor furniture shall be allowed on the Front Porch of any dwelling located within the subdivision. No trash, kegs, coolers, grills, folding chairs,

sports equipment, bicycles, indoor furniture or any other unsightly items may be left within view of any street within the subdivision.

7.3 No Temporary Residences. No boat, trailer, camper, house trailer, truck, van, basement, tent, shack, garage, barn, boathouse or any other such similar structure or vehicle (other than the primary dwelling to be located on the Lot) shall at any time be used as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.

7.4 Vehicles. No boats, campers, trucks, vans, motorbikes, motor homes, trailers of any type, four-wheelers, three wheelers, commercial trucks or trucks with more than six (6) wheels will be allowed to be parked anywhere within the subdivision for any reason. Only passenger cars and trucks bearing valid license plates and inspection stickers will be allowed to be parked within the subdivision in front of the Lot Owners home. Absolutely no parking is allowed on the grass or lawns of the subdivision. Also, no auto repairs of any kind shall be conducted within the subdivision except in the case of extreme emergency. Said repair shall only be to the extent to enable the removal of the vehicle from the property. Should any lot owner, guest or tenant be in violation of this Paragraph, the Developer or Association may issue a written warning to the Lot Owner. Should there continue non-compliance with this provision, a fine may be levied by the Developer or Association against the Lot Owner or the vehicle(s) in violation of this provision may be towed at the vehicle(s) owner's expense.

7.5 No Nuisance. No noxious, immoral, or offensive activity shall be carried on or permitted to exist on any Lot or the Common Area, nor shall anything be done on which may be or become an annoyance or a nuisance to the Owners or occupants of other Lots or detrimental to the Subdivision. All laws, zoning ordinances, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be complied with.

7.6 Pets. No animals, livestock or fowl of any kind shall be raised, bred or kept on any Lot, except that dogs, cats, birds or other household pets may be kept within a Lot provided same do not constitute a nuisance on the Property and further provided that no such pets may be kept, bred or maintained for any commercial purpose whatsoever. Pets shall not be permitted to run at large, but must be held or kept on a leash at all times that they are in the Common Area. No pet shall be left tied or unattended in any portion of the Common Area. All Owners of pets shall be held strictly responsible to immediately collect and properly dispose of the wastes and litter of their pets. The Association reserves the right to designate specific areas within the Common Area where pets may be walked on leashes by their Owners. The Association further reserves the right to demand that an Owner permanently remove from the Property any and all pets which create disturbances or annoyances that constitute nuisances, including without limitation repeated barking that is reasonably annoying to any adjacent or nearby Lot Owner(s) or repeated instances of running at large or being unleashed while in the Common Area. In no event shall more than three (3) household pets be kept on any Lot at any one time. All pets must be registered with the Association.

7.7 Dumping. No garbage, rubbish, trash or other unsightly objects shall be stored on any of the Property, or upon any property contiguous thereto. The Property will be kept free from trash, debris, and unconfined garbage.

7.8 Compliance with Law. All federal, state, county and municipal laws, rules and regulations now and hereafter in effect, pertaining to sewage disposal, water supply, sanitation, zoning, building permits, land use planning and the like shall be observed by all Owners unless an appropriate permit or variance to do otherwise is properly granted, and any governmental official having a lawful and administrative duty to inspect any of the Property with respect to any such matters shall have a license to enter upon any of the property at all reasonable times to make such inspections and recommendations.

7.9 Clotheslines. Outside clotheslines detrimental to the appearance of the Subdivision shall not be permitted on any Lot.

7.10 Outdoor Cooking. All outdoor cooking, including permanent or portable barbeque grills, shall be screened from view from the Front Lot line.

7.11 Garbage and Trash Receptacles. All garbage and trash receptacles must be covered with an appropriate structure, or otherwise concealed in an effective manner, at the residential structure within the back-yard of the Lot. Receptacles shall not be left on the street for more than a 24-hour period.

7.12 Signs. No sign of any kind shall be displayed to the public view on any Lot or building site in the Subdivision except for one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales period. The intent of this Section is to eliminate excessive marketing of any service or services with signage in the Subdivision.

7.13 Easements Prohibited. No Owner may grant easements across the Owner's lot for ingress and egress to adjoining properties, sewer, utilities or any other purposes without the prior written approval of the ARC.

7.14 Insurance. Nothing shall be done or kept in any Lot or in the Common Area which will result in the cancellation of insurance on the Property or any other Lot; nor shall anything be kept or done in any Lot or the Common Area which will increase the rate of insurance for the Property or any other Lot without the prior written consent of the Association.

7.15 No Modification of Common Area and Improvements. No Owner shall in any manner alter, modify, obstruct or remove any Common Area or any improvements located thereon, including without limitation, any landscaping, tree cutting or removal, any portion of the irrigation system, or any drainage swales, piping or other drainage control facilities or structures.

7.16 Carports/Garages. All carports or attached garages built within HIGHCLERE SUBDIVISION, shall be built with the entrance to said garage or carport facing away from the front of the lot or in a manner as approved by the Architectural Review Committee.

7.17 Protection of Existing Trees. The trees of the subdivision shall be protected in conformity with the standards of the City of Oxford, Mississippi Tree Board.

7.18 Driveways. All residences located on each respective lot shall be required to be completed within the first nine months from the date of beginning construction, a paved driveway, surfaced with plant mixed concrete. It is the intention of this covenant that no gravel driveways be permitted in the subdivision from and after nine months from the date of beginning construction on said property.

7.19 Square Footage. The heated and/or air conditioned square footage of the dwellings located upon all Lots exclusive of all open porches and garages, shall be no less than 2500 square feet with a minimum ceiling height of nine (9) feet. All second story ceilings shall have a minimum height requirement of eight (8) feet, unless otherwise approved by the Architectural Review Committee.

7.20 Combining Lots. Any owner of two or more adjacent Lots may elect to combine such lots to create a single Lot so long as the new combination lot and any construction thereon conforms with the standards and restrictions contained within this Declaration. This Section is not intended to allow any type of home construction other than a single-family residential house and no lot or combination of lots may be further subdivided or be subject to a declaration of condominium.

7.21 Rules and Regulations. The Board, the Association and/or the ARC (individually) may from time to time adopt and amend reasonable rules and regulations governing the details of the operation, use, maintenance and control of the Lots, Common Area and any facilities or services made available to the Owners. All rules and regulations adopted from time to time as herein provided shall be set forth in writing and posted in a conspicuous place on the Property or furnished to each Owner. Each Owner shall abide by all published rules and regulations and cause all his or her family members, authorized guests, tenants and others using the Owner's Lot with Owner's consent to conform and abide by all published rules and regulations.

