ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS IN IMPROVEMENT AREA A-2, A-3.1, A-3.2 AND A-4 IN THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas (the "**City**"), received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the "**Act**") requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Solterra Public Improvement District (the "**District**"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Dallas Central Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on March 1, 2021, the City Council accepted the Petition and called a public hearing for April 5, 2021, on the creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on March 18, 2021; and

WHEREAS, on March 17, 2021, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act that such owners had actual knowledge of the public hearing to be held on April 5, 2021; and

WHEREAS, on April 5, 2021, after due notice, the City Council of the City (the "**City Council**") opened a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and approved a Resolution creating the Solterra Public Improvement District; and

WHEREAS, on April 15, 2021, the City published the Authorization in a newspaper of general circulation in the City; and

WHEREAS, on October 6, 2025, the City approved a Resolution calling a public hearing for October 20, 2025 (the "**Assessment Hearing**"), on the levy of Assessments in Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District (collectively, the "**Assessments**"); and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Improvement Area A-2 Assessment Roll, Improvement Area A-3.1 Assessment Roll, Improvement Area A-3.2 Assessment Roll and Improvement Area A-4 Assessment Roll (together, the "**Assessment Rolls**") attached to the Service and Assessment Plan and the levy of Assessments on property in Improvement Area A-2, Improvement Area A-3.1 Improvement Area A-3.2 and Improvement Area A-4 of the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at 7:00 p.m. on the 20th day of October 2025, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Rolls, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of certain public improvements within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4, as set forth in the Service and Assessment Plan (collectively, the "**Authorized Improvements**"), the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the developer of property within the District as described in the Service and Assessment Plan for the District is ready to commence the construction and acquisition of the Authorized Improvements within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District; and

WHEREAS, the City wishes to levy assessments on certain property within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District for the Authorized Improvements within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and Assessment Rolls attached thereto should be approved and that the Assessments should be levied on property within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District as provided in this Ordinance and the Service and Assessment Plan and the Assessment Rolls; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the

allocation of the costs of the Authorized Improvements within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District the Assessment Rolls or the levy of Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act.

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

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as **EXHIBIT A**.

Section 3. Findings. The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The City Council hereby finds, determined and orders, as follows:

a. The apportionment of the Costs of the Authorized Improvements, and the Annual Collection Costs pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Authorized Improvements in Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 as identified in the Service and Assessment Plan, and is hereby approved;

b. The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;

c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements;

d. All of the real property in the District which is being assessed in the amounts shown in the Service and Assessment Plan and the Assessment Rolls will be benefited by the Authorized Improvements in Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4, as proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

e. The method of apportionment of the costs of the Authorized Improvements and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Annual Collection Costs on property similarly benefited in Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4, and results in a reasonable classification and formula for the apportionment of the costs;

f. The Service and Assessment Plan should be approved as the service plan and assessment plan for Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District, as described in Sections 372.013 and 372.014 of the Act;

g. The Assessment Rolls in the forms attached to the Service and Assessment Plan should be approved as the respective assessment rolls for Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District;

h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for the area within the District; and

i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as (i) a service plan and an assessment plan for the Authorized Improvements within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District and (ii) an annual update to the service plan, assessment plan and assessment rolls for Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3.

Section 5. Assessment Rolls. The Assessment Rolls are hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

a. The City Council hereby levies Assessments on each Assessed Property located within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of District, as shown and described in the Service and Assessment Plan and the Assessment Rolls, in the respective amounts shown on the respective Assessment Roll, as special assessments on the properties within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2 and Improvement Area A-4 of the District as set forth in the Service and Assessment Plan and the Assessment Rolls.

b. The levy of the Assessments shall be effective on the date of execution of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.

c. The collection of the Assessments shall be as described in the Service and Assessment Plan.

d. Each Assessment may be pre-paid or paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

e. Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

f. Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

g. The Annual Collection Costs for Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Authorized Improvements is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner (the "**Owner**") of any Assessed Property may prepay the Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Assessed Property intend for the obligations, covenants and burdens on the Owners of Assessed Property, including without limitation such Owner's obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same

period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

a. Administrator. The City shall administer the Service and Assessment Plan and the Assessments levied by this Ordinance. The City has appointed a third-party administrator (the "**Administrator**") to administer the Service and Assessment Plan and the Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such services shall constitute an Annual Collection Cost.

b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Annual Collection Cost.

Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Section 13. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 14. Effective Date. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 20th day of October 2025.

_____
Daniel Alemán, Jr.
Mayor

ATTEST:

_____
Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

_____
David L. Paschall
City Attorney

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Daniel Aleman Jr., Mayor of the City of Mesquite, Texas, known to me to be the person who signed the above and acknowledged to me that such person executed the above and foregoing certificate in my presence and for the purposes stated therein.

Given under my hand and seal of office this _____.

By: _____
Notary Public, State of Texas:

[NOTARY SEAL]

EXHIBIT A

SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLLS (IMPROVEMENT AREA A-2, IMPROVEMENT AREA A-3.1, IMPROVEMENT AREA A-3.2 AND IMPROVEMENT AREA A-4)

Solterra Public Improvement District

2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

OCTOBER 20, 2025

AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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INTRODUCTION

Capitalized terms used in this 2025 A&R Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2025 A&R Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," an "Exhibit," or an "Appendix" shall be a reference to a Section of this 2025 A&R Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2025 A&R Service and Assessment Plan for all purposes.

On April 5, 2021, the City Council passed and approved Resolution No. 15-2021 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 1,424.398 acres located within the corporate limits of the City, as described by the legal description on **Exhibit V-1** and depicted on **Exhibit A-1.**

On July 7, 2023, the City Council approved the 2023 Service and Assessment Plan and levied the Assessments to finance certain Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving the 2023 Assessment Ordinance. The 2023 Service and Assessment Plan identified certain Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll for Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area C-1, Improvement Area C-2, and Improvement Area C-3 identifying the Assessment on each Parcel of Assessed Property within each improvement area, based on the method of assessment identified in the 2023 Service and Assessment Plan.

On August 19, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by approving Ordinance No. 5129, which updated the Assessment Rolls for 2024.

On October 7, 2024, the City Council approved the 2024 A&R Service and Assessment Plan by approving Ordinance No. 5142. The 2024 A&R Service and Assessment Plan replaced the 2023 Service and Assessment Plan in its entirety, including any previously approved Annual Service Plan Updates by the City Council, for the purposes of: (1) reflecting the issuance of the Improvement Area C-3 Bonds and (2) updating the Assessment Rolls for 2024.

This 2025 A&R Service and Assessment Plan serves to replace the 2024 A&R Service and Assessment Plan in its entirety, including any previously approved Annual Service Plan Updates by the City Council, for the purposes of (1) updating the Assessment Rolls for 2025; (2) identifying

the (i) Improvement Area A-2 Projects, (ii) Improvement Area A-3.1 Projects, (iii) Improvement Area A-3.2 Projects, (iv) Improvement Area A-4 Projects, (v) Improvement Area A-5 Projects, and (vi) Improvement Area C-4 Projects to be constructed in the District; (3) identifying the costs of the (i) Improvement Area A-2 Projects, (ii) Improvement Area A-3.1 Projects, (iii) Improvement Area A-3.2 Projects, (iv) Improvement Area A-4 Projects, (v) Improvement Area A-5 Projects, and (vi) Improvement Area C-4 Projects; (4) identifying the indebtedness to be incurred for the (i) Improvement Area A-2 Projects, (ii) Improvement Area A-3.1 Projects, (iii) Improvement Area A-3.2 Projects, (iv) Improvement Area A-4 Projects, (v) Improvement Area A-5 Projects, and (vi) Improvement Area C-4 Projects, and the manner of assessing the Assessed Property for the costs of the (i) Improvement Area A-2 Projects, (ii) Improvement Area A-3.1 Projects, (iii) Improvement Area A-3.2 Projects, (iv) Improvement Area A-4 Projects, (v) Improvement Area A-5 Projects, and (vi) Improvement Area C-4 Projects; (5) levying the Improvement Area A-2 Assessments for the Improvement Area A-2 Assessed Property; (6) levying the Improvement Area A-3.1 Assessments for the Improvement Area A-3.1 Assessed Property; (7) levying the Improvement Area A-3.2 Assessments for the Improvement Area A-3.2 Assessed Property; (8) levying the Improvement Area A-4 Assessments for the Improvement Area A-4 Assessed Property; (9) levying the Improvement Area A-5 Assessments for the Improvement Area A-5 Assessed Property; (10) levying the Improvement Area C-4 Assessments for the Improvement Area C-4 Assessed Property; and (11) approving the (i) Improvement Area A-2 Assessment Roll, (ii) Improvement Area A-3.1 Assessment Roll, (iii) Improvement Area A-3.2 Assessment Roll, (iv) Improvement Area A-4 Assessment Roll, (v) Improvement Area A-5 Assessment Roll, and (vi) Improvement Area C-4 Assessment Roll.

The PID Act requires a Service Plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice form is attached as **Appendix B.**

The PID Act requires that the Service Plan include an Assessment Plan that apportions the Actual Costs of the Authorized Improvements to be assessed against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Assessment Roll for Improvement Area A-1.1 is included as **Exhibit G-1.** The Assessment Roll for Improvement Area A-1.2 is included as **Exhibit H-1.** The Assessment Roll for Improvement Area A-1.3 is included as **Exhibit I-1.** The Assessment

Roll for Improvement Area A-2 is included as **Exhibit J-1.** The Assessment Roll for Improvement Area A-3.1 is included as **Exhibit K-1.** The Assessment Roll for Improvement Area A-3.2 is included as **Exhibit L-1.** The Assessment Roll for Improvement Area A-4 is included as **Exhibit M-1.** The Assessment Roll for Improvement Area A-5 is included as **Exhibit N-1.** The Assessment Roll for Improvement Area C-1 is included as **Exhibit O-1.** The Assessment Roll for Improvement Area C-2 is included as **Exhibit P-1.** The Assessment Roll for Improvement Area C-3 is included as **Exhibit Q-1**. The Assessment Roll for Improvement Area C-4 is included as **Exhibit R-1**.

[Remainder of page intentionally left blank.]

SECTION I: DEFINITIONS

"2023 Assessment Ordinance" means Ordinance No. 5031 approved and adopted by the City Council on July 17, 2023, which levied the Improvement Area A-1.1 Assessment, Improvement Area A-1.2 Assessment, Improvement Area A-1.3 Assessment, Improvement Area C-1 Assessment, Improvement Area C-2 Assessment, and Improvement Area C-3 Assessment against Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area C-1, Improvement Area C-2, and Improvement Area C-3, respectively, and approved the 2023 Service and Assessment Plan.

"2023 Service and Assessment Plan" means the Solterra Public Improvement District Final Service and Assessment Plan that was approved by the City Council on July 17, 2023.

"2024 A&R Service and Assessment Plan" means the Solterra Public Improvement District 2024 Amended and Restated Service and Assessment Plan that was approved by the City Council on October 7, 2024, which (1) replaced the 2023 Service and Assessment Plan in its entirety, (2) reflected the issuance of the Improvement Area C-3 Bonds, and (3) updated the Assessment Rolls for 2024.

"2025 A&R Service and Assessment Plan" means this Solterra Public Improvement District 2025 Amended and Restated Service and Assessment Plan as updated, amended, and supplemented from time to time, which is to replace in its entirety the 2024 A&R Service and Assessment Plan, which (1) reflects the levy of the Improvement Area A-2 Assessments, the Improvement Area A-3.1 Assessments, the Improvement Area A-3.2 Assessments, the Improvement Area A-4 Assessments, the Improvement Area A-5 Assessments, and the Improvement Area C-4 Assessments; and (2) updates the Assessment Rolls for 2025.

"2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4)" means the Assessment Ordinance approved and adopted by the City Council on October 20, 2025, which levied the Improvement Area A-2 Assessment, Improvement Area A-3.1 Assessment, Improvement Area A-3.2 Assessment, and Improvement Area A-4 Assessment, respectively, and approved this 2025 A&R Service and Assessment Plan.

"2025 Assessment Ordinance (A-5)" means the Assessment Ordinance approved and adopted by the City Council on October 20, 2025, which levied the Improvement Area A-5 Assessment and approved this 2025 A&R Service and Assessment Plan.

"2025 Assessment Ordinance (C-4)" means the Assessment Ordinance approved and adopted by the City Council on October 20, 2025, which levied the Improvement Area C-4 Assessment and approved this 2025 A&R Service and Assessment Plan.

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developers, (either directly or through affiliates), including : (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, owing to contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental fees and charges and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if the Developer is serving as construction manager but not the general contractor.

"Additional Interest" means the amount collected by the application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation, the Improvement Area A-5 Reimbursement Obligation, or the Improvement Area C-4 Reimbursement Obligation.

"Administrator" means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 A&R Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2025 A&R Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City's continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual

Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the PID Bonds, if applicable. The principal and interest amount in an Annual Installment may be reduced by the TIRZ No. 15 Annual Credit Amount.

"Annual Service Plan Update" means an update to this 2025 A&R Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Apportioned Property" means any Parcel within the District against which the costs of the Authorized Improvements are apportioned based on special conferred benefit and against which an Assessment is anticipated to be levied, but has not yet been levied.

"Apportionment of Costs" means an amount allocated by this 2025 A&R Service and Assessment Plan to a Parcel within the District for future Authorized Improvement costs, other than Non-Benefited Property, subject to a future levy of Assessments by the City, as shown on **Exhibit B-7**, and also subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel of Assessed Property, to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, and is subject to reallocation upon the subdivision of such Parcel of Assessed Property or reduction according to the provisions herein and in the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

"Assessment Roll" means any assessment roll for the Assessed Property, including the Improvement Area A-1.1 Assessment Roll, Improvement Area A-1.2 Assessment Roll, Improvement Area A-1.3 Assessment Roll, Improvement Area A-2 Assessment Roll, Improvement Area A-3.1 Assessment Roll, Improvement Area A-3.2 Assessment Roll, Improvement Area A-4

Assessment Roll, Improvement Area A-5 Assessment Roll, Improvement Area C-1 Assessment Roll, Improvement Area C-2 Assessment Roll, Improvement Area C-3 Assessment Roll, and Improvement Area C-4 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in any Annual Service Plan Updates.

"Authorized Improvements" means the improvements authorized by Section 372.003 of the PID Act, including Improvement Zone A Improvements, Improvement Area A-1 Improvements, Improvement Area A-2 Improvements, Improvement Area A-3.1 Improvements, Improvement Area A-3.2 Improvements, Improvement Area A-4 Improvements, Improvement Zone C Improvements, Improvement Area C-1 Improvements, Improvement Area C-2 Improvements, Improvement Area C-3 Improvements, Improvement Area C-4 Improvements, Major Improvements, Bond Issuance Costs, and Annual Collection Costs, as described in **Section III**, and as further depicted on **Exhibit S-1**, **Exhibit S-2**, **Exhibit S-3**, **Exhibit S-4**, **Exhibit S-5**, **Exhibit S-6**, **Exhibit S-7**, **Exhibit S-8**, **Exhibit S-9**, **Exhibit S-10**, **Exhibit S-11**, and **Exhibit S-12**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, initial trustee fee, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter's discount, underwriter's counsel, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

"City" means the City of Mesquite, Texas.

