Texas Department of Motor Vehicles

Business Unit # 60800
Purchase Order # 0000018015

Payment Terms:	Freight Terms:	Ship Via:	PCC:	PO Date:	PO End Date:	PO Method:	Dispatch:	Rev Dt:
NET30	FOB Destination	US MAIL	0	08/10/2026	08/31/2027	LS	Dispatch Via Print	

PLEASE NOTE: ADDITIONAL TERMS AND CONDITIONS MAY BE LISTED AT THE END OF THE PURCHASE ORDER.

Vendor: WHEATLAND DUNCANVILLE LLC
544 E WHEATLAND RD
DUNCANVILLE TX 75116-4831
United States

Ship To: 1P00 - TxDMV Warehouse
4000 Jackson Avenue
Austin TX 78731
United States

Ship To Attention: Brandy Monique Garcia

Bill To: 4000 Jackson Avenue
Austin TX 78731
United States

Vendor ID: 1881595914 5 000

Purchaser: Jason K Adams
Phone: 512/465-4181
Fax: 512/465-5641

Bill To Fax:

Email: jason.adams@txdmv.gov

Bill To Email: DMV_FIN-INVOICES@TxDMV.gov

PO Information:

Lease Payments:
TX Gov Code, Sec. 2167.002, Lease payments for district office space for certain agencies and programs.

The first eligible CPI rent adjustment for this lease will be May 1, 2026, based upon the percent change in the CPI from February 2025 and February 2026, using a Base Factor of 25%. Each succeeding year, the same procedure, as outlined above will be used.

Lease Term: May 1, 2025 through April 30, 2035
Lease Location: Dallas South Regional Service Center
Department of Motor Vehicles
562 East Wheatland Road
Duncanville, TX 75116

Months 1-4: May 1, 2025 through August 31, 2025 under PO #0000015975.
Months 5-16: September 1, 2025 through August 31, 2026 under PO #0000016453.
Months 17-28: September 1, 2026 through August 31, 2027 under PO #0000018015.
Months 29-40: September 1, 2027 through August 31, 2028
Months 41-52: September 1, 2028 through August 31, 2029
Months 53-64: September 1, 2029 through August 31, 2030
Months 65-76: September 1, 2030 through August 31, 2031
Months 77-88: September 1, 2031 through August 31, 2032
Months 89-100: September 1, 2032 through August 31, 2033
Months 101-112: September 1, 2033 through August 31, 2034
Months 113-120: September 1, 2034 through April 30, 2035

Change Orders:
Change orders will be allowed only if unforeseen conditions arise such as, but not limited to, increasing or decreasing quantities or if the department needs dictate changes. All changes shall be in the scope of original work. No verbal change orders shall be permitted. All change orders must be in writing with a Purchase Order Change Notice (POCN) issued by TxDMV Purchasing Section.

Payment:
Payment will be made in accordance with the Texas Prompt Payment Act, TGC, Subtitle F, Chapter 2251. Vendor shall submit one copy of a correct itemized invoice showing the purchase order number, payee ID., remit to address, and phone number on invoice. Vendors may submit an electronic invoice. All electronic invoices shall be sent to DMV_FIN-INVOICES@txdmv.gov (note: There is an underscore "_" between DMV and FIN). All invoices received at the email address will be filed for future reference and you will receive a receipt confirmation email. To avoid the confusion of duplicate invoices, please do not send other copies of this invoice via regular mail, fax or other means. On emails for electronic invoices, include the company name (as it appears on the invoice) and the purchase order number in the subject line to assist in identifying and processing your invoices in a timely manner. TxDMV will not incur any penalty for late payment if payment is made in 30 days or less from receipt of goods or services and a correct invoice, whichever is later.
Note: Warrants will not be issued to a vendor without a current Texas Identification Number.

Authorized Signature

Jason Adams, MS, CTCM, CTCD

08/10/2026

Special Payment Notes (Advance Payment, Payment Type, etc.)

Quantity(ies):
Quantities are estimated: TxDMV does not guarantee to purchase any minimum or maximum quantity. TxDMV reserves the right to increase or decrease the quantity(ies) of the purchase order at the same original terms and conditions. The vendor will be notified in writing by purchase order change notice of any requirements for any increased or decreased quantity(ies).

Delivery:
Delivery of goods shall be in accordance with the delivery requirements of this purchase order, any underlying or associated contract for the goods being purchased and any other requirements set for by TxDMV or state law. Upon delivery, the bill of lading shall include at a minimum the following information: TxDMV Division and Contact Name, TxDMV Purchase Order number, Delivery Address, Vendor contact information and return address. If the vendor has an updated delivery schedule or more accurate delivery date, the vendor shall notify the TxDMV contact immediately. Enter any other special delivery requirements.

Additionally, this Purchase Order is governed by the current TxDMV Contract Affirmations and TxDMV Contract Terms and Conditions, unless modified by Supplemental Conditions approved and provided by TxDMV. If this PO contains goods or services purchased from a DIR Cooperative Contract, the purchase is governed by the current TxDMV Supplemental Terms and Conditions with Affirmations for Purchases through the DIR Cooperative Contracts Program. These documents can be found at: http://www.txdmv.gov/contractors-vendors. For the avoidance of doubt, unless expressly stated otherwise in this Purchase Order or a TxDMV signature document, in the event of a conflict, ambiguity, or inconsistency between or among any Purchase Order documents, all TxDMV documents take precedence over the Contractors documents, if any.

TxDMV Contract Representative:
Lori Burns
Lori.Burns@TxDMV.gov
(512) 465-4081

Alternate TxDMV Contact:
Brandy Garcia
Brandy.Garcia@txdmv.gov
512-465-1261

Texas Facilities Commission Contact:
Amanda Brainard
amanda.brainard@tfc.texas.gov
(512) 463-3328

Lessor Contact:
Wheatland Duncanville, LLC
Attn: Monte Anderson, President
544 E. Wheatland Rd.
Duncanville, TX 75116
Tel: 972-283-1111
Email: monte@optionsre.com

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	Dallas RSC Lease - 20764 Duncanville	30103	971/45	12.0000	MO	$22,366.85000	$268,402.20	08/10/2026

Schedule Total $268,402.20

Contract ID:
0000015975

ReqID:
0000018933

Current Lease: 09/01/2026 to 08/31/2027

Overall Lease: 05/01/2025 to 04/30/2035

Item Total for Line # 1 $268,402.20

Total PO Amount $268,402.20

All Shipments, Shipping papers, invoices and correspondence must be identified with our Purchase Order Number. Over shipments will not be accepted unless authorized by Purchaser prior to Shipment.

Authorized Signature
Laura Adams, MS, CTCM, CTCD
08/10/2026

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Texas Department of Motor Vehicles Standard Terms and Conditions can be found at: http://www.txdmv.gov/contractors-vendors

Authorized Signature

Laura Adams, MS, CTCM, CTCD

08/10/2026