7.22 Leasing of Lots: The short-term leasing of the residences for a period of up to three (3) week durations within the Subdivision is permitted for residential purposes, however, the Owner(s) of any leased lot shall be held responsible for the breach of any of the conditions and/or restrictions contained herein by their tenants, guests, and/or invitees and said Owners shall be subject to the enforcement of the conditions and/or restrictions by the Declarant, Association and/or any aggrieved individual lot owner(s). Leasing of the residences on the Lots of the Subdivision for more than said three (3) week period shall be strictly prohibited. The intent of the Declarant is to prevent bulk investor purchases for long term rental purposes while allowing limited

short-term leasing by individual Lot Owners in an effort by Declarant to preserve long-term homeownership opportunities.

ARTICLE VIII – INSURANCE

8.1 Review of Coverage. The Board shall review limits of coverage for each type of insurance at least once each year.

8.2 Casualty Insurance. Subject to availability and in such amounts and with such deductibles as the Board shall determine, the Board shall obtain casualty insurance for all Common Area improvements, which coverage may include extended coverage, vandalism, malicious mischief and windstorm endorsements and other coverage deemed desirable by the Board.

8.3 Public Liability. The Board may purchase public liability insurance in such limits and with such coverage as the Board may consider appropriate.

8.4 Director Liability. The Board may obtain liability insurance against personal loss for actions taken by members of the Board in the performance of their duties. Such insurance shall be of the type and amount determined by the Board.

8.5 Other Coverage. The Board shall obtain and maintain worker's compensation insurance if and to the extent necessary to meet the requirements of law, and such other insurance as the Board may determine or as may be requested by a majority vote of the Owners.

8.6 Repair and Reconstruction after Fire or Other Casualty.

(a) Common Areas. If fire or other casualty damages or destroys any of the improvements in or on the Common Area, the Board shall arrange for and supervise the prompt repair and restoration of such improvements substantially in accordance with the plans and specifications under which the improvements were originally constructed, or any modification approved by the Association. The Board shall obtain funds for such reconstruction first from insurance proceeds, then from reserves for the repair and replacement of such improvements, and then from any Special Assessments that may be necessary after exhaustion of insurance and reserves.

(b) Improvements. Within three (3) months of any damage to or destruction of a structure on a Lot, the Owner shall repair or reconstruct the structure in a manner consistent with the original construction or other plans and specifications approved in accordance with this Declaration; provided, under special circumstances, the Board, in its discretion, may extend such time period. Alternatively, the Owner shall clear the Lot and maintain it in a neat and attractive condition as required by the Board. The Owner shall pay any cost insurance proceeds do not cover.

(c) Insurance Proceeds; Performance of Work. All insurance proceeds received by the Association shall be deposited in a bank or financial institution, the accounts of which are insured by a federal governmental agency, with the provision agreed to by said bank or institution that such funds may be withdrawn only by signature authorized by the Board or an agent authorized by the Board. The Board may advertise for sealed bids with any licensed contractor, and may negotiate with any contractor, who may be required by the Board to provide a full performance and payment bond for the repair or reconstruction.

ARTICLE IX – INDEMNIFICATION

9.1 Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that said person is or was a director, employee, officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement, actually and reasonably incurred by such person in connection with such action, suit or proceeding, unless (i) a court of competent jurisdiction determines after all available appeals have been exhausted or not pursued by the proposed indemnitee, that said person did not act in good faith, nor in a manner reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that said person had reasonable cause to believe this conduct was unlawful, and (ii) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgement, order, settlement, conviction or upon plea of nolo contender or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which said person reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, have reasonable cause to believe that said person's conduct was unlawful.

9.2 Expenses. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to above, or in defense of any claim, issue or matter therein, they shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by them in connection therewith. Any costs or expenses incurred by the Association in implementing any of the provisions shall be fully assessable against the Owners as common expenses of the Association.

9.3 Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon the receipt of any undertaking by or on behalf of the affected director, officer, employee or agent to repay such amount unless it shall ultimately be determined that it is not entitled to be indemnified by the Association as authorized in this Article.

9.4 Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise, and shall continue as to a

person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.

9.5 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against them and incurred by them in any such capacity, or arising out of their status as such, whether or not the Association would have the power to indemnify them against such liability under the provisions of this Article.

9.6 Amendment. Anything to the contrary herein notwithstanding, the provisions may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE X- ENFORCEMENT

10.1 Mississippi Law to Govern. This Declaration shall be construed in accordance with the laws of the State of Mississippi.

10.2 Compliance with Mississippi Law and Governing Documents. The Association, and each Owner and his/her tenants, guests and invitees, is governed by, and must comply with, Mississippi law, the Governing Documents, and the rules and regulations duly adopted by the Association.

10.3 Enforcement Provisions. The following enforcement provisions apply to Mississippi law and the Governing Documents:

(a) The Association, the ARC and all Owners are entitled and authorized to seek redress of alleged failure, refusal or default under the Mississippi law or the Governing Documents by (i) any Owner or his/her tenants, guests, invitees or other occupants, (ii) any person using the Common Areas, (iii) the Association, or (iv) any director or officer of the Association who willfully and knowingly fails to comply with these provisions.

(b) Without limitation on any other right or remedy that may be available, the covenants, restrictions and provisions of Mississippi Law and the Governing Documents may be accomplished by any proceeding at law or in equity, including without limitation, an action for damages, specific performance and/or injunctive relief. Further, the Association may establish a fine amount to be assessed by the Board against a Lot Owner for a violation of this Declaration. Prior to the issuance of a fine for a violation of these covenants, reasonable notice and an opportunity for a hearing before the Board shall be given to the alleged violating Lot Owner. Should the Board find that a fine is warranted by a majority vote of said Board, notice of the fine shall be given to the Lot Owner. Said fine may become a lien against the Lot of the Owner should said fine not be paid within thirty (30) days of assessment and notice to the Lot Owner. Thereafter the Association

may file a duly authorized Notice of Homeowner's Association Lien within the land records of the Chancery Clerk's Office of Lafayette County, Mississippi.

(c) In the event any Owner or any person entering upon or using the Property with the said Owner's consent shall violate any provisions of the Governing Documents or any published rules or regulations, then the Association may (i) suspend, for a reasonable period of time, the rights of said Owner and/or the Owner's tenants, guests or invitees to use Common Areas and facilities, and/or (ii) levy reasonable fines against the said Owner and/or any violating tenant, guest or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing.

(d) Notwithstanding anything to the contrary, and without limitation on any other rights or remedies granted to the Association by Mississippi law or the Governing Documents, the Association may as allowed by Mississippi law suspend the voting rights of an Owner for the non-payment of regular Annual Assessments that are delinquent more than ninety (90) days.