"City Council" means the governing body of the City.

"County" means Dallas County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2025 A&R Service and Assessment Plan, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"**Developer(s)**" means an individual or entity that intends to develop property in the District for the ultimate purpose of transferring title to end users, including the Master Developer, Improvement Zone A Developer, and Improvement Zone C Developer, and any successor or assigns thereof.

"District" means the Solterra Public Improvement District containing approximately 1,424.398 acres located within the corporate limits of the City, and more specifically described in **Exhibit V-1** and depicted on **Exhibit A-1**.

"District Formation Expenses" means the costs associated with forming the District, including, but not limited to, attorney fees, and any other cost or expense incurred by the City, Developer, and any successors directly associated with the establishment of the District.

"Engineer's Report" means the report provided by a licensed professional engineer that describes the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A** for the Improvement Area A-2 Improvements, Improvement Area A-3.1 Improvements, Improvement Area A-3.2 Improvements, Improvement Area A-4 Improvements, and Improvement Area C-4 Improvements. See **Appendix A** of the 2023 Service and Assessment Plan for the Engineer's Report for Improvement Zone A Improvements, Improvement Area A-1 Improvements, Improvement Zone C Improvements, Improvement Area C-1 Improvements, Improvement Area C-2 Improvements, Improvement Area C-3 Improvements, and Major Improvements**.**

"Estimated Buildout Value" means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Developers and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E-1** and **Exhibit E-2.** The Estimated Buildout Value for all the Assessed Property within Improvement Zone A and Improvement Zone C will remain consistent as shown on **Exhibit E-1** and **Exhibit E-2**, respectively, unless provided with an updated appraisal by an independent third-party.

"First Year Annual Collection Costs" means the estimated Annual Collection Costs to be accrued prior to collection of the first Annual Installment of the Assessment securing the applicable PID Bonds, as shown on **Exhibit D-1**, **Exhibit D-2**, **Exhibit D-3**, and **Exhibit D-4**. The "Deposit to Administrative Fund" is the First Year Annual Collection Costs.

"Improvement Area A-1 Bonds" means those certain "City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2023 (Solterra Public Improvement District Improvement Area A-1 Projects)" that are secured by Improvement Area A-1.1 Assessments, Improvement Area A-1.2 Assessments, and Improvement Area A-1.3 Assessments.

"Improvement Area A-1 Improvements" means the Authorized Improvements which only benefit the Improvement Area A-1.1 Assessed Property, the Improvement Area A-1.2 Assessed Property, the Improvement Area A-1.3 Assessed Property, and the Improvement Area A-5 Assessed Property, as further described in **Section III.B**, **Exhibit B-8**, and depicted on **Exhibit S-2.**

"Improvement Area A-1.1" means approximately 69.573 acres located within Improvement Area A-1, more specifically described in **Exhibit V-3** and depicted on **Exhibit A-3**.

"Improvement Area A-1.1 Annual Installment" means the Annual Installment of the Improvement Area A-1.1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) the pro rata portion of the Annual Collection Costs based on outstanding Assessment related to the Improvement Area A-1 Bonds attributable to Improvement Area A-1.1; and (4) the pro rata portion of the Additional Interest based on outstanding Assessment related to Improvement Area A-1.1, as shown on **Exhibit G-2**. The principal and interest amount of the Improvement Area A-1.1 Assessments may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**.

"Improvement Area A-1.1 Assessed Property" means any Parcel within Improvement Area A-1.1 against which an Improvement Area A-1.1 Assessment is levied.

"Improvement Area A-1.1 Assessment" means an Assessment levied against Improvement Area A-1.1 Assessed Property, related to the Improvement Area A-1.1 Projects, and imposed pursuant to the 2023 Assessment Ordinance and the provisions herein, as shown on the Improvement Area A-1.1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area A-1.1 Assessment Roll" means the Assessment Roll for the Improvement Area A-1.1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area A-1.1 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit G-1.**

"Improvement Area A-1.1 Initial Parcel" means all of the Improvement Area A-1.1 Assessed Property, which is described on **Exhibit V-3**, and generally depicted on **Exhibit A-3,** against which the entire Improvement Area A-1.1 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance.

"Improvement Area A-1.1 Projects" means collectively, (1) the pro rata portion of the Improvement Zone A Improvements allocable to Improvement Area A-1.1; (2) the pro rata portion of the Improvement Area A-1 Improvements allocable to Improvement Area A-1.1; (3) the pro rata portion of the Major Improvements allocable to Improvement Area A-1.1; (4) the pro rata portion of the First Year Annual Collection Costs based on outstanding Assessment related to the Improvement Area A-1 Bonds; and (5) the pro rata portion of the Bond Issuance Costs based on outstanding Assessment incurred in connection with the issuance of Improvement Area A-1 Bonds.

"Improvement Area A-1.2" means approximately 123.110 acres located within the Improvement Area A-1, more specifically described in **Exhibit V-4** and depicted on **Exhibit A-4**.

"Improvement Area A-1.2 Annual Installment" means the Annual Installment of the Improvement Area A-1.2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) the pro rata portion of the Annual Collection Costs based on outstanding Assessment related to the Improvement Area A-1 Bonds attributable to Improvement Area A-1.2; and (4) the pro rata portion of the Additional Interest based on outstanding Assessment related to Improvement Area A-1.2, as shown on **Exhibit H-2**. The principal and interest amount of the Improvement Area A-1.2 Assessments may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**.

"Improvement Area A-1.2 Assessed Property" means any Parcel within Improvement Area A-1.2 against which an Improvement Area A-1.2 Assessment is levied.

"Improvement Area A-1.2 Assessment" means an Assessment levied against Improvement Area A-1.2 Assessed Property, related to the Improvement Area A-1.2 Projects, and imposed pursuant to the 2023 Assessment Ordinance and the provisions herein, as shown on the Improvement Area A-1.2 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area A-1.2 Assessment Roll" means the Assessment Roll for the Improvement Area A-1.2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area A-1.2 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit H-1.**

"Improvement Area A-1.2 Initial Parcel" means all of the Improvement Area A-1.2 Assessed Property, which is described on **Exhibit V-4**, and generally depicted on **Exhibit A-4,** against which the entire Improvement Area A-1.2 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance.

"Improvement Area A-1.2 Projects" means collectively, (1) the pro rata portion of the Improvement Zone A Improvements allocable to Improvement Area A-1.2; (2) the pro rata portion of the Improvement Area A-1 Improvements allocable to Improvement Area A-1.2; (3) the pro rata portion of the Major Improvements allocable to Improvement Area A-1.2; (4) the pro rata portion of the First Year Annual Collection Costs based on outstanding Assessment related to the Improvement Area A-1 Bonds; and (5) the pro rata portion of the Bond Issuance Costs based on outstanding Assessment incurred in connection with the issuance of Improvement Area A-1 Bonds.

"Improvement Area A-1.3" means approximately 17.153 acres located within the District, more specifically described in **Exhibit V-5** and depicted on **Exhibit A-5**.

"Improvement Area A-1.3 Annual Installment" means the Annual Installment of the Improvement Area A-1.3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) the pro rata portion of the Annual Collection Costs based on outstanding Assessment related to the Improvement Area A-1 Bonds attributable to Improvement Area A-1.3; and (4) the pro rata portion of the Additional Interest based on outstanding Assessment related to Improvement Area A-1.3, as shown on **Exhibit I-2**. The principal and interest amount of the Improvement Area A-1.3 Assessments may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**.

"Improvement Area A-1.3 Assessed Property" means any Parcel within Improvement Area A-1.3 against which an Improvement Area A-1.3 Assessment is levied.

"Improvement Area A-1.3 Assessment" means an Assessment levied against Improvement Area A-1.3 Assessed Property, related to the Improvement Area A-1.3 Projects, and imposed pursuant to the 2023 Assessment Ordinance and the provisions herein, as shown on the Improvement Area A-1.3 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area A-1.3 Assessment Roll" means the Assessment Roll for the Improvement Area A-1.3 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area A-1.3 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit I-1.**

"Improvement Area A-1.3 Initial Parcel" means all of the Improvement Area A-1.3 Assessed Property, which is described on **Exhibit V-5**, and generally depicted on **Exhibit A-5,** against which the entire Improvement Area A-1.3 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance.

"Improvement Area A-1.3 Projects" means collectively, (1) the pro rata portion of the Improvement Zone A Improvements allocable to Improvement Area A-1.3; (2) the pro rata portion of the Improvement Area A-1 Improvements allocable to Improvement Area A-1.3; (3) the pro rata portion of the Major Improvements allocable to Improvement Area A-1.3; (4) the pro rata portion of the First Year Annual Collection Costs based on outstanding Assessment related to the Improvement Area A-1 Bonds; and (5) the pro rata portion of the Bond Issuance Costs based on outstanding Assessment incurred in connection with the issuance of Improvement Area A-1 Bonds.

"Improvement Area A-2" means approximately 52.080 acres located within the District, more specifically described in **Exhibit V-6** and depicted on **Exhibit A-6**.

"Improvement Area A-2 Annual Installment" means the Annual Installment of the Improvement Area A-2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area A-2; and (4) the pro rata portion of the Additional Interest based on outstanding Assessments related to Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, when issued, as shown on **Exhibit J-2.** The principal and interest amount of the Improvement Area A-2 Assessment may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**. Additional Interest is not charged on the Improvement Area A-2 Assessments which secure a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation, but will be included in future Improvement Area A-2 Annual Installments in the event Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued.

"Improvement Area A-2 Assessed Property" means any Parcel within Improvement Area A-2 against which an Improvement Area A-2 Assessment is levied.

"Improvement Area A-2 Assessment" means an Assessment levied against Improvement Area A-2 Assessed Property, related to the Improvement Area A-2 Projects, and imposed pursuant to the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) and the provisions herein, as shown on the Improvement Area A-2 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area A-2 Assessment Roll" means the Assessment Roll for the Improvement Area A-2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area A-2 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit J-1.**

"Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds" means those certain "City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2025 (Solterra Public Improvement District Improvement Area A-2-A-4 Project)" or such bonds as are issued that are anticipated to be secured by Improvement Area A-2 Assessments, Improvement Area A-3.1 Assessments, Improvement Area A-3.2 Assessments, and Improvement Area A-4 Assessments, respectively and expected to be issued in calendar year 2025.

"Improvement Area A-2 Improvements" means the Authorized Improvements which only benefit the Improvement Area A-2 Assessed Property, as further described in **Section III.C** and depicted on **Exhibit S-3.**

"Improvement Area A-2 Initial Parcel" means all of the Improvement Area A-2 Assessed Property against, which is described on **Exhibit V-6**, and generally depicted on **Exhibit A-6**, against which the entire Improvement Area A-2 Assessment was levied at the time the City Council approved

the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), as shown in the Improvement Area A-2 Assessment Roll.

"Improvement Area A-2 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area A-2; (2) the pro rata portion of the Improvement Zone A Improvements allocable to Improvement Area A-2; (3) the Improvement Area A-2 Improvements; (4) the allocable portion of the Bond Issuance Costs of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds related to Improvement Area A-2; and (5) the allocable portion of the First Year Annual Collection Costs related to Improvement Area A-2 in connection with the Improvement Area A-2.

"Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Agreement" means that certain "City of Mesquite, Solterra Public Improvement District Improvement Area A-2, A-3.1, A-3.2, and A-4 Reimbursement Agreement," effective October 20, 2025, by and between the City and the Master Developer, either directly or through affiliates, in which the Master Developer agrees to construct the public improvements of the Improvement Area A-2 Projects, Improvement Area A-3.1 Projects, Improvement Area A-3.2 Projects, and Improvement Area A-4 Projects, and to fund certain Actual Costs of the Improvement Area A-2 Projects, Improvement Area A-3.1 Projects, Improvement Area A-3.2 Projects, and Improvement Area A-4 Projects, and the City agrees to reimburse the Master Developer for Actual Costs of the Improvement Area A-2 Projects, Improvement Area A-3.1 Projects, Improvement Area A-3.2 Projects, and Improvement Area A-4 Projects from either: (i) the proceeds of Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, if issued, in accordance with the PID Act, this 2025 A&R Service and Assessment Plan and the applicable Indenture, and/or (ii) the revenue collected from Improvement Area A-2 Assessments, Improvement Area A-3.1 Assessments, Improvement Area A-3.2 Assessments, and Improvement Area A-4 Assessments, including Improvement Area A-2 Annual Installments, Improvement Area A-3.1 Annual Installments, Improvement Area A-3.2 Annual Installments, and Improvement Area A-4 Annual Installments, but subordinate to any lien on the Improvement Area A-2 Assessments, Improvement Area A-3.1 Assessments, Improvement Area A-3.2 Assessments, and Improvement Area A-4 Assessments pledged to the payment of Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds.

"Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation " means collectively, (1) an amount not to exceed $12,278,000 secured by the Improvement Area A-2 Assessments; (2) an amount not to exceed $11,677,000 secured by the Improvement Area A-3.1 Assessments; (3) an amount not to exceed $1,140,000 secured by the Improvement Area A-3.2 Assessments; (4) an amount not to exceed $7,582,000 secured by the Improvement Area A-4 Assessments to be paid to the Master Developer pursuant to the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Agreement. The principal and interest of the Improvement Area A-2 Assessments for the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation are shown on **Exhibit U-2**. The principal and interest of the Improvement Area A-3.1 Assessments for

the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation are shown on **Exhibit U-3**. The principal and interest of the Improvement Area A-3.2 Assessments for the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation are shown on **Exhibit U-4**. The principal and interest of the Improvement Area A-4 Assessments for the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation are shown on **Exhibit U-5**.

"Improvement Area A-3.1" means approximately 49.238 acres located within the District, more specifically described in **Exhibit V-7** and depicted on **Exhibit A-7**.

"Improvement Area A-3.1 Annual Installment" means the Annual Installment of the Improvement Area A-3.1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area A-3.1; and (4) the pro rata portion of the Additional Interest based on outstanding Assessments related to Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, when issued, as shown **Exhibit K-2.** The principal and interest amount of the Improvement Area A-3.1 Assessment may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**. Additional Interest is not charged on the Improvement Area A-3.1 Assessments which secure a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation, but will be included in future Improvement Area A-3.1 Annual Installments in the event Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued.

"Improvement Area A-3.1 Assessed Property" means any Parcel within Improvement Area A-3.1 against which an Improvement Area A-3.1 Assessment is levied.

