

# About The Community



## HICKORY HILL

### NEIGHBORHOOD

Explore exceptional new homes in Sherman at Hickory Hill by Century Communities! With an inspired lineup of floor plans—boasting contemporary open-concept layouts and desirable included features—this exciting new community offers something for everyone. You'll also love a prime location near shopping, dining and more. Contact us today and discover all that Hickory Hill has to offer.

### ESTIMATED PROPERTY TAXES

The estimated property tax rate is approximately 1.97%.\* You may qualify for one or more possible homestead exemptions that could reduce the expected tax due. You should consult with your own tax professional to determine the amount of the estimated and actual tax rate and amount.

### HOMEOWNERS ASSOCIATION DUES

HOA assessment is \$450 per year\*\*

### MANAGEMENT COMPANY

Neighborhood Mgmt. Co.  
972-359-1548 | [Customercare@nmitx.com](mailto:Customercare@nmitx.com)

### NEIGHBORHOOD UTILITIES

#### Electricity

[www.powertochoose.org](http://www.powertochoose.org)

#### Gas

Atmos (888) 286-6700

#### Water | Sewer | Trash | Recycling

City of Sherman (903) 892-7237

#### Internet & Phone

Sparklight (855) 692-4113

#### U.S. Postal Office

[www.usps.com](http://www.usps.com)

#### Emergency

Fire | Police: 911

#### Non-Emergency

Sherman Police Department (903) 892-7290

### SCHOOLS

As residents of Hickory Hill community, your children may attend the following S&S Independent School District public schools:

S&S Elementary K - 4<sup>th</sup> Grade

S&S Middle School 5<sup>th</sup> Grade - 8<sup>th</sup> Grade

S&S High School 9<sup>th</sup> Grade - 12<sup>th</sup> Grade

\*Estimated property tax as of 10/27/2025. \*\*Homeowners Association Fees are subject to periodic adjustment. Century Home Connect® devices installed in your home that are connected to the internet, may collect information about you and your use of the device. This automated information is collected, used and analyzed by the third-party providers of the devices and is governed by the terms, conditions, policies and practices of such third-party providers only. Visit <https://www.centurycommunities.com/chc> for full details. Atmos Gas is a registered mark of Atmos Gas. Atmos Gas is not affiliated with Seller and does not sponsor, endorse, approve or have any responsibility for this promotion. Prices, plans, dues, taxes and terms are effective on the date of publication and subject to change without notice. Century Communities does not represent and cannot guarantee to potential buyers that the project will be serviced by any particular public school/school district or, once serviced by a particular school/school district, that the same school/school district will service the project for any particular period of time. Schools that your children are eligible to attend may change over time. You should independently confirm which schools and districts serve the project and learn more information about the school district's boundary change process prior to executing a purchase contract. ©10/2025 Century Communities, Inc.