10.4 No Waiver. Any failure by any party to enforce any covenant, restriction or provision of this Declaration at any time shall not be deemed a waiver to enforce the said covenant, restriction or provision thereafter.

10.5 Defaulting Owner to Pay Enforcement Costs. Any defaulting and/or offending Owner (or the Owner of any defaulting of offending tenant, guest or invitee) shall be responsible for all costs incurred in enforcement of this Declaration, including but not limited to, attorney, paralegal and legal assistant fees, costs and expenses, related fees, costs and expense, court costs and witness and expert fees and costs, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal.

ARTICLE XI - GENERAL PROVISIONS

11.1 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate their purpose of creating a uniform and consistent plan for the development and operation of the Subdivision as a residential development of the highest quality.

11.2 Conflicts. If there are conflicts between Mississippi Law, the Declaration, and the Bylaws, then Mississippi Law, the Declaration, and the Bylaws (in that order) shall prevail.

11.3 Severability. Invalidation of any one of the restrictions, conditions, covenants, reservations, liens or charges contained within or authorized by this Declaration, or other Governing Documents, by Mississippi law now in effect or hereinafter enacted, or by a judgement or order issued by a court of competent jurisdiction, shall in no way affect any other provisions of this Declaration or the Governing Documents, which shall remain in full force and effect thereafter.

11.4 Duration. The restrictions, conditions and covenants of this Declaration, as hereafter amended in accordance with applicable provisions of the Governing Documents, shall run with and bind the Property and all Lots in perpetuity, and same shall be deemed a part of all deeds and contracts for conveyance of any and all Lots, and shall be binding on all Owners.

11.5 Amendment.

(a) By Owners. This Declaration may be amended at any time by an instrument signed by the Declarant, individually, or by the President or Vice-President and Secretary of the Association, certifying approval in writing by a majority of the Owners.

(b) Limitation. Whenever any action described in this Declaration requires approval of greater than a majority of the Owners, amendment of that provision shall require the same percentage vote as would be required to accomplish that action directly.

(c) Recording/ Copy to Owners. Any amendment of this Declaration shall be recorded in the public records of Lafayette County, Mississippi and shall take effect only upon such recording. The Association shall provide all Owners, with written notice of any amendment of this Declaration with a copy of the recorded Amendment with recording information.

11.6 Non-Liability of Association. The Association shall not in any way or manner be held liable to any Owner or any other person or entity for failure to enforce, or for any violation of, the restrictions, conditions, covenants, reservation, lines or charges herein contained by any Owner, other than itself.

11.7 Notice. Unless otherwise expressly provided herein, the requirements of the Association to give any type of notice provided herein may be satisfied by mailing said notice, postage prepaid, to the last mailing address of the Owner as reflected on the records of the Association; provided, the Association shall not be responsible for any change of mailing address for any Owner where notice of same was received by the Association less than ten (10) days prior to the date of the applicable mailing. Any person or party that acquires a Lot and becomes an Owner shall be responsible for providing the Association with notice of same and such Owner's mailing address, and each Owner is responsible for providing the Association with prompt notice of any change of mailing address.

11.8 Consent of Mortgagees.

(a) When Consent Required. This Declaration contains provisions concerning various rights, priorities, remedies and interests of Mortgagees. Such provisions are to be construed as covenants for the protection of the Mortgagees on which they may rely in making loans secured by a mortgage on a Lot. Accordingly, notwithstanding anything to the contrary in this Declaration, no amendment or modification of this Declaration specifically impairing such rights, priorities, remedies or interests of a mortgagee shall be adopted without the

prior written consent of mortgagees as provided in subsection (b) of this Section. This Section shall not be construed, however, as a limitation upon the rights of the Association or the Owners to make amendments which adversely affect the mortgagees.

(b) Percentage Required. Wherever consent of the mortgagees is required, it shall be sufficient to obtain the written consent of mortgagees holding a lien on 67% or more of all Lots encumbered by a mortgage. However, if mortgagee is holding a lien on more than 50% of the Lots encumbered by a mortgage, the written consent of that mortgagee alone shall be sufficient.

(c) Timely Response. Any such required consent shall be given promptly and shall not be unreasonably withheld. Any consent not given or denied within thirty (30) calendar days of receipt of request for consent shall be deemed given.

WITNESS THE EXECUTION OF THIS DECLARATION on this, the day of _____ day of _____, 2026.

RUSSOM CONSTRUCTION, LLC
A Mississippi Limited Liability Company

By:_____
CHAD RUSSOM,
MEMBER

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **CHAD RUSSOM**, as the Member of **RUSSOM CONSTRUCTION, LLC,** a Mississippi Limited Liability Company, who acknowledged that he signed and delivered the above and foregoing Declaration of Covenants, Condition, Easements and Restrictions for **HIGHCLERE SUBDIVISION**, for and on behalf of said limited liability company and as its act and deed on the day and year therein mentioned, having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the day of _____, 2026.

_____
NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"
BY-LAWS OF THE HIGHCLERE HOMEOWNERS' ASSOCIATION
PREAMBLE

HIGHCLERE, LLC, a Mississippi limited liability company, (hereinafter referred to as "Declarant") named in the attached and foregoing Declaration of Conditions, Easements and Restrictions for the HIGHCLERE SUBDIVISION (hereinafter referred to as "Declaration") does hereby adopt the following By-Laws which shall govern administration of the HIGHCLERE Homeowners' Association.

All present or future owners, tenants, future tenants or their employees, or any other person who might use the facilities of this subdivision project, in any manner, are subject to the regulations set forth in these By-Laws. The mere acquisition, rental or occupancy of any of the Lots of the project will signify and constitute a ratification and acceptance of these By-Laws by any such Owner or person.

I. Members:

(A) Members shall be the owners of the Lots within the subdivision. Said Members shall be entitled to one vote for each Lot owned. The annual members' meeting shall be held at a place to be designated by the Board of Directors at 9:00 o'clock A.M., Central Standard Time, on the second Saturday of February of each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the members; provided however, if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding day.

(B) Special members' meetings shall be held whenever called by the President or Vice-President or by a majority of the Board of Directors and must be called by such officers upon receipt of a written request from one-third or more of the entire membership.

(C) Notice of all members' meetings stating the time and place and the objects for which the meeting is called shall be given by the President, Vice-President or Secretary unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than ten (10) days nor more than twenty (20) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of any meeting may be waived before or after the particular meeting, in each instance.

(D) A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. The joinder of a member in the action of a

meeting by signing and concurring in the minutes thereof shall constitute the presence of such member for the purpose of determining a quorum.

(E) The vote of the owners of a Lot owned by more than one person or by a corporation or other entity shall be cast by the person named in a certificate signed by all of the owners of the Lot, and filed with the Secretary of the Association. Such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose.