"Improvement Area A-3.1 Assessment" means an Assessment levied against Improvement Area A-3.1 Assessed Property, related to the Improvement Area A-3.1 Projects, and imposed pursuant to the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) and the provisions herein, as shown on the Improvement Area A-3.1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area A-3.1 Assessment Roll" means the Assessment Roll for the Improvement Area A-3.1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area A-3.1 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit K-1.**

"Improvement Area A-3.1 Improvements" means the Authorized Improvements which only benefit the Improvement Area A-3.1 Assessed Property, as further described in **Section III.D** and depicted on **Exhibit S-4.**

"Improvement Area A-3.1 Initial Parcel" means all of the Improvement Area A-3.1 Assessed Property against, which is described on **Exhibit V-7**, and generally depicted on **Exhibit A-7**, against which the entire Improvement Area A-3.1 Assessment was levied at the time the City Council approved the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), as shown in the Improvement Area A-3.1 Assessment Roll.

"Improvement Area A-3.1 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area A-3.1; (2) the pro rata portion of the Improvement Zone A Improvements allocable to Improvement Area A-3.1; (3) the Improvement Area A-3.1 Improvements; (4) the allocable portion of the Bond Issuance Costs of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds related to Improvement Area A-3.1; and (5) the allocable portion of the First Year Annual Collection Costs related to Improvement Area A-3.1 in connection with the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds.

"Improvement Area A-3.2" means approximately 118.826 acres located within the District, more specifically described in **Exhibit V-8** and depicted on **Exhibit A-8**.

"Improvement Area A-3.2 Annual Installment" means the Annual Installment of the Improvement Area A-3.2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area A-3.2; and (4) the pro rata portion of the Additional Interest based on outstanding Assessments related to Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, when issued, as shown **Exhibit L-2.** Additional Interest is not charged on the Improvement Area A-3.2 Assessments which secure a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation, but will be included in future Improvement Area A-3.2 Annual Installments in the event Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued.

"Improvement Area A-3.2 Assessed Property" means any Parcel within Improvement Area A-3.2 against which an Improvement Area A-3.2 Assessment is levied.

"Improvement Area A-3.2 Assessment" means an Assessment levied against Improvement Area A-3.2 Assessed Property, related to the Improvement Area A-3.2 Projects, and imposed pursuant to the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) and the provisions herein, as shown on the Improvement Area A-3.2 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area A-3.2 Assessment Roll" means the Assessment Roll for the Improvement Area A-3.2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The

Improvement Area A-3.2 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit L-2.**

"Improvement Area A-3.2 Improvements" means the Authorized Improvements which only benefit the Improvement Area A-3.2 Assessed Property, as further described in **Section III.E** and depicted on **Exhibit S-5.**

"Improvement Area A-3.2 Initial Parcel" means all of the Improvement Area A-3.2 Assessed Property against, which is described on **Exhibit V-8**, and generally depicted on **Exhibit A-8**, against which the entire Improvement Area A-3.2 Assessment was levied at the time the City Council approved the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), as shown in the Improvement Area A-3.2 Assessment Roll.

"Improvement Area A-3.2 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area A-3.2; (2) the pro rata portion of the Improvement Zone A Improvements allocable to Improvement Area A-3.2; (3) the Improvement Area A-3.2 Improvements; (4) the allocable portion of the Bond Issuance Costs of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds related to Improvement Area A-3.2; and (5) the allocable portion of the First Year Annual Collection Costs related to Improvement Area A-3.2 in connection with the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds.

"Improvement Area A-4" means approximately 33.732 acres located within the District, more specifically described in **Exhibit V-9** and depicted on **Exhibit A-9**.

"Improvement Area A-4 Annual Installment" means the Annual Installment of the Improvement Area A-4 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area A-4; and (4) the pro rata portion of the Additional Interest based on outstanding Assessments related to Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, when issued, as shown **Exhibit M-2.** The principal and interest amount of the Improvement Area A-4 Assessment may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**. Additional Interest is not charged on the Improvement Area A-4 Assessments which secure a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation, but will be included in future Improvement Area A-4 Annual Installments in the event Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued.

"Improvement Area A-4 Assessed Property" means any Parcel within Improvement Area A-4 against which an Improvement Area A-4 Assessment is levied.

"Improvement Area A-4 Assessment" means an Assessment levied against Improvement Area A-4 Assessed Property, related to the Improvement Area A-4 Projects, and imposed pursuant to the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) and the provisions herein, as shown on

the Improvement Area A-4 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area A-4 Assessment Roll" means the Assessment Roll for the Improvement Area A-4 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area A-4 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit M-1.**

"Improvement Area A-4 Improvements" means the Authorized Improvements which only benefit the Improvement Area A-4 Assessed Property, as further described in **Section III.F** and depicted on **Exhibit S-6.**

"Improvement Area A-4 Initial Parcel" means all of the Improvement Area A-4 Assessed Property against, which is described on **Exhibit V-9**, and generally depicted on **Exhibit A-9**, against which the entire Improvement Area A-4 Assessment was levied at the time the City Council approved the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), as shown in the Improvement Area A-4 Assessment Roll.

"Improvement Area A-4 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area A-4; (2) the pro rata portion of the Improvement Zone A Improvements allocable to Improvement Area A-4; (3) the Improvement Area A-4 Improvements; (4) the allocable portion of the Bond Issuance Costs of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds related to Improvement Area A-4; and (5) the allocable portion of the First Year Annual Collection Costs related to Improvement Area A-4 in connection with the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds.

"Improvement Area A-5" means approximately 2.374 acres located within the District, more specifically described in **Exhibit V-10** and depicted on **Exhibit A-10**.

"Improvement Area A-5 Annual Installment" means the Annual Installment of the Improvement Area A-5 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs related to Improvement Area A-5, as shown **Exhibit M-2.**

"Improvement Area A-5 Assessed Property" means any Parcel within Improvement Area A-5 against which an Improvement Area A-5 Assessment is levied.

"Improvement Area A-5 Assessment" means an Assessment levied against Improvement Area A-5 Assessed Property, related to the Improvement Area A-5 Projects, and imposed pursuant to the 2025 Assessment Ordinance (A-5) and the provisions herein, as shown on the Improvement

Area A-5 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area A-5 Assessment Roll" means the Assessment Roll for the Improvement Area A-5 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area A-5 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit M-1.**

"Improvement Area A-5 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area A-5; (2) the pro rata portion of the Improvement Zone A Improvements allocable to Improvement Area A-5; and (3) the pro rata portion of the Improvement Area A-1 Improvements allocable to Improvement Area A-5.

"Improvement Area A-5 Reimbursement Agreement" means that certain "City of Mesquite, Solterra Public Improvement District Improvement Area A-5 Reimbursement Agreement" effective October 20, 2025, by and between the City and the Master Developer, either directly or through affiliates, in which the Master Developer agrees to construct the Improvement Area A-5 Projects and to fund certain Actual Costs of the Improvement Area A-5 Projects and the City agrees to reimburse the Master Developer for certain Actual Costs of Improvement Area A-5 Projects from the revenue collected from Improvement Area A-5 Assessments, including Improvement Area A-5 Annual Installments.

"Improvement Area A-5 Reimbursement Obligation" means an amount, not to exceed $116,000, secured by the Improvement Area A-5 Assessment to be paid to the Developer pursuant to the Improvement Area A-5 Reimbursement Agreement. The projected Improvement Area A-5 Annual Installments for the Improvement Area A-5 Reimbursement Obligation are shown on **Exhibit U-6**.

"Improvement Area C-1" means approximately 90.988 acres located within the District, more specifically described in **Exhibit V-13** and depicted on **Exhibit A-14**.

"Improvement Area C-1 Annual Installment" means the Annual Installment of the Improvement Area C-1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area C-1; and (4) Additional Interest related to Improvement Area C-1 Bonds, as shown on **Exhibit O-2.** The principal and interest amount of the Improvement Area C-1 Assessment may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**.

"Improvement Area C-1 Assessed Property" means any Parcel within Improvement Area C-1 against which an Improvement Area C-1 Assessment is levied.

"Improvement Area C-1 Assessment" means an Assessment levied against Improvement Area C-1 Assessed Property, related to the Improvement Area C-1 Projects, and imposed pursuant to the 2023 Assessment Ordinance and the provisions herein, as shown on the Improvement Area C-1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area C-1 Assessment Roll" means the Assessment Roll for the Improvement Area C-1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area C-1 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit O-1.**

"Improvement Area C-1 Bonds" means those certain "City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2023 (Solterra Public Improvement District Improvement Area C-1 Project)" that are secured by Improvement Area C-1 Assessments.

"Improvement Area C-1 Improvements" means the Authorized Improvements which only benefit the Improvement Area C-1 Assessed Property, as further described in **Section III.H** and depicted on **Exhibit S-8.**

"Improvement Area C-1 Initial Parcel" means all of the Improvement Area C-1 Assessed Property, which is described on **Exhibit V-13**, and generally depicted on **Exhibit A-14,** against which the entire Improvement Area C-1 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance.

"Improvement Area C-1 Projects" means collectively, (1) the pro rata portion of the Improvement Zone C Improvements allocable to Improvement Area C-1; (2) the Improvement Area C-1 Improvements; (3) the pro rata portion of the Major Improvements allocable to Improvement Area C-1; (4) the First Year Annual Collection Costs related to the Improvement Area C-1 Bonds; and (5) the Bond Issuance Costs in connection with the issuance of Improvement Area C-1 Bonds.

"Improvement Area C-2" means approximately 38.882 acres located within the District, more specifically described in **Exhibit V-14** and depicted on **Exhibit A-15**.

"Improvement Area C-2 Annual Installment" means the Annual Installment of the Improvement Area C-2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area C-2; and (4) Additional Interest related to Improvement Area C-2 Bonds, as shown on **Exhibit P-2.** The principal and interest amount of the Improvement Area C-2 Assessment may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**.

"Improvement Area C-2 Assessed Property" means any Parcel within Improvement Area C-2 against which an Improvement Area C-2 Assessment is levied.

"Improvement Area C-2 Assessment" means an Assessment levied against Improvement Area C-2 Assessed Property, related to the Improvement Area C-2 Projects, and imposed pursuant to the 2023 Assessment Ordinance and the provisions herein, as shown on the Improvement Area C-2 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area C-2 Assessment Roll" means the Assessment Roll for the Improvement Area C-2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area C-2 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit P-1.**

"Improvement Area C-2 Bonds" means those certain "City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2023 (Solterra Public Improvement District Improvement Area C-2 Project)" that are secured by Improvement Area C-2 Assessments.

"Improvement Area C-2 Improvements" means the Authorized Improvements which only benefit the Improvement Area C-2 Assessed Property, as further described in **Section III.I** and depicted on **Exhibit S-9.**

"Improvement Area C-2 Initial Parcel" means all of the Improvement Area C-2 Assessed Property, which is described on **Exhibit V-14**, and generally depicted on **Exhibit A-15,** against which the entire Improvement Area C-2 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance.

"Improvement Area C-2 Projects" means collectively, (1) the pro rata portion of the Improvement Zone C Improvements allocable to Improvement Area C-2; (2) the Improvement Area C-2 Improvements; (3) the pro rata portion of the Major Improvements allocable to Improvement Area C-2; (4) the First Year Annual Collection Costs related to the Improvement Area C-2 Bonds; and (5) the Bond Issuance Costs in connection with the issuance of Improvement Area C-2 Bonds.

"Improvement Area C-3" means approximately 34.79 acres located within the District, more specifically described in **Exhibit V-15** and depicted on **Exhibit A-16**.

"Improvement Area C-3 Annual Installment" means the Annual Installment of the Improvement Area C-3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area C-3; and (4) Additional Interest related to Improvement Area C-3 Bonds, as shown **Exhibit Q-2.** The

principal and interest amount of the Improvement Area C-3 Assessment may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**.

"Improvement Area C-3 Assessed Property" means any Parcel within Improvement Area C-3 against which an Improvement Area C-3 Assessment is levied.

"Improvement Area C-3 Assessment" means an Assessment levied against Improvement Area C-3 Assessed Property, related to the Improvement Area C-3 Projects, and imposed pursuant to the 2023 Assessment Ordinance and the provisions herein, as shown on the Improvement Area C-3 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area C-3 Assessment Roll" means the Assessment Roll for the Improvement Area C-3 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area C-3 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit Q-1.**

"Improvement Area C-3 Bonds" means those certain "City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2024 (Solterra Public Improvement District Improvement Area C-3 Project)" that are secured by Improvement Area C-3 Assessments.

"Improvement Area C-3 Improvements" means the Authorized Improvements which only benefit the Improvement Area C-3 Assessed Property, as further described in **Section III.J** and depicted on **Exhibit S-10.**

"Improvement Area C-3 Initial Parcel" means all of the Improvement Area C-3 Assessed Property, which is described on **Exhibit V-15**, and generally depicted on **Exhibit A-16,** against which the entire Improvement Area C-3 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance.

"Improvement Area C-3 Projects" means collectively, (1) the pro rata portion of the Improvement Zone C Improvements allocable to Improvement Area C-3; (2) the Improvement Area C-3 Improvements; (3) the pro rata portion of the Major Improvements allocable to Improvement Area C-3; (4) the First Year Annual Collection Costs related to the Improvement Area C-3 Bonds; and (5) the Bond Issuance Costs in connection with the issuance of Improvement Area C-3 Bonds.

"Improvement Area C-4" means approximately 73.243 acres located within the District, more specifically described in **Exhibit V-16** and depicted on **Exhibit A-17**.

"Improvement Area C-4 Annual Installment" means the Annual Installment of the Improvement Area C-4 Assessment as calculated by the Administrator and approved by the City Council, that

includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area C-4; and (4) Additional Interest related to Improvement Area C-4 Bonds, when issued, as shown on **Exhibit R-2.** The principal and interest amount of the Improvement Area C-4 Assessment may be reduced by a portion of the TIRZ No. 15 Annual Credit Amount, pursuant to **Section V.G**. Additional Interest is not charged on the Assessments which secure the Improvement Area C-4 Reimbursement Obligation, but will be included in future Improvement Area C-4 Annual Installments in the event Improvement Area C-4 Bonds are issued.

"Improvement Area C-4 Assessed Property" means any Parcel within Improvement Area C-4 against which an Improvement Area C-4 Assessment is levied.

"Improvement Area C-4 Assessment" means an Assessment levied against Improvement Area C-4 Assessed Property, related to the Improvement Area C-4 Projects, and imposed pursuant to the 2025 Assessment Ordinance (C-4) and the provisions herein, as shown on the Improvement Area C-4 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area C-4 Assessment Roll" means the Assessment Roll for the Improvement Area C-4 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area C-4 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit R-1.**

"Improvement Area C-4 Bonds" means those certain "City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2025 (Solterra Public Improvement District Improvement Area C-4 Project)" or such bonds as are issued that are anticipated to be secured by Improvement Area C-4 Assessments, and expected to be issued in calendar year 2025.

"Improvement Area C-4 Improvements" means the Authorized Improvements which only benefit the Improvement Area C-4 Assessed Property, as further described in **Section III.K** and depicted on **Exhibit S-11.**

"Improvement Area C-4 Initial Parcel" means all of the Improvement Area C-4 Assessed Property, which is described on **Exhibit V-16**, and generally depicted on **Exhibit A-17**, against which the entire Improvement Area C-4 Assessment was levied at the time the City Council approved the 2025 Assessment Ordinance (C-4), as shown in the Improvement Area C-4 Assessment Roll.

"Improvement Area C-4 Reimbursement Agreement" means that certain "City of Mesquite, Solterra Public Improvement District Improvement Area C-4 Reimbursement Agreement," effective October 20, 2025, by and between the City and the Master Developer, either directly or through affiliates, in which the Master Developer agrees to construct the public improvements

of the Improvement Area C-4 Projects and to fund certain Actual Costs of the Improvement Area C-4 Projects and the City agrees to reimburse the Master Developer for Actual Costs of the Improvement Area C-4 Projects from either: (i) the proceeds of Improvement Area C-4 Bonds, if issued, in accordance with the PID Act, this 2025 A&R Service and Assessment Plan and the applicable Indenture, and/or (ii) the revenue collected from Improvement Area C-4 Assessments, including Improvement Area C-4 Annual Installments, but subordinate to any lien on the Improvement Area C-4 Assessments pledged to the payment of Improvement Area C-4 Bonds.

"Improvement Area C-4 Reimbursement Obligation" means an amount not to exceed $14,043,000 secured by the Improvement Area C-4 Assessments to be paid to the Master Developer pursuant to the Improvement Area C-4 Reimbursement Agreement. The principal and interest of the Improvement Area C-4 Assessments for the Improvement Area C-4 Reimbursement Obligation are shown on **Exhibit U-10**.

"Improvement Area C-4 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area C-4; (2) the pro rata portion of the Improvement Zone C Improvements allocable to Improvement Area C-4; (3) the Improvement Area C-4 Improvements; (4) the Bond Issuance Costs in connection with the issuance of Improvement Area C-4 Bonds; and (5) the First Year Annual Collection Costs related to the Improvement Area C-4 Bonds.

"Improvement Zone A" means approximately 721.818 acres located within the District, more specifically described in **Exhibit V-2** and depicted on **Exhibit A-2**. Improvement Zone A is inclusive of Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, Improvement Area A-5, and the Improvement Zone A Remainder Area.

"**Improvement Zone A Developer"** means HC Solterra, LLC, a Texas limited liability company and any successors or assigns thereof that intends to develop the property in Improvement Zone A for the ultimate purpose of transferring title to end users and is responsible for constructing Improvement Zone A Improvements, Improvement Area A-1 Improvements, Improvement Area A-2 Improvements, Improvement Area A-3.1 Improvements, Improvement Area A-3.2 Improvements, Improvement Area A-4 Improvements, and Improvement Zone A's pro rata portion of the Major Improvements.

"Improvement Zone A Improvements" means those Authorized Improvements that confer a special benefit to all of the Assessed Property within Improvement Zone A, as further described in **Section III.A**, and depicted on **Exhibit S-1.**

"Improvement Zone A Remainder Area" means all of Improvement Zone A, save and except Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area

A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, and Improvement Area A-5, consisting of approximately 255.732 acres, to be developed as one or more future improvement areas, as further depicted on **Exhibit A-11**.

"Improvement Zone A Remainder Area Apportioned Property" means any property within the Improvement Zone A Remainder Area against which a portion of the Actual Costs of the Improvement Zone A Remainder Area Projects are apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but is not yet levied.

"Improvement Zone A Remainder Area Apportionment of Costs" means an Apportionment of Costs against any property within the Improvement Zone A Remainder Area for the Improvement Zone A Remainder Area Projects, as shown on **Exhibit B-7**, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Zone A Remainder Area Projects" means collectively, (1) the pro rata portion of the Improvement Zone A Improvements allocable to the Improvement Zone A Remainder Area Apportioned Property; and (2) the pro rata portion of the Major Improvements allocable to the Improvement Zone A Remainder Area Apportioned Property.

"Improvement Zone B" means approximately 285.50 acres located within the District, more specifically described in **Exhibit V-11** and depicted on **Exhibit A-12**.

"Improvement Zone B Apportioned Property" means any property within the Improvement Zone B against which a portion of the Actual Costs of the Improvement Zone B Projects are apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but has not yet been levied.

"Improvement Zone B Apportionment of Costs" means an Apportionment of Costs against any property within Improvement Zone B for the Improvement Zone B Projects, as shown on **Exhibit B-7**, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Zone B Owner" means Lucas Farms Joint Venture and any successors or assigns thereof that owns the property in Improvement Zone B for the ultimate purpose of transferring title to the Master Developer.

"Improvement Zone B Projects" means the pro rata portion of the Major Improvements allocable to the Improvement Zone B Apportioned Property based on Estimated Buildout Value.

"Improvement Zone C" means approximately 417.080 acres located within the District, more specifically described in **Exhibit V-12** and depicted on **Exhibit A-13**. Improvement Zone C is inclusive of Improvement Area C-1, Improvement Area C-2, Improvement Area C-3, Improvement Area C-4, and the Improvement Zone C Remainder Area.

"**Improvement Zone C Developer"** means Lennar Homes of Texas Land and Construction, Ltd., LLC, a Texas limited liability company and any successors or assigns thereof that intends to develop the property in Improvement Zone C for the ultimate purpose of transferring title to end users and is responsible for constructing Improvement Zone C Improvements, Improvement Area C-1 Improvements, Improvement Area C-2 Improvements, Improvement Area C-3 Improvements and Improvement Area C-4 Improvements.

"Improvement Zone C Improvements" means those Authorized Improvements that confer a special benefit to all of the Assessed Property within Improvement Zone C, as further described in **Section III.G**, and depicted on **Exhibit S-7**.

"Improvement Zone C Remainder Area" means all of Improvement Zone C, save and except Improvement Area C-1 Improvement Area C-2, Improvement Area C-3, and Improvement Area C-4, consisting of approximately 179.177 acres, to be developed as one or more future improvement areas, as further depicted on **Exhibit A-18**.

"Improvement Zone C Remainder Area Apportioned Property" means any property within the Improvement Zone C Remainder Area against which the Actual Costs of the Improvement Zone C Remainder Area Projects are apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but is not yet levied.

"Improvement Zone C Remainder Area Apportionment of Costs" means an Apportionment of Costs against a Parcel within the Improvement Zone C Remainder Area Apportioned Property for the Improvement Zone C Remainder Area Projects, as shown on **Exhibit B-7**, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Zone C Remainder Area Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to the Improvement Zone C Remainder Area Apportioned Property; and (2) the pro rata portion of the Zone C Improvements allocable to the Improvement Zone C Remainder Area Apportioned Property.

"Improvement Zone C Remainder Area Owner" means Solterra South, LLC and any successors or assigns thereof that owns the property in Improvement Area C-3 and Improvement Zone C Remainder Area for the ultimate purpose of transferring title to Improvement Zone C Developer.

"Indenture" means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended or supplemented from time to time, between the City and the Trustee setting forth the terms and conditions related to a series of PID Bonds.

"Initial Parcel" means all of the Assessed Property against which an entire Assessment is levied,

as shown on the corresponding Assessment Roll.

"LOM" means a certain final Limited Offering Memorandum for use in connection with the offering, sale, and distribution of a certain series of PID Bonds.

"Lot" means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by "lot" in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A "Lot" shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E-1** and **Exhibit E-2**. The buyer disclosure for each Lot Type is attached in **Appendix B**.

"Lot Type 1" means a Lot within Improvement Area A-1.1 marketed to homebuilders as a 35' Lot with an Estimated Buildout Value of $354,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 2" means a Lot within Improvement Area A-1.1 marketed to homebuilders as a 40' Lot with an Estimated Buildout Value of $399,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 3" means a Lot within Improvement Area A-1.1 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $462,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 4" means a Lot within Improvement Area A-1.1 marketed to homebuilders as a 60' Lot with an Estimated Buildout Value of $534,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 5" means a Lot within Improvement Area A-1.2 marketed to homebuilders as a 40' Lot with an Estimated Buildout Value of $399,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 6" means a Lot within Improvement Area A-1.2 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $462,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 7" means a Lot within Improvement Area A-1.2 marketed to homebuilders as a 60' Lot with an Estimated Buildout Value of $534,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 8" means a Lot within Improvement Area A-1.2 marketed to homebuilders as a 70' Lot with an Estimated Buildout Value of $589,500 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 9" means a Lot within Improvement Area A-1.3 marketed to homebuilders as a 22' Lot with an Estimated Buildout Value of $309,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 10" means a Lot within Improvement Area C-1 marketed to homebuilders as a 40' Lot with an Estimated Buildout Value of $390,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 11" means a Lot within Improvement Area C-1 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $415,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 12" means a Lot within Improvement Area C-2 marketed to homebuilders as a 40' Lot with an Estimated Buildout Value of $390,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 13" means a Lot within Improvement Area C-2 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $415,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 14" means a Lot within Improvement Area C-3 marketed to homebuilders as a 40' Lot with an Estimated Buildout Value of $450,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 15" means a Lot within Improvement Area C-3 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $480,000 as of the date of adoption of the 2023 Assessment Ordinance approving the 2023 Service and Assessment Plan.

"Lot Type 16" means a Lot within Improvement Area A-2 marketed to homebuilders as a 40' Lot with an Estimated Buildout Value of $400,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 17" means a Lot within Improvement Area A-2 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $480,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 18" means a Lot within Improvement Area A-3.1 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $480,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 19" means a Lot within Improvement Area A-3.1 marketed to homebuilders as a 60' Lot with an Estimated Buildout Value of $575,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 20" means a Lot within Improvement Area A-3.2 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $480,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 21" means a Lot within Improvement Area A-3.2 marketed to homebuilders as a 60' Lot with an Estimated Buildout Value of $575,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 22" means a Lot within Improvement Area A-4 marketed to homebuilders as a 35' Lot with an Estimated Buildout Value of $380,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 23" means a Lot within Improvement Area A-4 marketed to homebuilders as a 40' Lot with an Estimated Buildout Value of $400,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 24" means a Lot within Improvement Area A-4 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $480,000 as of the date of adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 25" means a Lot within Improvement Area A-5 marketed to homebuilders as a 70' Lot with an Estimated Buildout Value of $660,000 as of the date of adoption of the 2025 Assessment Ordinance (A-5) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 26" means a Lot within Improvement Area C-4 marketed to homebuilders as a 40' Lot with an Estimated Buildout Value of $450,000 as of the date of adoption of the 2025 Assessment Ordinance (C-4) approving the 2025 A&R Service and Assessment Plan.

"Lot Type 27" means a Lot within Improvement Area C-4 marketed to homebuilders as a 50' Lot with an Estimated Buildout Value of $480,000 as of the date of adoption of the 2025 Assessment Ordinance (C-4) approving the 2025 A&R Service and Assessment Plan.

"Major Improvements" means those Authorized Improvements that confer a special benefit to all of the Assessed Property and Apportioned Property within the District, including District Formation Expenses, as further described in **Section III.L**, and depicted on **Exhibit S-12.**

"Master Developer" means HC Solterra, LLC, a Texas limited liability company including its successors or assigns, as developer of certain property within the District and that is responsible for building the Major Improvements, Improvement Zone A Improvements, and Improvement Zone B Improvements.

"Master Development Agreement" means that certain agreement by and between the City and the Master Developer dated October 19, 2019, as amended by that certain first amendment dated March 15, 2021, and that certain second amendment dated February 20, 2023.

"Maximum Assessment" means, for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit E-1** and **Exhibit E-2**.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

"Notice of Assessment Termination" means a document that shall be recorded in the official public records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit T**.

"Parcel" or **"Parcels"** means a specific property within the District identified by either a tax parcel identification number assigned by the Dallas Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

"Prepayment Costs" means interest, including Additional Interest and Annual Collection Costs, to the date of Prepayment.

"Service Plan" means the plan described in **Section IV** which covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

"TIRZ No. 15" means the Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra).

"TIRZ No. 15 Agreement" means the TIRZ Reimbursement Agreement, effective as of July 17, 2023.

"TIRZ No. 15 Annual Credit Amount" is defined in **Section V.G**, which amount shall not annually exceed the TIRZ No. 15 Maximum Annual Credit Amount, and which shall be transferred from the TIRZ No. 15 Fund to the applicable principal and interest account of the applicable pledged revenue fund held by the Trustee and used to pay the PID Bonds pursuant to the TIRZ No. 15 Agreement.

"TIRZ No. 15 Fund" means the tax increment fund created pursuant to the TIRZ No. 15 Ordinance where TIRZ No. 15 Revenues are deposited annually.

"TIRZ No. 15 Maximum Annual Credit Amount" means for each Lot Type, the amount of TIRZ No. 15 Revenues that results in an equivalent tax rate not to exceed $3.12 per $100 of assessed value for such Lot Type taking into consideration the tax rates of all applicable overlapping taxing units and the equivalent tax rate of each applicable Assessment levied on each Lot Type, based on Estimated Buildout Value at the time the City Council approves each Assessment Ordinance levying each respective Assessment. The Estimated Buildout Value and the TIRZ No. 15 Maximum Annual Credit Amount per Lot Type is shown on **Exhibit E-1** and **Exhibit E-2**. The Estimated Buildout Value for all of Improvement Zone A and Improvement Zone C will remain consistent as shown on **Exhibit E-1** and **Exhibit E-2**, respectively, unless provided with an updated appraisal by an independent third-party.

"TIRZ No. 15 Ordinance" means Ordinance No. 4869 adopted by the City Council on June 7, 2021, which approved the creation of TIRZ No. 15 and authorized the use of TIRZ No. 15 Revenues for project costs under the Chapter 311, Texas Tax Code as amended, and related to certain public improvements as provided for in the TIRZ No. 15 Project Plan.

"TIRZ No. 15 Project Plan" means the Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Final Project and Finance Plan, as periodically amended or updated, dated July 17, 2023.

"TIRZ No. 15 Revenues" means, for each year, the amounts which are deposited in the TIRZ No. 15 Fund pursuant to the TIRZ No. 15 Ordinance, and TIRZ No. 15 Project Plan.

"Trustee" means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 1,424.398 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 3,324 Lots developed with single-family homes.

Improvement Zone A includes approximately 721.818 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-2** and depicted on **Exhibit A-2**. Development of Improvement Zone A is anticipated to include approximately 1,760 Lots developed with single-family homes. Improvement Zone A is inclusive of (1) Improvement Area A-1, which is inclusive of (i) Improvement Area A-1.1, (ii) Improvement Area A-1.2, and (2) Improvement Area A-1.3, (3) Improvement Area A-2, (4) Improvement Area A-3.1, (5) Improvement Area A-3.2, (6) Improvement Area A-4, and (7) the Improvement Zone A Remainder Area.