(F) Votes may be cast in person or by proxy. Proxies shall be valid only for the particular meeting designated therein and must be filed with the Secretary before the appointed time of the meeting.

(G) Approval or disapproval of the Lot Owner upon any matter, whether or not the subject of an Association meeting, shall be by the same person who would cast the vote of such owner if in an Association meeting.

(H) If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum may be obtained.

(I) The order of business at annual members' meetings, and, as far as practical at all other members' meetings, shall be:

(1) Election of a chairman of the meeting;

(2) Calling of the roll and certifying of proxies;

(3) Proof of notice of meeting or waiver of notice;

(4) Reading and approval/correction of any unapproved minutes;

(5) Reports of officers;

(6) Election of inspectors of election;

(7) Election of Directors;

(8) Unfinished business;

(9) New Business;

(10) Adjournment.

II. Board of Directors.

(A) The Board of Directors shall consist of not less than three (3) nor more than five (5) individuals, as is determined from time to time by the members; however, a representative of a Majority Lot Owner shall always be a member of the Board. Each member of the Board of Directors shall be either the Owner of a Lot, have an interest therein, or in the event of a corporate ownership, be an officer or designated agent thereof.

(B) Election of directors shall be conducted in the following manner:

(1) Members of the Board of Directors shall be elected by a plurality of the votes cast at the annual meeting of the members of the Association.

(2) Vacancies in the Board of Directors may be filled, for the unexpired term until the date of the next annual members' meeting, by the remaining Director.

(3) Anything herein contained to the contrary notwithstanding, a Majority Lot Owner shall be entitled to appoint (and substitute or replace from time to time) at least one (1) additional director to serve as an additional voting member of the Board.

(C) The term of each Director's service shall be for a period of one year. Each Director's term shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he may be removed in the manner elsewhere provided.

(D) The organizational meeting of the first elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors the meeting at which they are elected, and no further notice shall be necessary providing a quorum shall be present.

(E) Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, facsimile or Email at least three (3) days prior to the day named for such meetings unless such notice is waived.

(F) Special meetings of the Directors may be called by the President and must be called by the Secretary at the written request of at least one-half of the votes of the Board. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone, facsimile or E-mail, which notice shall state the time, place and purpose of the meeting.

(G) Any Director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the receipt of proper notice in due course.

(H) A quorum at the Directors' meetings shall consist of a majority of the entire Board. An act of the Board approved by a majority of votes present at a meeting at which a quorum is present shall constitute the act of the entire Board of Directors unless specifically otherwise provided in the Declaration of the HIGHCLERE SUBDIVISION, PHASE 1. If

at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum may be obtained. Once a quorum is obtained, any business which might have been transacted at the original adjourned meeting as originally called may be transacted without requiring any further notice as hereinabove set out. The joinder of a Director in the action of a meeting by signing and concurring on the minutes thereof shall constitute the presence of such Director for the purpose of determining a quorum.

(I) The presiding officer of Directors' meetings shall be the Chairman of the Board if such officer has been elected; and if none, then the President shall preside. In the absence of the presiding officer the Directors present shall designate one of their number to preside by majority election.

(J) Directors' fees, if any, shall be determined by the members of the Association.

(K) All of the powers and duties of the Association shall be exercised by the Board of Directors, including those existing under the common law and statutes, the Articles of Incorporation of the Association, and the documents establishing the Association. Such powers and duties of the Directors shall be exercised in accordance with the provisions of the Declaration which governs the use of the land, and shall include but shall not be limited to the following:

1. To make and collect assessments against members to defray the costs of the Association;

2. To use the proceeds of assessments in the exercise of its powers and duties.

3. To maintain, sell, convey, pledge as collateral, repair, replace and operate the Association real and personal property.

4. To reconstruct improvements after casualty, and the further improvement of the property.

5. To make and amend regulations respecting the use of the property in the subdivision.

6. To enforce by legal means the provisions of the Governing Documents the By-Laws of the Association, and the Regulations for the use of the property in the Subdivision.

7. To contract for management of the Association and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Governing Documents to have approval of the Board of Directors or the membership of the Association. Any contracts for management of the Association shall be in writing and terminable for cause upon thirty (30) days' notice, and will have a term of not less than one (1) year nor more than three (3) years in duration, and be renewable by agreement of the Association and the other party.

8. To pay taxes and assessments which are liens against any part of the subdivision other than individual Lots and the appurtenances thereto.

9. To obtain and carry insurance for the protection of the Association against casualty and liabilities with regard to the Common Elements.

10. To pay the cost of all power, water, sewer and other utility services rendered in the subdivision and not billed to owners of individual Lots, and to assess the same to the Lot on a proportional basis.

11. To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.

III. Officers

(A) The executive officers of the Association shall be a President, who shall be a Director, a Vice-President, who shall be a Director, a Treasurer, a Secretary and an Assistant Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

(B) The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of the President of an association, including, but not limited to the power to appoint committees from among the members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association.

(C) The Vice President shall in the absence or disability of the President exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the directors.

(D) The Secretary shall keep the minutes of all proceedings of the Directors and the members. He shall attend to the giving and serving of all notices to the members and Directors and other notices required by law. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an association and as may be required by the Directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent.

(E) The Treasurer shall have custody of all property of the Association, including funds, securities and evidence of indebtedness. He shall keep the assessment rolls and accounts of the members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer.

(F) The compensation of all officers and employees of the Association shall be fixed by the Directors. This provision shall not preclude the contracting with the Directors for the management of the association.

IV. Removal of Directors and Officers.

(A) **Removal of Directors.** At a regular meeting, or special meeting duly called for such purpose, any Director may be removed with or without cause by the affirmative vote of the majority of the Lot Owners of record and a successor may then and there be elected to fill the vacancy thus created. If no such successor is thereupon elected by the Lot Owners, the vacancy so created may be filled by the Board of Directors at its next regularly scheduled meeting. Any Director whose removal has been proposed shall be given an opportunity to be heard at the meeting prior to any vote. The term of any Director who becomes more than sixty (60) days delinquent in payment of any assessment or related charges due the Association shall be automatically terminated without the necessity of a vote or of notice, and the remaining Directors shall appoint his successor as otherwise provided.

(B) **Removal of Officers.** Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for such purpose.

V. Fiscal Management. The provisions for fiscal management of the association as set forth in the Declaration shall be supplemented by the following provisions:

(A) **Assessment rolls.** The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each subdivision lot. Such an account shall designate the name and address of the owner or owners, the amount of each assessment against the owners, the dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due upon assessments.