Improvement Area A-1.1 includes approximately 69.573 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-3** and depicted on **Exhibit A-3**. Development of Improvement Area A-1.1 is fully platted, as described in **Section IX.A**, and contains 287 Lots developed with single-family homes (20 single-family homes that are on Lots classified as Lot Type 1, 174 single-family homes that are on Lots classified as Lot Type 2, 41 single-family homes that are on Lots classified as Lot Type 3, and 52 single-family homes that are on Lots classified as Lot Type 4).

Improvement Area A-1.2 includes approximately 123.110 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-4** and depicted on **Exhibit A-4**. Development of Improvement Area 1.2 is fully platted, as described in **Section IX.A**, and contains 389 Lots developed with single-family homes (26 single-family homes that are on Lots classified as Lot Type 5, 237 single-family homes that are on Lots classified as Lot Type 6, 80 single-family homes that are on Lots classified as Lot Type 7, and 46 single-family homes that are on Lots classified as Lot Type 8).

Improvement Area A-1.3 includes approximately 17.153 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-5** and depicted on **Exhibit A-5**. Development of Improvement Area 1.3 is fully platted, as described in **Section IX.A**, and contains 111 Lots developed with single-family homes (all 111 single-family homes that are on Lots classified as Lot Type 9).

Improvement Area A-2 includes approximately 52.080 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-6** and depicted on **Exhibit A-6**. Development of Improvement Area A-2 is anticipated to include

approximately 216 Lots developed with single-family homes (45 single-family homes that are on Lots classified as Lot Type 16, and 171 single-family homes that are on Lots classified as Lot Type 17).

Improvement Area A-3.1 includes approximately 49.238 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-7** and depicted on **Exhibit A-7**. Development of Improvement Area A-3.1 is anticipated to include approximately 199 Lots developed with single-family homes (130 single-family homes that are on Lots classified as Lot Type 18, and 69 single-family homes that are on Lots classified as Lot Type 19).

Improvement Area A-3.2 includes approximately 118.826 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-8** and depicted on **Exhibit A-8**. Development of Improvement Area A-3.2 is anticipated to include approximately 36 Lots developed with single-family homes (15 single-family homes that are on Lots classified as Lot Type 20, and 21 single-family homes that are on Lots classified as Lot Type 21).

Improvement Area A-4 includes approximately 33.732 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-9** and depicted on **Exhibit A-9**. Development of Improvement Area A-4 is anticipated to include approximately 153 Lots developed with single-family homes (19 single-family homes that are on Lots classified as Lot Type 22, 110 single-family homes that are on Lots classified as Lot Type 23, and 24 Lot classified as Lot Type 24).

Improvement Area A-5 includes approximately 2.374 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-10** and depicted on **Exhibit A-10**. Development of Improvement Area A-5 is anticipated to include approximately 9 Lots developed with single-family homes (all 9 Lots are classified as Lot Type 25).

The Improvement Zone A Remainder Area includes approximately 255.732 contiguous acres located within the corporate limits of the City. Development of Improvement Zone A Remainder Area is anticipated to include approximately 360 Lots developed with single-family homes.

Improvement Zone B includes approximately 285.50 contiguous acres, the boundaries of which are more particularly described on **Exhibit V-11** and depicted on **Exhibit A-12**. Development of Improvement Zone B is anticipated to include approximately 751 Lots developed with single-family homes.

Improvement Zone C includes approximately 417.080 contiguous acres, the boundaries of which are more particularly described on **Exhibit V-12** and depicted on **Exhibit A-13**. Development of

Improvement Zone C is anticipated to include approximately 823 Lots developed with single-family homes. Improvement Zone C is inclusive of Improvement Area C-1, Improvement Area C-2, Improvement Area C-3, Improvement Area C-4, and the Improvement Zone C Remainder Area.

Improvement Area C-1 includes approximately 90.988 contiguous acres, the boundaries of which are more particularly described on **Exhibit V-13** and depicted on **Exhibit A-14**. Development of Improvement Area C-1 is fully platted, as described in **Section IX.A**, and contains 162 Lots developed with single-family homes (66 single-family homes that are on Lots classified as Lot Type 10 and 96 single-family homes that are on Lots classified as Lot Type 11.)

Improvement Area C-2 includes approximately 38.882 contiguous acres, the boundaries of which are more particularly described on **Exhibit V-14** and depicted on **Exhibit A-15**. Development of Improvement Area C-2 is fully platted, as described in **Section IX.A**, and contains 104 Lots developed with single-family homes (53 single-family homes that are on Lots classified as Lot Type 12 and 51 single-family homes that are on Lots classified as Lot Type 13).

Improvement Area C-3 includes approximately 34.79 contiguous acres, the boundaries of which are more particularly described on **Exhibit V-15** and depicted on **Exhibit A-16**. Development of Improvement Area C-3 is fully platted, as described in **Section IX.A**, and contains 147 Lots developed with single-family homes (58 single-family homes that are on Lots classified as Lot Type 14 and 89 single-family homes that are on Lots classified as Lot Type 15).

Improvement Area C-4 includes approximately 73.243 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit V-16** and depicted on **Exhibit A-17**. Development of Improvement Area C-4 is anticipated to include approximately 246 Lots developed with single-family homes (105 single-family homes that are on Lots classified as Lot Type 26, and 141 single-family homes that are on Lots classified as Lot Type 27).

The Improvement Zone C Remainder Area includes approximately 179.177 contiguous acres. Development of the Improvement Zone C Remainder Area is anticipated to include approximately 164 Lots developed with single-family homes.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided in the Engineer's Report by the Developers and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property and the Apportioned Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City or by a third party pursuant to a qualified management contract/except as otherwise noted

below. The budget for the Authorized Improvements is shown on **Exhibit B-1**, **Exhibit B-2**, **Exhibit B-3**, **Exhibit B-4**, **Exhibit B-5**, and **Exhibit B-6**. The Apportionment of Costs is shown on **Exhibit B-7** and the reallocation of Improvement Area A-1 Improvements costs is shown on **Exhibit B-8**.

A. Improvement Zone A Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalk/trails, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Zone A.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Zone A.

- *Storm Sewer*

  Improvements including floodplain reclamation, earthen channels, swales, curb and drop inlets, RCP piping and concrete box culvers, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm sewer for each Lot within Improvement Zone A.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Zone A.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, and improvement of parks and open spaces for the benefit of the Lots within Improvement Zone A.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Zone A

Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

B. Improvement Area A-1 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for each Lot within Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-3.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park

and open space for the benefit of the Lots within Improvement Area A-1.1, Improvement Area A-1.2 and Improvement Area A-1.3.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area A-1 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

C. Improvement Area A-2 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area A-2.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area A-2.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for each Lot within Improvement Area A-2.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Area A-2.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space for the benefit of the Lots within Improvement Area A-2.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area A-2 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

D. Improvement Area A-3.1 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area A-3.1.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area A-3.1.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for each Lot within Improvement Area A-3.1.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide

water service to each Lot within Improvement Area A-3.1.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space for the benefit of the Lots within Improvement Area A-3.1.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area A-3.1 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

E. Improvement Area A-3.2 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area A-3.2.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area A-3.2.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for each Lot within Improvement Area A-3.2.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, borings, manholes, service connections, testing, related earthwork,

excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Area A-3.2.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space for the benefit of the Lots within Improvement Area A-3.2.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area A-3.2 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

F. Improvement Area A-4 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area A-4.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area A-4.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for each Lot within Improvement Area A-4.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping,

valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Area A-4.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space for the benefit of the Lots within Improvement Area A-4.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area A-4 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

G. Improvement Zone C Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks/trails, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Zone C.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, aerial creek crossing, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Zone C.

- *Storm Sewer*

  Improvements including floodplain reclamation, earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm sewer for each Lot within Improvement Zone C.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping,

valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Zone C.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Zone C Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

H. Improvement Area C-1 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area C-1.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area C-1.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm sewer for each Lot within Improvement Area C-1.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Area C-1.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space for the benefit of the Lots within Improvement Area C-1.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area C-1 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

I. Improvement Area C-2 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area C-2.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area C-2.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm sewer for each Lot within Improvement Area C-2.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide

water service to each Lot within Improvement Area C-2.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space for the benefit of the Lots within Improvement Area C-2.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area C-2 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

J. Improvement Area C-3 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area C-3.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area C-3.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm sewer for each Lot within Improvement Area C-3.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, borings, manholes, service connections, testing, related earthwork,

excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Area C-3.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space for the benefit of the Lots within Improvement Area C-3.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area C-3 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

K. Improvement Area C-4 Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including alleys, mews, and turn lanes), testing, handicapped ramps, sidewalks/trails and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area C-4.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area C-4.

- *Storm Sewer*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm sewer for each Lot within Improvement Area C-4.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping,

valves, fire hydrants, borings, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within Improvement Area C-4.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space for the benefit of the Lots within Improvement Area C-4.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area C-4 Improvements including land planning and landscape design, City and other regulatory agency fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

L. Major Improvements

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways (including left/right turn lanes and roundabouts), testing, handicapped ramps, sidewalks/trails, traffic signalization, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, striping, barricades, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within the District.

- *Storm Sewer*

  Improvements including earthen channels, lakes, swales, curb and drop inlets, RCP piping and concrete box culverts, headwalls, wingwalls, lake edge walls, concrete flumes, rock rip rap, concrete outfall structures, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm sewer for all Lots within the District.

- *Landscaping*

  Improvements including installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, ponds. park and open space for the benefit of all Lots within the District.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Major Improvements including

land planning and landscape design, City and other regulatory fees, engineering, soil testing, survey, construction management, contingency, District Formation Expenses, legal fees, and consultant fees.

M. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

  Equals the amount required to be deposited for the purpose of paying capitalized interest on a series of PID Bonds under an applicable Indenture in connection with the issuance of such PID Bonds.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds, including the fee of counsel to the underwriter.

- *Cost of Issuance*

  Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney's fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City's costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

N. Other Costs

- *Deposit to Administrative Fund*

  Equals the amount necessary to fund the First Year Annual Collection Costs for a particular series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 A&R Service and

Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B.**

Exhibit D-1, **Exhibit D-2**, **Exhibit D-3**, **Exhibit D-4** and **Exhibit D-5** summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D-1**, **Exhibit D-2**, **Exhibit D-3**, **Exhibit D-4** and **Exhibit D-5** shall be updated in an Annual Service Plan Update to reflect any budget revisions at the time PID Bonds are issued.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property and the Apportioned Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2025 A&R Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit apportioned to the Assessed Property equals or exceeds the amount of the Assessments levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developers, and all future owners and developers of the Assessed Property.

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developers and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs of the Authorized Improvements shall be allocated or apportioned as follows:

- At the time the City Council approved the 2023 Service and Assessment Plan, the costs of the Major Improvements were allocated or apportioned to Improvement Zone A,

Improvement Zone B, and Improvement Zone C pro rata based on Estimated Buildout Value.

- The costs of the Major Improvements allocated to Improvement Zone A were allocated to Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, Improvement Area A-5, and apportioned to Improvement Zone A Remainder Area by the approval of the applicable Assessment Ordinance by the City Council based upon a proportionate share of the Estimated Buildout Value of each Parcel of Assessed Property or Apportioned Property, as shown on **Exhibit B-7**. The allocation of the Major Improvement costs to Improvement Zone A are shown on **Exhibit B-1**, **Exhibit B-2**, **Exhibit B-3**, **Exhibit B-6**, and **Exhibit B-7**. Cost overruns and/or decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer contribution, as described in **Exhibit B-7**.

- The costs of the Improvement Zone A Improvements were allocated to Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, Improvement Area A-5, and apportioned to Improvement Zone A Remainder Area by the approval of the applicable Assessment Ordinance by the City Council based upon a proportionate share of the Estimated Buildout Value of each Parcel of Assessed Property or Apportioned Property, as further shown on **Exhibit B-7**. The allocation and apportionment of the Improvement Zone A Improvement costs are shown on **Exhibit B-1**, **Exhibit B-2**, **Exhibit B-3**, **Exhibit B-6**, and **Exhibit B-7**. Cost overruns and/or decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer contribution, as described in **Exhibit B-7**.

- At the time the City Council approved the 2023 Service and Assessment Plan, the costs of the Improvement Area A-1 Improvements were allocated to each Parcel of Assessed Property within Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3. Upon the filing of the plat for the property within Improvement Area A-5, as further described in **Section IX**, it was determined that the Improvement Area A-5 property was located outside the boundaries of Improvement Area A-1, however, Improvement Area A-5 benefited from the Improvement Area A-1 Improvements. As a result, a reconciliation of unlevied costs allocable to these Parcels of Assessed Property was conducted, as shown on **Exhibit B-8**. The special benefit to Improvement Area A-5 was appropriately allocated, thereby reducing the Developer's contribution for Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3, since those areas did not receive the same benefit. The Developer's contribution for Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, and

Improvement Area A-5 after the reconciliation is shown on **Exhibit D-1** and **Exhibit D-3**.

- By the adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the costs of the Improvement Area A-2 Authorized Improvements were allocated to each Parcel within Improvement Area A-2 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area A-2 Assessed Property to the Estimated Buildout Value of all Improvement Area A-2 Assessed Property. The Improvement Area A-2 Initial Parcel was the only Parcel within Improvement Area A-2, and as such, the Improvement Area A-2 Initial Parcel was allocated 100% of the Improvement Area A-2 Authorized Improvements.
- By the adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the costs of the Improvement Area A-3.1 Authorized Improvements were allocated to each Parcel within Improvement Area A-3.1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area A-3.1 Assessed Property to the Estimated Buildout Value of all Improvement Area A-3.1 Assessed Property. The Improvement Area A-3.1 Initial Parcel was the only Parcel within Improvement Area A-3.1, and as such, the Improvement Area A-3.1 Initial Parcel was allocated 100% of the Improvement Area A-3.1 Authorized Improvements.
- By the adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the costs of the Improvement Area A-3.2 Authorized Improvements were allocated to each Parcel within Improvement Area A-3.2 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area A-3.2 Assessed Property to the Estimated Buildout Value of all Improvement Area A-3.2 Assessed Property. The Improvement Area A-3.2 Initial Parcel was the only Parcel within Improvement Area A-3.2, and as such, the Improvement Area A-3.2 Initial Parcel was allocated 100% of the Improvement Area A-3.2 Authorized Improvements.
- By the adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the costs of the Improvement Area A-4 Authorized Improvements were allocated to each Parcel within Improvement Area A-4 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area A-4 Assessed Property to the Estimated Buildout Value of all Improvement Area A-4 Assessed Property. The Improvement Area A-4 Initial Parcel was the only Parcel within Improvement Area A-4, and as such, the Improvement Area A-4 Initial Parcel was allocated 100% of the Improvement Area A-4 Authorized Improvements.
- The costs of the Major Improvements allocated to Improvement Zone C were allocated to Improvement Area C-1, Improvement Area C-2, and Improvement Area C-3, Improvement Area C-4 and apportioned to Improvement Zone C Remainder Area by the

approval of the applicable Assessment Ordinance by the City Council based upon a proportionate share of the Estimated Buildout Value of each Parcel of Assessed Property or Apportioned Property, as shown on **Exhibit B-7**. The allocation of the Major Improvement costs to Improvement Zone C are shown on **Exhibit B-5**, **Exhibit B-6**, and **Exhibit B-7**. Cost overruns and/or decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer contribution, as described in **Exhibit B-7**.

- The costs of the Improvement Zone C Improvements were allocated to Improvement Area C-1, Improvement Area C-2, Improvement Area C-3, Improvement Area C-4 and apportioned to Improvement Zone C Remainder Area by the approval of the applicable Assessment Ordinance by the City Council based upon a proportionate share of the Estimated Buildout Value of each Parcel of Assessed Property or Apportioned Property, as shown on **Exhibit B-7**. The allocation and apportionment of the Improvement Zone C Improvement costs are shown on **Exhibit B-5**, **Exhibit B-6**, and **Exhibit B-7**. Cost overruns and/or decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer contribution, as described in **Exhibit B-7**.
- By the adoption of the 2023 Assessment Ordinance, the costs of the Improvement Area C-1 Projects were allocated to each Parcel of Assessed Property within Improvement Area C-1 based on the ratio of the Estimated Buildout Value of such Parcel to the Estimated Buildout Value of all Improvement Area C-1 Assessed Property. Cost overruns and/or decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer contribution, as described in **Exhibit B-7**.
- By the adoption of the 2023 Assessment Ordinance, the costs of the Improvement Area C-2 Projects were allocated to each Parcel of Assessed Property within Improvement Area C-2 based on the ratio of the Estimated Buildout Value of such Parcel to the Estimated Buildout Value of all Improvement Area C-2 Assessed Property. Cost overruns and/or decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer contribution, as described in **Exhibit B-7**.
- By the adoption of the 2023 Assessment Ordinance, the costs of the Improvement Area C-3 Projects were allocated to each Parcel of Assessed Property within Improvement Area C-3 based on the ratio of the Estimated Buildout Value of such Parcel to the Estimated Buildout Value of all Improvement Area C-3 Assessed Property. Cost overruns and/or decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer contribution, as described in **Exhibit B-7**.
- By the adoption of the 2023 Assessment Ordinance, the costs of the Major Improvements apportioned to Improvement Zone B were apportioned to the Improvement Zone B

Apportioned Property. The Apportionment of Costs of the Major Improvement to Improvement Zone B are shown on **Exhibit B-4**, **Exhibit B-6**, and **Exhibit B-7**. Cost overruns and/or decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer contribution, as described in **Exhibit B-7**.

- By the adoption of the 2025 Assessment Ordinance (C-4), the costs of the Improvement Area C-4 Authorized Improvements were allocated to each Parcel within Improvement Area C-4 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area C-4 Assessed Property to the Estimated Buildout Value of all Improvement Area C-4 Assessed Property. The Improvement Area C-4 Initial Parcel was the only Parcel within Improvement Area C-4, and as such, the Improvement Area C-4 Initial Parcel was allocated 100% of the Improvement Area C-4 Authorized Improvements.

B. Assessments

At the time the City Council approved the 2023 Assessment Ordinance, the (1) Improvement Area A-1.1 Assessment was levied on the Improvement Area A-1.1 Initial Parcel and, upon subsequent subdivision, is now currently outstanding in the amount shown on the Improvement Area A-1.1 Assessment Roll, attached hereto as **Exhibit G-1**; (2) Improvement Area A-1.2 Assessment was levied on the Improvement Area A-1.2 Initial Parcel and, upon subsequent subdivision, is now currently outstanding in the amount shown on the Improvement Area A-1.2 Assessment Roll, attached hereto as **Exhibit H-1**; (3) Improvement Area A-1.3 Assessment was levied on the Improvement Area A-1.3 Initial Parcel and, upon subsequent subdivision, is now currently outstanding in the amount shown on the Improvement Area A-1.3 Assessment Roll, attached hereto as **Exhibit I-1**; (4) Improvement Area C-1 Assessment was levied on the Improvement Area C-1 Initial Parcel and, upon subsequent subdivision, is now currently outstanding in the amount shown on the Improvement Area C-1 Assessment Roll, attached hereto as **Exhibit O-1**; (5) Improvement Area C-2 Assessment was levied on the Improvement Area C-2 Initial Parcel and, upon subsequent subdivision, is now currently outstanding in the amount shown on the Improvement Area C-2 Assessment Roll, attached hereto as **Exhibit P-1**; (6) Improvement Area C-3 Assessment was levied on the Improvement Area C-3 Initial Parcel and, upon subsequent subdivision, is now currently outstanding in the amount shown on the Improvement Area C-3 Assessment Roll, attached hereto as **Exhibit Q-1**. The projected Improvement Area A-1.1 Annual Installments are shown on **Exhibit G-2**. The projected Improvement Area A-1.2 Annual Installments are shown on **Exhibit H-2**. The projected Improvement Area A-1.3 Annual Installments are shown on **Exhibit I-2**. The projected Improvement Area C-1 Annual Installments are shown on **Exhibit O-2**. The projected Improvement Area C-2 Annual Installments are shown on **Exhibit P-2**. The projected Improvement Area C-3 Annual Installments are shown on **Exhibit Q-2**. Upon division or subdivision of a Parcel within Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area C-1, Improvement Area C-2, or Improvement

Area C-3, the respective Assessment will be reallocated pursuant to **Section VI**, and is subject to revisions made in any Annual Service Plan Update.

At the time the City Council approved the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the (1) Improvement Area A-2 Assessment was levied on the Improvement Area A-2 Initial Parcel in the amount shown on the Improvement Area A-2 Assessment Roll, attached hereto as **Exhibit J-1;** (2) Improvement Area A-3.1 Assessment was levied on the Improvement Area A-3.1 Initial Parcel in the amount shown on the Improvement Area A-3.1 Assessment Roll, attached hereto as **Exhibit K-1**; (3) Improvement Area A-3.2 Assessment was levied on the Improvement Area A-3.2 Initial Parcel in the amount shown on the Improvement Area A-3.2 Assessment Roll, attached hereto as **Exhibit L-1**; and (4) Improvement Area A-4 Assessment was levied on the Improvement Area A-4 Initial Parcel in the amount shown on the Improvement Area A-4 Assessment Roll, attached hereto as **Exhibit M-1**. The projected Improvement Area A-2 Annual Installments are shown on **Exhibit J-2**. The projected Improvement Area A-3.1 Annual Installments are shown on **Exhibit K-2**. The projected Improvement Area A-3.2 Annual Installments are shown on **Exhibit L-2.** The projected Improvement Area A-4 Annual Installments are shown on **Exhibit M-2**. Upon division or subdivision of a Parcel within Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, or Improvement Area A-4, the respective Assessment will be reallocated pursuant to **Section VI**, and is subject to revisions made in any Annual Service Plan Update.

At the time the City Council approved the 2025 Assessment Ordinance (A-5), the Improvement Area A-5 Assessment was levied on the Improvement Area A-5 Assessed Property in the amount shown on the Improvement Area A-5 Assessment Roll, attached hereto as **Exhibit N-1**. The projected Improvement Area A-5 Annual Installments are shown on **Exhibit N-2**, and are subject to revisions made in any Annual Service Plan Update. Upon division or subdivision of a Parcel of Improvement Area A-5 Assessed Property, the Improvement Area A-5 Assessment will be reallocated pursuant to **Section VI**, and is subject to revisions made in any Annual Service Plan Update.

At the time the City Council approved the 2025 Assessment Ordinance (C-4), the Improvement Area C-4 Assessment was levied on the Improvement Area C-4 Initial Parcel in the amount shown on the Improvement Area C-4 Assessment Roll, attached hereto as **Exhibit R-1**, and are subject to revisions made in any Annual Service Plan Update. The projected Improvement Area C-4 Annual Installments are shown on **Exhibit R-2**. Upon division or subdivision of the Improvement Area C-4 Initial Parcel, the Improvement Area C-4 Assessment will be reallocated pursuant to **Section VI**, and is subject to revisions made in any Annual Service Plan Update.

The Maximum Assessment for each Lot Type is shown on **Exhibit E-1** and **Exhibit E-2**. In no case will the Assessment for each Lot Type, respectively, exceed the corresponding Maximum Assessment for each Lot Type classification.

C. Findings of Special Benefit

Acting in its legislative capacity and based on information provided by the Developers and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- *Improvement Area A-1.1*
  - The costs of the Improvement Area A-1.1 Projects equal $15,695,172[1] as shown on **Exhibit B-1**; and
  - The Improvement Area A-1.1 Assessed Property receives special benefit from the Improvement Area A-1.1 Projects equal to or greater than the Actual Cost of the Improvement Area A-1.1 Projects; and
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Area A-1.1 Initial Parcel was allocated 100% of the Improvement Area A-1.1 Assessment levied for the Improvement Area A-1.1 Projects, which equals $11,430,000; of which $11,147,000 remains outstanding, as shown on the Improvement Area A-1.1 Assessment Roll attached hereto as **Exhibit G-1**; and
  - The special benefit (≥ $15,695,172) and the special benefit expected at the time the City Council approved the 2023 Service and Assessment Plan (≥ $15,893,310) received by the Improvement Area A-1.1 Assessed Property from the Improvement Area A-1.1 Projects is equal to or greater than the amount of the Improvement Area A-1.1 Assessment ($11,430,000) levied on the Improvement Area A-1.1 Assessed Property at the time the City Council approved the 2023 Assessment Ordinance for the Improvement Area A-1.1 Projects; and
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Zone A Developer, or a merchant homebuilder that has closed on a lot pursuant to a contract with the Developer of Improvement Zone A, owned 100% of the Improvement Area A-1.1 Initial Parcel. The Improvement Zone A Developer and each merchant homebuilder that has closed on a lot pursuant to a contract with the Developer of Improvement Zone A, if applicable, acknowledged that the Improvement Area A-1.1 Projects confer a special benefit on the

[1] Includes a reallocation of costs of the Improvement Area A-1 Improvements as further shown on **Exhibit B-8**.

Improvement Area A-1.1 Initial Parcel and consented to the imposition of the Improvement Area A-1.1 Assessment to pay for the Actual Costs associated therewith. The Improvement Zone A Developer and each merchant homebuilder that owned property within Improvement Area A-1.1, if applicable, ratified, confirmed, accepted, consented to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2023 Assessment Ordinance; (2) the 2023 Service and Assessment Plan and the 2023 Assessment Ordinance; and (3) the levying of the Improvement Area A-1.1 Assessment on the Improvement Area A-1.1 Initial Parcel.

- *Improvement Area A-1.2*
  - The costs of the Improvement Area A-1.2 Projects equal $24,305,817[2] as shown on **Exhibit B-1**; and
  - The Improvement Area A-1.2 Assessed Property receives special benefit from the Improvement Area A-1.2 Projects Area equal to or greater than the Actual Costs of the Improvement Area A-1.2 Projects; and
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Area A-1.2 Initial Parcel was allocated 100% of the Improvement Area A-1.2 Assessment levied for the Improvement Area A-1.2 Projects, which equals $18,565,000; of which $18,117,000 remains outstanding, as shown on the Improvement Area A-1.2 Assessment Roll attached hereto as **Exhibit H-1**;
  - The special benefit (≥ $24,305,817) and the special benefit expected at the time the City Council approved the 2023 Service and Assessment Plan (≥ $24,610,873) received by the Improvement Area A-1.2 Assessed Property from the Improvement Area A-1.2 Projects is equal to or greater than the amount of the Improvement Area A-1.2 Assessment ($18,565,000) levied on the Improvement Area A-1.2 Assessed Property at the time the City Council approved the 2023 Assessment Ordinance for the Improvement Area A-1.2 Projects; and
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Zone A Developer owned 100% of the Improvement Area A-1.2 Initial Parcel. The Improvement Zone A Developer acknowledged that the Improvement Area A-1.2 Projects confer a special benefit on the Improvement Area A-1.2 Initial Parcel and consented to the imposition of the Improvement Area A-1.2 Assessment to pay for the Actual Costs associated therewith. The

[2] Includes a reallocation of costs of the Improvement Area A-1 Improvements as further shown on **Exhibit B-8**.

Improvement Zone A Developer ratified, confirmed, accepted, consented to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2023 Assessment Ordinance; (2) the 2023 Service and Assessment Plan and the 2023 Assessment Ordinance; and (3) the levying of the Improvement Area A-1.2 Assessment on the Improvement Area A-1.2 Initial Parcel.

- *Improvement Area A-1.3*
  - The costs of the Improvement Area A-1.3 Projects equal $4,610,588[3] as shown on **Exhibit B-1**; and
  - The Improvement Area A-1.3 Assessed Property receives special benefit from the Improvement Area A-1.3 Projects Area equal to or greater than the Actual Cost of the Improvement Area A-1.3 Projects; and
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Area A-1.3 Initial Parcel was allocated 100% of the Improvement Area A-1.3 Assessment levied for the Improvement Area A-1.3 Projects, which equals $3,430,000; of which $3,372,000 as shown on the Improvement Area A-1.3 Assessment Roll attached hereto as **Exhibit I-1**; and
  - The special benefit (≥ $4,610,588) and the special benefit expected at the time the City Council approved the 2023 Service and Assessment Plan (≥ $4,665,742) received by the Improvement Area A-1.3 Assessed Property from the Improvement Area A-1.3 Projects is equal to or greater than the amount of the Improvement Area A-1.3 Assessment ($3,430,000) levied on the Improvement Area A-1.3 Assessed Property at the time the City Council approved the 2023 Assessment Ordinance for the Improvement Area A-1.3 Projects; and
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Zone A Developer owned 100% of the Improvement Area A-1.3 Initial Parcel. The Improvement Zone A Developer acknowledged that the Improvement Area A-1.3 Projects confer a special benefit on the Improvement Area A-1.3 Initial Parcel and consented to the imposition of the Improvement Area A-1.3 Assessment to pay for the Actual Costs associated therewith. The Improvement Zone A Developer ratified, confirmed, accepted, consented to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2023 Assessment Ordinance; (2) the 2023

[3] Includes a reallocation of costs of the Improvement Area A-1 Improvements as further shown on **Exhibit B-8**.

Service and Assessment Plan and the 2023 Assessment Ordinance; and (3) the levying of the Improvement Area A-1.3 Assessment on the Improvement Area A-1.3 Initial Parcel.