(B) **Budget.**

(1) The Board of Directors shall adopt a budget for each calendar year which shall contain estimates of the cost of performing the functions of the Association, including, but not limited to the following items:

(a) Common Expenses Budget, including maintenance and operation of common elements, landscaping (office, shop, driveways, parking areas and walkways), utility services, casualty insurance, liability insurance, administration and all applicable taxes; and

(b) Proposed assessments against each member.

(2) Copies of the proposed budget and proposed assessments shall be transmitted to each member on or before January 1st of the year for which the budget is made. If the budget is subsequently amended before the assessments are made, a copy of the amended budget shall be furnished to each member concerned.

(C) Depository. The depository of the Association shall be such bank or banks as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

VI. Parliamentary Rules: Roberts Rules of Order (latest edition) shall govern the conduct of Association proceedings when not in conflict with the Articles of Incorporation and By-Laws of the Association or with the Statutes of the State of Mississippi.

VII. Amendments: Amendments to the By-Laws shall be proposed and adopted in the following manner:

(A) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

(B) A resolution adopting a proposed amendment must receive approval of two-thirds of the votes of the entire membership of the Board of Directors and 75% of the votes of the entire membership of the Association. Directors and members not present at the meetings considering the amendment may express their approval in writing.

(C) Initiation: An amendment may be proposed by either the Board of Directors or by the membership of the Association, and after being proposed and approved by one of such bodies, it must be approved by the other.

(D) An amendment when adopted shall become effective only after being recorded in the Office of the Chancery Clerk of Lafayette County, Mississippi.

(E) These By-Laws shall be amended, if necessary, so as to make the same consistent with the provisions of the Declaration of Covenants, Conditions Easements and Restrictions for the HIGHCLERE SUBDIVISION.

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THE CITY OF
OXFORD

MEMORANDUM

To:	Board of Aldermen
From:	Mark Levy, Director of Special Projects
CC:	Hollis Green, Chief Operating Officer
Date:	May 19, 2026
Re:	Permission to accept bid from AS Fornea Construction, LLC for the City of Oxford mTrade Park Indoor Practice Facility for the amount of $868,895.37

On May 7, 2026, the City of Oxford received ten (10) bids for the mTrade Park Indoor Practice Facility project. Based on the recommendation of project architect Beard + Riser Architects, AS Fornea Construction, LLC has been identified as the lowest and best bidder at a total contract price of $868,895.37 — well under the budgeted amount in the FY 2025-26 budget.

Staff recommends accepting AS Fornea Construction, LLC's bid and authorizing the contract.

Enclosure (1):

Bid Award Recommendation – Beard + Riser Architects

Enclosure (2):

Certified Bid Tabulation

May 8, 2026

To:
Mark Levy, Director of Special Projects
City of Oxford
107 Courthouse Square
Oxford, MS 38655
mlevy@oxfordms.net

PROJECT: City of Oxford mTrade Park Indoor Practice Facility Renovation
SUBJECT: Bid Award Recommendation

Dear Mark:

On May 7, 2026, at 2:00 P.M., bids were opened and tabulated for the City of Oxford Indoor Practice Facility Renovations project. A total of ten (10) bids were received and evaluated based on their base bid amounts and compliance with bidding requirements.

After a thorough review of the submitted bids, AS Fornea Construction, LLC submitted the lowest base bid.

Their submission included the following required documentation:

- Certificate of Responsibility: No. 17370-MC, which is valid through May 9, 2026.
- Bid Security (5%): Provided by One Liberty.

Based on our review of the bid results and the contractor's qualifications, we find AS Fornea Construction, LLC to be the lowest and best bidder for this project. We recommend that the City of Oxford award the contract for the Indoor Practice Facility Renovations to AS Fornea Construction, LLC in the amount of $868,895.37.

Please contact our office if you have any questions or require additional information regarding this recommendation.

Best regards,

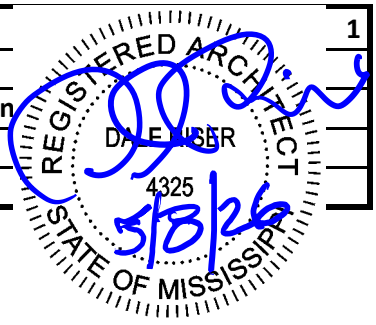
Dale Riser, AIA CSI
Principal Architect
Email : driser@beardriser.com

Distribution

- Beard + Riser File

Confidentiality Notice
This memorandum and any attachments may contain confidential and privileged information intended solely for the use of the individual(s) or entity to whom it is addressed. If you are not the intended recipient, please notify the sender and delete this memorandum. Unauthorized use, disclosure, or distribution is prohibited.

CERTIFIED BID TABULATION FORM			1
Bid Date:	5/7/2026		
Project No.: **Project Title:**	**City of Oxford Indoor Practice Facility Ren**		
Institution/Agency:	City of Oxford		
Professional:	Beard + Riser Architects		



CONTRACTORS	BASE BID				
AS Fornea Construction, LLC	Base Bid:		**$868,895.37**	1 $	+
Certificate of Responsibility No.:	**17370-MC**	COR Expires:	**5/9/2026**	2 $	+
5% Bid Security:	One Liberty	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

A and B Construction Co., Inc.	Base Bid:		**$885,619.00**	1 $	+
Certificate of Responsibility No.:	**12477-MC**	COR Expires:	**10/25/2026**	2 $	+
5% Bid Security:	FCCI	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

Kenneth R. Thompson, Jr., Builder, I	Base Bid:		**$893,356.00**	1 $	
Certificate of Responsibility No.:	**05762-MC**	COR Expires:	**10/8/2026**	2 $	
5% Bid Security:	FCCI	Mech.:		3 $	
		Elect.:			
Addenda Received:	☑	☑	☑		
C & M Builders, Inc.	Base Bid:		**$931,293.00**	1 $	+
Certificate of Responsibility No.:	**10549-MC**	COR Expires:	**4/8/2027**	2 $	+
5% Bid Security:	Berkley	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

RKA Construction, LLC	Base Bid:		**$939,864.00**	1 $	+
Certificate of Responsibility No.:	**24957-MC**	COR Expires:	**8/17/2026**	2 $	+
5% Bid Security:	Great Midwe	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

CLR Construction Group, Inc.	Base Bid:		**$940,000.00**	1 $	+
Certificate of Responsibility No.:	**25106-MC**	COR Expires:	**12/14/2026**	2 $	+
5% Bid Security:	US Fire	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

Beard+Riser
ARCHITECTS

CERTIFIED BID TABULATION FORM					2
Bid Date:	5/7/2026			Time: 2:00 P.M.	
Project No.: **Project Title:**	**City of Oxford Indoor Practice Facility Renovations**				
Institution/Agency:	City of Oxford				
Professional:	Beard + Riser Architects				
Walker General Contractors	Base Bid:		**$988,600.00**	1 $	+
Certificate of Responsibility No.:	**07927-MC**	COR Expires:		2 $	+
5% Bid Security:	Arch	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

Flagstar Construction	Base Bid:		**$1,123,000.00**	1 $	+
Certificate of Responsibility No.:	**10817-MC**	COR Expires:	**4/13/2027**	2 $	+
5% Bid Security:	Arch	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

Tombigbee Contractors, LLC	Base Bid:		**$1,150,000.00**	1 $	+
Certificate of Responsibility No.:	**11621-MC**	COR Expires:	**6/27/2026**	2 $	+
5% Bid Security:	FCCI	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

J.E. Stephens	Base Bid:		**$1,194,000.00**	1 $	+
Certificate of Responsibility No.:	**25436-MC**	COR Expires:		2 $	+
5% Bid Security:	EMC	Mech.:		3 $	+
		Elect.:			
Addenda Received:	☑	☑	☑		

Beard+Riser ARCHITECTS

THE CITY OF
OXFORD

MEMORANDUM

To:	Board of Aldermen
From:	Mark Levy, Director of Special Projects
CC:	Hollis Green, Chief Operating Officer; Amberlyn Liles, Superintendent of Sanitation
Date:	May 19, 2026
Re:	Permission to accept recommendation of final completion for the Oxford Rubbish Site West Expansion project and release retainage to Century Construction.

The Oxford Rubbish Site West Expansion project has been completed by Century Construction for a total contract amount of three hundred forty thousand, seventy-one dollars and twenty-one cents ($340,071.21). This major expansion project was completed ahead of schedule and has been inspected and approved by Russ Twitty, PE with FC&E Engineering, LLC.

Based on the recommendation of the engineer, staff requests that the Board accept final completion of the Oxford Rubbish Site West Expansion project and authorize the release of final payment to Century Construction. The official date of final completion for the record will be May 20, 2026.

It is anticipated that the expanded rubbish site will be open to the public next month at the earliest.

Staff recommends a motion to accept final completion of the Oxford Rubbish Site West Expansion project and authorize the release of final payment (retainage) to Century Construction.

Enclosure (1):

Final Acceptance Recommendation Letter – Russ Twitty, PE, FC&E Engineering, LLC

FC&E Engineering, LLC
Water ▪ Soils ▪ Air ▪ Compliance

May 14, 2026

Ms. Amberlyn Liles, Superintendent
Environmental Services
The City of Oxford
107 Courthouse Square
Oxford, MS 38655

Submitted via email

RE: Oxford Rubbish Site West Expansion
Recommendation to Award Construction Contract

Dear Ms. Liles:

As you are aware, representatives from the City of Oxford (Oxford), Century Construction and FC&E Engineering (FC&E) conducted the Final Acceptance Inspection for the referenced project on May 13, 2026. FC&E finds that the Work is acceptable under the Contract Documents. We are in receipt of the Record Documents required by Section 1.05 of Specification 01 77 00 (Closeout Procedures). FC&E recommends that Oxford make payment of final Pay Application No. 3 in the amount of $17,024.43 (See Attached).

If you have any questions or require additional information, please give me a call at (601) 824-1860.

Sincerely

Russ Twitty, P.E.
FC&E Engineering, LLC

w/ attachment

CC: Mark Levy, City of Oxford
Dalton Lincoln, Century Construction

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 17654

To Owner: City of Oxford
107 Courthouse Square

Oxford, MS 38655

Project 2457. Oxford Rubbish Site West Exansion

Application No.: 3

Period To:

Distribution to :
- ☐ Owner
- ☐ Architect
- ☐ Contractor
- ☐
- ☐

From Contract: Century Construction Group, In
P. O. Box 1366
Tupelo, MS 38802

Via Architect:

Project Nos:

Contract For:

Contract

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum		$340,071.21
2. Net Change By Change Order		$0.00
3. Contract Sum To Date		$340,071.21
4. Total Completed and Stored To Date		$340,488.31
5. Retainage:		
a. 0.00% of Completed Work	$0.00	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$0.00
6. Total Earned Less Retainage		$340,488.31
7. Less Previous Certificates For Payments		$323,463.88
8. Current Payment Due		$17,024.43
9. Balance To Finish, Plus Retainage		-$417.10

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
Net Changes By Change Order	**$0.00**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Century Construction Group, Inc.

By: _____ Date: 5/14/26

State of: Mississippi
County of: Lee
Subscribed and sworn to before me this 14 day of May, 2026
Notary Public: Zachary Patton
My Commission expires: 10/31/2027

Zac Patton

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 379878 ZACHARY PATTON Commission Expires Oct. 31, 2027 LEE COUNTY

Recommended By:
Title: Project Engineer
Date: 5/14/26

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 3
Application Date : 05/14/26
To:
Architect's Project No.:

Invoice # : 17654 **Contract :** 2457. Oxford Rubbish Site West Exansion

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	% (G / C)	Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place	(Not in D or E)	(D+E+F)			
01	Mobilization/Demobilization	31,000.00	31,000.00	0.00	0.00	31,000.00	100.00%	0.00	
02	Surface Preparation	65,820.00	65,820.00	0.00	0.00	65,820.00	100.00%	0.00	
03	Relocate Existing Rubbish	9,407.00	9,407.00	0.00	0.00	9,407.00	100.00%	0.00	
04	Geocomposite Clay Liner Installation	149,220.72	149,220.72	0.00	0.00	149,220.72	100.00%	0.00	
05	Protective Soil Cover Installation	64,123.50	64,123.50	0.00	0.00	64,123.50	100.00%	0.00	
06	Stormwater Management	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00%	0.00	
07	Gross Reciepts Tax	11,499.99	11,917.09	0.00	0.00	11,917.09	103.63%	-417.10	
	Grand Totals	**340,071.21**	**340,488.31**	**0.00**	**0.00**	**340,488.31**	**100.12%**	**-417.10**	**0.00**

THE CITY OF
OXFORD

MEMORANDUM

To:	Board of Aldermen
From:	Mark Levy, Director of Special Projects
CC:	Hollis Green, Chief Operating Officer; Micah Quinn, Conference Center Director
Date:	May 19, 2026
Re:	Consider Change Order #1 in the amount of $34,520.00 for The Conference Center Lighting Upgrade project.

Whitfield Electric was selected as the lowest and best bidder for the Oxford Conference Center Lighting Upgrade project by a significant margin. The base bid amount of $46,270.00 includes upgrades to lighting in all common areas, including the lobby and conference center spaces.

Initially, and primarily due to project timing, the Board did not accept Alternate #1 in the amount of $34,520.00, based on staff's recommendation. After further review of the Conference Center budget — including credits from previous projects and design fees associated with this project — sufficient funds remain available to cover the cost of Alternate #1.