- *Improvement Area A-2*
  - The costs of the Improvement Area A-2 Projects equal $14,280,013, as shown on **Exhibit B-2**; and
  - Improvement Area A-2 Assessed Property receives special benefit from the Improvement Area A-2 Projects equal to or greater than the Actual Cost of the Improvement Area A-2 Projects; and
  - By the adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the Improvement Area A-2 Initial Parcel shall be allocated 100% of the Improvement Area A-2 Assessment levied for the Improvement Area A-2 Projects, which equals $12,278,000 as shown on the Improvement Area A-2 Assessment Roll attached hereto as **Exhibit H-1**; and
  - The special benefit (≥ $14,280,013) received by the Improvement Area A-2 Assessed Property from the Improvement Area A-2 Projects is equal to or greater than the amount of the Improvement Area A-2 Assessment ($12,278,000) levied on the Improvement Area A-2 Initial Parcel for the Improvement Area A-2 Projects; and
  - At the time the City Council approved this 2025 A&R Service and Assessment Plan, Solterra Texas 3 LLC owned 100% of the Improvement Area A-2 Initial Parcel. Solterra Texas 3 LLC acknowledged that the Improvement Area A-2 Projects confer a special benefit on the Improvement Area A-2 Initial Parcel and consented to the imposition of the Improvement Area A-2 Assessment to pay for the Actual Costs associated therewith. Solterra Texas 3 LLC ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4); (2) this 2025 A&R Service and Assessment Plan and the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4); and (3) the levying of the Improvement Area A-2 Assessment on the Improvement Area A-2 Initial Parcel.
- *Improvement Area A-3.1*
  - The costs of the Improvement Area A-3.1 Projects equal $11,677,201, as shown on **Exhibit B-2**; and

- Improvement Area A-3.1 Assessed Property receives special benefit from the Improvement Area A-3.1 Projects equal to or greater than the Actual Cost of the Improvement Area A-3.1 Projects; and
- By the adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the Improvement Area A-3.1 Initial Parcel shall be allocated 100% of the Improvement Area A-3.1 Assessment levied for the Improvement Area A-3.1 Projects, which equals $11,677,000 as shown on the Improvement Area A-3.1 Assessment Roll attached hereto as **Exhibit H-1**; and
- The special benefit (≥ $11,677,201) received by the Improvement Area A-3.1 Assessed Property from the Improvement Area A-3.1 Projects is equal to or greater than the amount of the Improvement Area A-3.1 Assessment ($11,677,000) levied on the Improvement Area A-3.1 Initial Parcel for the Improvement Area A-3.1 Projects; and
- At the time the City Council approved this 2025 A&R Service and Assessment Plan, CastleRock Communities LLC owned 100% of the Improvement Area A-3.1 Initial Parcel. CastleRock Communities LLC acknowledged that the Improvement Area A-3.1 Projects confer a special benefit on the Improvement Area A-3.1 Initial Parcel and consented to the imposition of the Improvement Area A-3.1 Assessment to pay for the Actual Costs associated therewith. CastleRock Communities LLC ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4); (2) this 2025 A&R Service and Assessment Plan and the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4); and (3) the levying of the Improvement Area A-3.1 Assessment on the Improvement Area A-3.1 Initial Parcel.

- *Improvement Area A-3.2*
  - The costs of the Improvement Area A-3.2 Projects equal $1,140,304, as shown on **Exhibit B-2**; and
  - Improvement Area A-3.2 Assessed Property receives special benefit from the Improvement Area A-3.2 Projects equal to or greater than the Actual Cost of the Improvement Area A-3.2 Projects; and
  - By the adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the Improvement Area A-3.2 Initial Parcel shall be allocated 100% of the Improvement Area A-3.2 Assessment levied for the Improvement Area A-3.2 Projects, which

equals $1,140,000 as shown on the Improvement Area A-3.2 Assessment Roll attached hereto as **Exhibit H-1**; and

- The special benefit (≥ $1,140,304) received by the Improvement Area A-3.2 Assessed Property from the Improvement Area A-3.2 Projects is equal to or greater than the amount of the Improvement Area A-3.2 Assessment ($1,140,000) levied on the Improvement Area A-3.2 Initial Parcel for the Improvement Area A-3.2 Projects; and

- At the time the City Council approved this 2025 A&R Service and Assessment Plan, the Improvement Zone A Developer owned 100% of the Improvement Area A-3.2 Initial Parcel. The Improvement Zone A Developer acknowledged that the Improvement Area A-3.2 Projects confer a special benefit on the Improvement Area A-3.2 Initial Parcel and consented to the imposition of the Improvement Area A-3.2 Assessment to pay for the Actual Costs associated therewith. The Improvement Zone A Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4); (2) this 2025 A&R Service and Assessment Plan and the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4); and (3) the levying of the Improvement Area A-3.2 Assessment on the Improvement Area A-3.2 Initial Parcel.

- *Improvement Area A-4*

  - The costs of the Improvement Area A-4 Projects equal $9,063,902, as shown on **Exhibit B-2**; and

  - Improvement Area A-4 Assessed Property receives special benefit from the Improvement Area A-4 Projects equal to or greater than the Actual Cost of the Improvement Area A-4 Projects; and

  - By the adoption of the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4), the Improvement Area A-4 Initial Parcel shall be allocated 100% of the Improvement Area A-4 Assessment levied for the Improvement Area A-4 Projects, which equals $7,582,000 as shown on the Improvement Area A-4 Assessment Roll attached hereto as **Exhibit H-1**; and

  - The special benefit (≥ $9,063,902) received by the Improvement Area A-4 Assessed Property from the Improvement Area A-4 Projects is equal to or greater than the amount of the Improvement Area A-4 Assessment ($7,582,000) levied on the Improvement Area A-4 Initial Parcel for the Improvement Area A-4 Projects; and

- At the time the City Council approved this 2025 A&R Service and Assessment Plan, Solterra Texas 3 LLC owned 100% of the Improvement Area A-4 Initial Parcel. Solterra Texas 3 LLC acknowledged that the Improvement Area A-4 Projects confer a special benefit on the Improvement Area A-4 Initial Parcel and consented to the imposition of the Improvement Area A-4 Assessment to pay for the Actual Costs associated therewith. Solterra Texas 3 LLC ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4); (2) this 2025 A&R Service and Assessment Plan and the 2025 Assessment Ordinance (A-2, A-3.1, A-3.2, A-4); and (3) the levying of the Improvement Area A-4 Assessment on the Improvement Area A-4 Initial Parcel.

- *Improvement Area A-5*
  - The costs of the Improvement Area A-5 Projects equal $674,925, as shown on **Exhibit B-3**; and
  - Improvement Area A-5 Assessed Property receives special benefit from the Improvement Area A-5 Projects equal to or greater than the Actual Cost of the Improvement Area A-5 Projects; and
  - By the adoption of the 2025 Assessment Ordinance (A-5), the Improvement Area A-5 Assessed Property shall be allocated 100% of the Improvement Area A-5 Assessment levied for the Improvement Area A-5 Projects, which equals $116,000 as shown on the Improvement Area A-5 Assessment Roll attached hereto as **Exhibit H-1**; and
  - The special benefit (≥ $674,925) received by the Improvement Area A-5 Assessed Property from the Improvement Area A-5 Projects is equal to or greater than the amount of the Improvement Area A-5 Assessment ($116,000) levied on the Improvement Area A-5 Assessed Property for the Improvement Area A-5 Projects; and
  - At the time the City Council approved this 2025 A&R Service and Assessment Plan, CastleRock Communities LLC owned 100% of the Improvement Area A-5 Assessed Property. CastleRock Communities LLC acknowledged that the Improvement Area A-5 Projects confer a special benefit on the Improvement Area A-5 Assessed Property and consented to the imposition of the Improvement Area A-5 Assessment to pay for the Actual Costs associated therewith. CastleRock Communities LLC ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits

described herein and the 2025 Assessment Ordinance (A-5); (2) this 2025 A&R Service and Assessment Plan and the 2025 Assessment Ordinance (A-5); and (3) the levying of the Improvement Area A-5 Assessment on the Improvement Area A-5 Assessed Property.

- *Improvement Zone A Remainder Area Apportioned Property*
  - The total costs of the Improvement Zone A Remainder Area Projects allocable to the Improvement Zone A Remainder Area Apportioned Property as financed by the Improvement Zone A Developer equals $3,006,882, as shown on **Exhibit B-3**; and
  - The Improvement Zone A Remainder Area receives special benefit from the Improvement Zone A Remainder Area Projects equal to or greater than the Actual Cost of the Improvement Zone A Remainder Area Projects apportioned to the Improvement Zone A Remainder Area Apportioned Property; and
  - The Improvement Zone A Remainder Area Apportioned Property will be apportioned 100% of the Improvement Zone A Remainder Area Apportionment of Costs for the Improvement Zone A Remainder Area Projects, which equals $3,006,882, as shown on **Exhibit B-7**, of which all or a portion of such amount is expected to be levied by the City at a later date.
- *Improvement Zone B Apportioned Property*
  - The total costs of the Improvement Zone B Projects allocable to the Improvement Zone B as financed by the Master Developer equals $5,910,714, as shown on **Exhibit B-4**; and
  - The Improvement Zone B Apportioned Property receives special benefit from the Improvement Zone B Projects equal to or greater than the Actual Cost of the Improvement Zone B Projects apportioned to the Improvement Zone B; and
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Zone B Apportioned Property was apportioned 100% of the Improvement Zone B Apportionment of Costs for the Improvement Zone B Projects, which equals $5,910,714, as shown on **Exhibit B-7**, of which all or a portion of such amount is expected to be levied by the City at a later date.
- *Improvement Area C-1*
  - The costs of the Improvement Area C-1 Projects equal $9,623,288 as shown on **Exhibit B-5**; and

- The Improvement Area C-1 Assessed Property receives special benefit from the Improvement Area C-1 Projects equal to or greater than the Actual Costs of the Improvement Area C-1 Projects; and
- At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Area C-1 Initial Parcel was allocated 100% of the Improvement Area C-1 Assessment levied for the Improvement Area C-1 Projects, which equals $7,000,000; of which $6,813,000 remains outstanding, as shown on the Improvement Area C-1 Assessment Roll attached hereto as **Exhibit O-1**; and
- The special benefit (≥ $9,623,288) received by the Improvement Area C-1 Assessed Property from the Improvement Area C-1 Projects is equal to or greater than the amount of the Improvement Area C-1 Assessment ($7,000,000) levied on the Improvement Area C-1 Assessed Property at the time the City Council approved the 2023 Assessment Ordinance for the Improvement Area C-1 Projects; and
- At the time the City Council approved the 2023 Service and Assessment Plan, KL LB BUY 2, LLC owned 100% of the Improvement Area C-1 Initial Parcel. The LB BUY 2, LLC acknowledged that the Improvement Area C-1 Projects confer a special benefit on the Improvement Area C-1 Initial Parcel and consented to the imposition of the Improvement Area C-1 Assessment to pay for the Actual Costs associated therewith. The LB BUY 2, LLC ratified, confirmed, accepted, consented to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2023 Assessment Ordinance; (2) the 2023 Service and Assessment Plan and the 2023 Assessment Ordinance; and (3) the levying of the Improvement Area C-1 Assessment on the Improvement Area C-1 Initial Parcel.

- *Improvement Area C-2*
  - The costs of the Improvement Area C-2 Projects equal $6,596,486 as shown on **Exhibit B-5**; and
  - The Improvement Area C-2 Assessed Property receives special benefit from the Improvement Area C-2 Projects equal to or greater than the Actual Cost of the Improvement Area C-2 Projects; and
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Area C-2 Initial Parcel was allocated 100% of the Improvement Area C-2 Assessment levied for the Improvement Area C-2 Projects, which equals

$3,525,000; of which $3,466,000 remains outstanding, as shown on the Improvement Area C-2 Assessment Roll attached hereto as **Exhibit P-1**; and

- The special benefit (≥ $6,596,486) and the special benefit expected at the time the City Council approved the 2023 Service and Assessment Plan (≥ $6,632,549) received by the Improvement Area C-2 Assessed Property from the Improvement Area C-2 Projects is equal to or greater than the amount of the Improvement Area C-2 Assessment ($3,525,000) levied on the Improvement Area C-2 Assessed Property at the time the City Council approved the 2023 Assessment Ordinance for the Improvement Area C-2 Projects; and

- At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Zone C Developer owned 100% of the Improvement Area C-2 Initial Parcel. The Improvement Zone C Developer acknowledged that the Improvement Area C-2 Projects confer a special benefit on the Improvement Area C-2 Initial Parcel and consented to the imposition of the Improvement Area C-2 Assessment to pay for the Actual Costs associated therewith. The Improvement Zone C Developer ratified, confirmed, accepted, consented to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2023 Assessment Ordinance; (2) the 2023 A&R Service and Assessment Plan and the 2023 Assessment Ordinance; and (3) the levying of the Improvement Area C-2 Assessment on the Improvement Area C-2 Initial Parcel.

- *Improvement Area C-3*

  - The costs of the Improvement Area C-3 Projects equal $9,389,286 as shown on **Exhibit B-5**; and

  - The Improvement Area C-3 Assessed Property receives special benefit from the Improvement Area C-3 Projects equal to or greater than the Actual Cost of the Improvement Area C-3 Projects; and

  - At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Area C-3 Initial Parcel was allocated 100% of the Improvement Area C-3 Assessment levied for the Improvement Area C-3 Projects, which equals $5,435,000; of which $5,303,000 remains outstanding, as shown on the Improvement Area C-3 Assessment Roll attached hereto as **Exhibit Q-1**; and

  - The special benefit (≥ $9,389,286), inclusive of the Original Issue Discount, and the special benefit expected at the time the City Council approved the 2023 Service and Assessment Plan (≥ $9,526,606) received by the Improvement Area

C-3 Assessed Property from the Improvement Area C-3 Projects is equal to or greater than the amount of the Improvement Area C-3 Assessment ($5,435,000) levied on the Improvement Area C-3 Assessed Property at the time the City Council approved the 2023 Assessment Ordinance for the Improvement Area C-3 Projects; and

- At the time the City Council approved the 2024 Service and Assessment Plan, the Improvement Zone C Developer owned 100% of the Improvement Area C-3 Initial Parcel. The Improvement Zone C Remainder Area Owner acknowledged that the Improvement Area C-3 Projects confer a special benefit on the Improvement Area C-3 Initial Parcel and consented to the imposition of the Improvement Area C-3 Assessment to pay for the Actual Costs associated therewith. The Improvement Zone C Remainder Area Owner ratified, confirmed, accepted, consented to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2023 Assessment Ordinance; (2) the 2023 Service and Assessment Plan and the applicable Assessment Ordinance; and (3) the levying of the Improvement Area C-3 Assessment on the Improvement Area C-3 Initial Parcel.