The scope of Alternate #1 includes the replacement of all existing lighting in staff offices, kitchen, conference rooms, and closets with LED fixtures. Given the long-term cost savings associated with the conversion to LED lighting, staff is now requesting Board approval to proceed with this work as Change Order #1 in the amount of $34,520.00. Work is anticipated to begin next week and will be completed within a month.

Staff recommends a motion to approve Change Order #1 with Whitfield Electric in the amount of $34,520.00 for the Conference Center Lighting Upgrade project.

THE CITY OF
OXFORD

MEMORANDUM

To:	Board of Aldermen
From:	Mark Levy, Director of Special Projects
CC:	Hollis Green, Chief Operating Officer; Amberlyn Liles, Sanitation Superintendent
Date:	May 19, 2026
Re:	Consider Addendum #1 to the Debris Removal and Disposal Services Agreement

This addendum to the Debris Removal and Disposal Services Agreement with Looks Great Services of MS, Inc. includes three minor changes for clarity and operational flexibility, with no change to contract pricing:

1. Line Item 1 has been modified to allow debris to be transported directly to a final disposal site ("direct haul"), rather than solely to a temporary staging site.
2. Line Item 3 has been updated with the addition of the word "final" for clarification purposes.
3. Line Items 22–30 have been added to establish hourly rates, providing additional flexibility for future disaster response scenarios.

Staff believes these changes will improve operational clarity and better position the City to respond effectively to future disaster events. The addendum has been reviewed and approved by the City's third party monitoring professional and public assistant consultant.

Staff recommends a motion to authorize the Mayor to execute Addendum #1 to the Debris Removal and Disposal Services Agreement with Looks Great Services of MS, Inc.

Enclosure (1):

Disaster Debris Removal and Disposal Services Agreement Addendum #1

DISASTER DEBRIS REMOVAL AND DISPOSAL SERVICES AGREEMENT-ADDENDUM 1

OWNER: CITY OF OXFORD, MS
CONTRACTOR: LOOKS GREAT SERVICES OF MS, INC.

DISASTER DEBRIS REMOVAL AND DISPOSAL SERVICES AGREEMENT BETWEEN CITY OF OXFORD, MS AND LOOKS GREAT SERVICES OF MS, INC.

Amended Pricing:

This Addendum reflects updates to pricing. Please see the attached amended pricing sheet, which is incorporated herein and supersedes any prior pricing.

ITEM NUMBER	DESCRIPTION	UNIT	UNIT PRICE
1	Loading and Hauling of Eligible Vegetative Debris from ROW to Debris Reduction Site or Disposal Site (any distance)	CY	$ 8.00
2	Demolition of Structure (example: house, trailer, or building)	SF	$ 6.50
3	Collect, Load and Haul to Final Disposal of C&D. Tipping Fees not included (tipping fees either passed through with no markup or billed directly to the City)	CY	$ 8.50
4	Collect, Load and Haul In of C&D from ROW to temporary site.	CY	$ 8.50
5	Load and Haul Out C&D from temporary site to final destination. Tipping fees not included. (tipping fees either passed through no markup or billed directly to the City)	CY	$ 4.00
6	Clearing and preparation of each Debris Reduction Site.	EACH	$ 1.00
7	Operate Debris Reduction Site – Includes Segregation of Debris and Maintenance of Traffic within Site. Includes segregation and compliant storage of any hazardous waste and household hazardous waste that has been incidentally collected	CY	$ 1.50
8	Restoration and Closeout of each Debris Reduction Site.	EACH	$ 750.00
9	Reduction of Vegetative Debris at the Debris Reduction Site by Grinding/Chipping (City will determine grinding, burning or combo both).	CY	$ 4.00
10	Reduction of Vegetative Debris at the Debris Reduction Site by Burning (City will determine grinding, burning or combo both)	CY	$ 0.01
11	Loading, Haul and Final Disposal of Reduced Vegetative Debris (Wood Chips) from Debris Reduction Site (tipping fees separate)	CY	$ 5.75
12a	Load, Haul, and Final Disposal of Reduced Vegetative Debris (Ash) from DRS to Landfill or location other than temporary burn site (includes any required spreading)	CY	$ 0.01
12b	Spread ash to required standards at temporary debris site	CY	$ 0.01
13	Leaning/Hazardous Tree Removal, 6” – 12” (Cut and Drop)	EACH	$ 200.00
14	Leaning/Hazardous Tree Removal, 13” – 23” (Cut and Drop)	EACH	$ 350.00
15	Leaning/Hazardous Tree Removal, 24" - 36” (Cut and Drop)	EACH	$ 600.00

16	Leaning/Hazardous Tree Removal, greater than 36” (Cut and Drop)	EACH	$ 750.00
17	Removal of Hanging Limbs (Hangers) (Per Tree) (Cut and Drop)	EACH	$ 78.00
18	Hazardous Stump Removal – 24” – 35”	EACH	$ 300.00
19	Hazardous Stump Removal – 36” – 48”	EACH	$ 400.00
20	Hazardous Stump Removal – Greater than 48”	EACH	$ 500.00
21	Land Based Loading and Hauling of Eligible Vegetative Debris from Creeks, Canals, Streams, or Utility ROW to TDMS or Disposal Site Per Cubic Yard	CY	$ 18.50
22	Grapple Truck (45 CY+) W/Operator	Hour	$ 265.00
23	Trailer (40 CY +)	Hour	$ 30.00
24	Arial Bucket Truck (55'+) w/Operator	Hour	$ 185.00
25	Skid Steer w/Operator	Hour	$ 175.00
26	Front End Wheel Loader w/Operator	Hour	$ 195.00
27	Laborer w/Chainsaw	Hour	$ 85.00
28	Foreman w/ 1/2 Ton Pick Up Truck	Hour	$ 100.00
29	Superintendent w/ 1/2 Ton Pick Up Truck	Hour	$ 105.00
30	Equipment Transport	Hour	$ 110.00

IN WITNESS WHEREOF, the parties have executed this Addendum as of the dates written below.

OWNER:

City of Oxford, Mississippi

By: _____

Print: _____

Date: _____

LOOKS GREAT SERVICES OF MS, INC.

By: _____

Print: _____

Date: _____

THE CITY OF
OXFORD

MEMORANDUM

To:	Board of Aldermen
From:	Mark Levy, Director of Special Projects
CC:	Hollis Green, Chief Operating Officer; Amberlyn Liles, Superintendent of Sanitation
Date:	May 19, 2026
Re:	Permission to Request Proposals for Non-Disaster Related Bulk Waste Disposal Services

All disaster and storm-related debris removal is currently handled by Looks Great Services of MS, Inc., and includes required third-party monitoring by DebrisTech for FEMA reimbursement purposes. The current request will address non-disaster related bulk waste (such as sofas, refrigerators, general construction debris, and tree debris) which is not eligible for storm damage reimbursement, and therefore falls outside that contract.

The Environmental Services Department is seeking an additional resource to be used on an as-needed basis during periods of high volume or equipment failure. Staff is requesting permission to issue a Request for Proposals for these services. The agreement would be for a two-year term, terminable at will, and the Environmental Services Department would work directly with the selected vendor to determine specific operational needs.

Staff recommends a motion to authorize the issuance of a Request for Proposals for non-disaster related bulk waste disposal services.

OXFORD
DEVELOPMENT
SERVICES

MEMORANDUM

To: Robyn Tannehill, Mayor, & Board of Aldermen

From: John Crawley, P.E., City Engineer

CC: Hollis Green, COO / Rob Neely, P.E.

Date: May 19, 2026

Re: Request Permission to Advertise for Bids,
mTrade Wells No. 3 and No. 4

Engineering and Oxford Utilities request permission to advertise for bids for the above-captioned project. The project is intended to install two additional wells in the mTrade Park area to serve the proposed water treatment plant to be built in the area. The **cost estimate** for this project is **$1,500,000.00**.

OXFORD
DEVELOPMENT
SERVICES

MEMORANDUM

To: Robyn Tannehill, Mayor, & Board of Aldermen

From: John Crawley, P.E., City Engineer

CC: Hollis Green, COO / Rob Neely, P.E.

Date: May 19, 2026

Re: Request Permission to Advertise for Bids,
Pat Patterson Pkwy Water Main Extension Project

Engineering and Oxford Utilities request permission to advertise for bids for the above-captioned project. The project is intended to install a new 20" water main from Highway 314 north along Pat Patterson Parkway to College Hill Road. This project is needed to serve the new water treatment plant to be built in mTrade Park. The **cost estimate** for this project is **$2,900,000.00**.

OXFORD
DEVELOPMENT
SERVICES

MEMORANDUM

To: Robyn Tannehill, Mayor, & Board of Aldermen

From: John Crawley, P.E., City Engineer

CC: Hollis Green, COO / Rob Neely, P.E.

Date: May 19, 2026

Re: Request Permission to Advertise for Bids,
Sandy Cove Sewer Extension Project

Engineering and Oxford Utilities request permission to advertise for bids for the above-captioned project. The project is intended to extend sewer service into an area annexed in 2018. The **cost estimate** for the project is **$150,000.00**.

OXFORD
DEVELOPMENT
SERVICES

MEMORANDUM

To:	**Board of Aldermen**
From:	**John Crawley, City Engineer**
CC:	**Hollis Green, COO** **Shane Fortner, Director, Emergency Management**
Date:	**May 19, 2026**
Re:	**Request Permission to Advertise for Bids for:** **Hazard Mitigation Grant Program Project DR-4576-0030-F** **Flood Threat Recognition System**

Engineering requests permission to advertise for bids for a Flood Threat Recognition System project. This project will be funded, through the Mississippi Emergency Management Agency (MEMA), by a $105,279.92 grant (90% federal/10% city) from the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program, Project DR-4576-0030-F. The Board of Aldermen previously approved the grant at their September 5, 2023, meeting.

OXFORD
DEVELOPMENT
SERVICES

MEMORANDUM

To: Robyn Tannehill, Mayor, & Board of Aldermen

From: John Crawley, P.E., City Engineer

CC: Hollis Green, COO / Rob Neely, P.E.

Date: May 19, 2026

Re: Request Permission to Close Monroe Avenue Between North Lamar and Boure

---

RKA Construction has requested permission to close a section of Monroe Avenue that runs between North Lamar and Boure to connect a new fire sprinkler line to a water main in the street.

The contractor has stated that the work could take up to two days to complete.

Outlook

FW: 201 North Lamar Blvd

From John Crawley <john@oxfordms.net>
Date Wed 5/13/2026 10:23 AM
To Allison Ferris <allison@oxfordms.net>

1 attachment (2 MB)
IMG_6555.jpeg;

From: Jessica Pillow <jessica@rka.build>
Sent: Wednesday, May 13, 2026 8:46 AM
To: John Crawley <john@oxfordms.net>
Subject: 201 North Lamar Blvd

Hey John

I've attached the photo of the area that the fire sprinkler installers will need to dig up to tie the system into the city's water. We have already installed all of the interior infrastructure needed to sprinkle 201 North Lamar - this includes the upstairs space and both stores below (Ginger G and Style Assembly). This area of road is located between The Blind Pig and Ginger G

The sprinkler contractor says it will take them 2-3 days to complete this work and then I will have the road repaired. I'm requesting 5 days to complete this work

Let me know if you need any more information

Thanks!

Jessica Pillow
Senior Project Manager

rka CONSTRUCTION

RKA Construction
265 N Lamar Blvd.
Oxford, MS 38655
228.236.5266(c)
662.839.4606 (o)
www.rka.build

RESIDENTIAL | COMMERCIAL

CITY OF OXFORD, MISSISSIPPI
RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE FY2026 SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT PROGRAM FOR THE WEST JACKSON AVENUE SAFETY AND ROADWAY ENHANCEMENTS

WHEREAS, a notice of funding availability for the fiscal year (FY) 2026 Safe Streets and Roads for All (SS4A) grant program was issued by the USDOT; and,

WHEREAS, the City of Oxford has selected the West Jackson Avenue Safety and Roadway Enhancements to submit to the USDOT for consideration for SS4A implementation funding; and,

WHEREAS, the West Jackson Avenue Safety and Roadway Enhancements is intended to make needed improvements to the roadway to prevent death, serious injury, and property damage involving roadway users, including pedestrians, bicyclists, personal vehicles, motorists, and commercial vehicle operators; and,

WHEREAS, the City of Oxford agrees to provide local matching funds and funds for all other non-eligible project costs up to an amount up to 20% of the total project cost; and,

WHEREAS, the City of Oxford is committed to identifying, securing, and applying financial resources from local, state, and federal sources for implementation and to providing necessary matching funds for the project;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN of the City of Oxford, Mississippi as follows, to-wit:

SECTION l: The Mayor and Board of Aldermen announce their intent to apply for Safe Streets and Roads for All grant program funds to aid the City of Oxford, Mississippi, in the West Jackson Avenue Safety and Roadway Enhancements initiative.

SECTION 2: The Mayor and Board of Aldermen designates the Mayor and the City Engineer to act as a representative of the City in this matter and to execute all necessary forms and documents on behalf of the City.

SO RESOLVED this the _19_ day of _____May_____, 2026.

BY:_____
Mayor Robyn Tannehill

ATTEST: _____
Leslie McCormick, City Clerk