- *Improvement Area C-4*
  - The costs of the Improvement Area C-4 Projects equal $15,497,314, as shown on **Exhibit B-5**; and
  - Improvement Area C-4 Assessed Property receives special benefit from the Improvement Area C-4 Projects equal to or greater than the Actual Cost of the Improvement Area C-4 Projects; and
  - By the adoption of the 2025 Assessment Ordinance (C-4), the Improvement Area C-4 Initial Parcel shall be allocated 100% of the Improvement Area C-4 Assessment levied for the Improvement Area C-4 Projects, which equals $14,043,000 as shown on the Improvement Area C-4 Assessment Roll attached hereto as **Exhibit R-1**; and
  - The special benefit (≥ $15,497,314) received by the Improvement Area C-4 Assessed Property from the Improvement Area C-4 Projects is equal to or greater than the amount of the Improvement Area C-4 Assessment ($14,043,000) levied on the Improvement Area C-4 Initial Parcel for the Improvement Area C-4 Projects; and
  - At the time the City Council approved this 2025 A&R Service and Assessment Plan, KL LB BUY 2 LLC owned 100% of the Improvement Area C-4 Initial Parcel. KL LB BUY 2 LLC acknowledged that the Improvement Area C-4 Projects confer a special

benefit on the Improvement Area C-4 Initial Parcel and consented to the imposition of the Improvement Area C-4 Assessment to pay for the Actual Costs associated therewith. KL LB BUY 2 LLC ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2025 Assessment Ordinance (C-4); (2) this 2025 A&R Service and Assessment Plan and the 2025 Assessment Ordinance (C-4); and (3) the levying of the Improvement Area C-4 Assessment on the Improvement Area C-4 Initial Parcel.

- *Improvement Zone C Remainder Area Apportioned Property*
  - The total costs of the Improvement Zone C Remainder Area Projects allocable to the Improvement Zone C Remainder Area Apportioned Property as financed by the Improvement Zone C Developer equals $1,953,810, as shown on **Exhibit B-5**; and
  - The Improvement Zone C Remainder Area Apportioned Property receives special benefit from the Improvement Zone C Remainder Area Projects equal to or greater than the Actual Cost of the Improvement Zone C Remainder Area Projects apportioned to the Improvement Zone C Remainder Area Apportioned Property; and
  - The Improvement Zone C Remainder Area Apportioned Property will be apportioned 100% of the Improvement Zone C Remainder Area Apportionment of Costs for the Improvement Zone C Remainder Area Projects, which equals $1,953,810, as shown on **Exhibit B-7**, of which all or a portion of such amount is expected to be levied by the City at a later date.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Rolls, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments securing each respective series of PID Bonds may exceed the interest rate on each respective series of PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest, when collected, shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

The interest on the Improvement Area A-2 Assessment securing a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation shall be collected at rates as set forth herein as part of the Improvement Area A-2 Annual Installment pursuant to the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Agreement, which will not include Additional Interest unless and until Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds secured by the portion of the Improvement Area A-2 Assessment are issued. Upon the issuance of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, the interest rate on the Improvement Area A-2 Assessment will be at the interest rate on such bonds, plus Additional Interest. See **Exhibit J-2**.

The interest on the Improvement Area A-3.1 Assessment securing a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation shall be collected at rates as set forth herein as part of the Improvement Area A-3.1 Annual Installment pursuant to the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Agreement, which will not include Additional Interest unless and until Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds secured by the portion of the Improvement Area A-3.1 Assessment are issued. Upon the issuance of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, the interest rate on the Improvement Area A-3.1 Assessment will be at the interest rate on such bonds, plus Additional Interest. See **Exhibit K-2**.

The interest on the Improvement Area A-3.2 Assessment securing a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation shall be collected at rates as set forth herein as part of the Improvement Area A-3.2 Annual Installment pursuant to the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Agreement, which will not include Additional Interest unless and until Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds secured by the portion of the Improvement Area A-3.2 Assessment are issued. Upon the issuance of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, the interest rate on the Improvement Area A-3.2 Assessment will be at the interest rate on such bonds, plus Additional Interest. See **Exhibit L-2**.

The interest on the Improvement Area A-4 Assessment securing a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation shall be collected at rates as set forth herein as part of the Improvement Area A-4 Annual Installment pursuant to the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Agreement, which will not include Additional Interest unless and until Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds secured by the portion of the Improvement Area A-4 Assessment are issued. Upon the issuance of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, the interest rate on the Improvement Area A-4 Assessment will be at the interest rate on such bonds, plus Additional Interest. See **Exhibit M-2**.

The interest on the Improvement Area C-4 Assessment securing the Improvement Area C-4 Reimbursement Obligation shall be collected at rates as set forth herein as part of the Improvement Area C-4 Annual Installment pursuant to the Improvement Area C-4 Reimbursement Agreement, which will not include Additional Interest unless and until

Improvement Area C-4 Bonds secured by the Improvement Area C-4 Assessment are issued. Upon the issuance of the Improvement Area C-4 Bonds, the interest rate on the Improvement Area C-4 Assessment will be at the interest rate on such bonds, plus Additional Interest. See **Exhibit R-2**.

F. Interest on the Improvement Area A-5 Reimbursement Obligation

The interest on the Improvement Area A-5 Assessment securing the Improvement Area A-5 Reimbursement Obligation shall be collected at a rate of 5.00% as set forth herein as part of the Improvement Area A-5 Annual Installment pursuant to the Improvement Area A-5 Reimbursement Agreement, which will not include Additional Interest.

G. TIRZ No. 15 Annual Credit Amount

The City Council, in accordance with the TIRZ No. 15 Agreement, has agreed to use a portion of TIRZ No. 15 Revenues generated from each Parcel of Assessed Property, on a parcel-by-parcel basis, to offset a portion of the principal and interest of such Assessed Property's Improvement Area A-1.1 Assessment, Improvement Area A-1.2 Assessment, Improvement Area A-1.3 Assessment, Improvement Area A-2 Assessment, Improvement Area A-3.1 Assessment, Improvement Area A-4 Assessment, Improvement Area C-1 Assessment, Improvement Area C-2 Assessment, Improvement Area C-3 Assessment, or Improvement Area C-4 Assessment, as applicable.

1. The principal and interest portion of the Improvement Area A-1.1 Annual Installment, the Improvement Area A-1.2 Annual Installment, the Improvement Area A-1.3 Annual Installment, the Improvement Area A-2 Annual Installment, the Improvement Area A-3.1 Annual Installment, the Improvement Area A-4 Annual Installment, the Improvement Area C-1 Annual Installment, the Improvement Area C-2 Annual Installment, the Improvement Area C-3 Annual Installment, or the Improvement Area C-4 Annual Installment for an Assessed Property shall be reduced by a TIRZ No. 15 Annual Credit Amount on a parcel-by-parcel basis equal to the TIRZ No. 15 Revenue generated by the Assessed Property for the previous Tax Year (e.g. TIRZ No. 15 Revenue collected from the Assessed Property for Tax Year 2024 shall be applied as the TIRZ No. 15 Annual Credit Amount applicable to the Assessed Property's Improvement Area A-1.1 Annual Installment, Improvement Area A-1.2 Annual Installment, Improvement Area A-1.3 Annual Installment, Improvement Area A-2 Annual Installment, Improvement Area A-3.1 Annual Installment, Improvement Area A-4 Annual Installment, Improvement Area C-1 Annual Installment, Improvement Area C-2 Annual Installment, Improvement Area C-3 Annual Installment, or Improvement Area C-4 Annual Installment to be collected in Tax Year 2025), but in no event shall the TIRZ No. 15 Annual Credit Amount exceed the TIRZ No. 15 Maximum Annual Credit Amount described in **Section V.G.2** as shown on **Exhibit**

F for each applicable Lot Type of Assessed Property.

2. The TIRZ No. 15 Maximum Annual Credit Amount available to reduce the principal and interest portion of the Improvement Area A-1.1 Annual Installment, the Improvement Area A-1.2 Annual Installment, the Improvement Area A-1.3 Annual Installment, the Improvement Area A-2 Annual Installment, the Improvement Area A-3.1 Annual Installment, the Improvement Area A-4 Annual Installment, the Improvement Area C-1 Annual Installment, the Improvement Area C-2 Annual Installment, the Improvement Area C-3 Annual Installment, or the Improvement Area C-4 Annual Installment for an Assessed Property is calculated for each Lot Type, as shown on **Exhibit F**. The TIRZ No. 15 Maximum Annual Credit Amount is calculated so that the average Improvement Area A-1.1 Annual Installment, Improvement Area A-1.2 Annual Installment, Improvement Area A-1.3 Annual Installment, Improvement Area C-1 Annual Installment, Improvement Area C-2 Annual Installment, or Improvement Area C-3 Annual Installment minus the TIRZ No. 15 Maximum Annual Credit Amount for each Lot Type does not produce an equivalent tax rate for such Lot Type which exceeds the competitive, composite equivalent ad valorem tax rate ($3.12 per $100 of assessed value) taking into consideration the applicable tax rates of all applicable overlapping taxing units and the equivalent tax rate of the Improvement Area A-1.1 Annual Installment, Improvement Area A-1.2 Annual Installment, Improvement Area A-1.3 Annual Installment, Improvement Area C-1 Annual Installment, Improvement Area C-2 Annual Installment, or Improvement Area C-3 Annual Installment based on the Estimated Buildout Values at the time the applicable Assessment Ordinance is approved. The TIRZ No. 15 Maximum Annual Credit Amount is calculated so that the average Improvement Area A-2 Annual Installment, Improvement Area A-3.1 Annual Installment, Improvement Area A-4 Annual Installment, or Improvement Area C-4 Annual Installment minus the TIRZ No. 15 Maximum Annual Credit Amount for each Lot Type does not produce an equivalent tax rate for such Lot Type which exceeds the competitive, composite equivalent ad valorem tax rate ($3.00 per $100 of assessed value) taking into consideration the applicable tax rates of all applicable overlapping taxing units and the equivalent tax rate of the Improvement Area A-2 Annual Installment, Improvement Area A-3.1 Annual Installment, Improvement Area A-4 Annual Installment, or Improvement Area C-4 Annual Installment based on the Estimated Buildout Values at the time the applicable Assessment Ordinance is approved. The resulting TIRZ No. 15 Maximum Annual Credit Amount for each Lot Type is shown on **Exhibit F**.

3. After the TIRZ No. 15 Annual Credit Amount is applied to provide a credit towards the principal and interest portion of the Improvement Area A-1.1 Annual Installment, Improvement Area A-1.2 Annual Installment, Improvement Area A-1.3 Annual

Installment, Improvement Area A-2 Annual Installment, Improvement Area A-3.1 Annual Installment, Improvement Area A-4 Annual Installment, Improvement Area C-1 Annual Installment, Improvement Area C-2 Annual Installment, Improvement Area C-3 Annual Installment, or Improvement Area C-4 Annual Installment for the Assessed Property, any excess TIRZ No. 15 Revenues available from the TIRZ No. 15 Fund shall be held in a segregated account by the City and shall be used in accordance with the TIRZ No. 15 Project Plan, the TIRZ No. 15 Agreement, and the Master Development Agreement.

SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Developers, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, Lot Type 6, Lot Type 7, Lot Type 8, Lot Type 9, Lot Type 10, Lot Type 11, Lot Type 12, Lot Type 13, Lot Type 14, Lot Type 15 Lot Type 16, Lot Type 17, Lot Type 18, Lot Type 19, Lot Type 20, Lot Type 21, Lot Type 22, Lot Type 23, Lot Type 24, Lot Type 25, Lot Type 26, and Lot Type 27 are shown on **Exhibit E-1** and **Exhibit E-2**, respectively, and will not change in future Annual Service Plan Updates,

but **Exhibit E-1** and **Exhibit E-2** may be updated in future Annual Service Plan Updates to account for additional Lot Types. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type
D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property
E= the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developers shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information which has been provided as of the approval of the 2023 Service and Assessment Plan, by the Developers, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, Lot Type 6, Lot Type 7, Lot Type 8, Lot Type 9, Lot Type 10, Lot Type 11, Lot Type 12, Lot Type 13, Lot Type 14, Lot Type 15, Lot Type 16, Lot Type 17, Lot Type 18, Lot Type 19, Lot Type 20, Lot Type 21, Lot Type 22, Lot Type 23, Lot Type 24, Lot Type 25, Lot Type 26, and Lot Type 27 are shown on **Exhibit E-1** and **Exhibit E-2**, respectively, and will not change in future Annual Service

Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding. The Estimated Buildout Value for all of Improvement Zone A and Improvement Zone C will remain consistent as shown on **Exhibit E-1** and **Exhibit E-2**, respectively, unless provided with an updated appraisal by an independent third-party.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C**.

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit T**.

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced,

plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

D. Reduction of Assessments

If the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds as directed by the City pursuant to the terms of such Indenture, and the TIRZ No. 15 Annual Credit Amount will be reduced in the same proportion as the Assessments. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

If an Assessment on an Assessed Property is prepaid in part with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

For purposes of Prepayments, the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation is and will remain subordinated to (i) the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds, if and when issued, and (ii) any additional PID Bonds secured by a parity lien on the Improvement Area A-2 Assessments, Improvement Area A-3.1 Assessments, Improvement Area A-3.2 Assessments, and Improvement Area A-4 Assessments issued to refinance all or a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation.

For purposes of Prepayments, the Improvement Area C-4 Reimbursement Obligation is and will remain subordinated to (i) the Improvement Area C-4 Bonds, if and when issued, and (ii) any additional PID Bonds secured by a parity lien on the Improvement Area C-4 Assessments issued to refinance all or a portion of the Improvement Area C-4 Reimbursement Obligation.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit G-2** shows the estimated Improvement Area A-1.1 Annual Installments, **Exhibit H-2** shows the estimated Improvement Area A-1.2 Annual Installments, **Exhibit I-2** shows the estimated Improvement Area A-1.3 Annual Installments, , **Exhibit J-2** shows the estimated Improvement Area A-2 Annual Installments, , **Exhibit K-2** shows the estimated Improvement Area A-3.1 Annual Installments, , **Exhibit L-2** shows the estimated Improvement Area A-3.2 Annual Installments, , **Exhibit M-2** shows the estimated Improvement Area A-4 Annual Installments, , **Exhibit N-2** shows the estimated Improvement Area A-5 Annual Installments, **Exhibit O-2** shows the estimated Improvement Area C-1 Annual Installments, **Exhibit P-2** shows the estimated Improvement Area C-2 Annual Installments, **Exhibit Q-2** shows the estimated Improvement Area C-3 Annual Installments, and **Exhibit R-2** shows the estimated Improvement Area C-4 Annual Installments,. Annual Installments are subject to adjustment in each Annual Service Plan Update. Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-Benefited Property or Non-Assessed Property, as shown by the Dallas Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each

Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments may be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Improvement Area A-1.1 Assessments, Improvement Area A-1.2 Assessments, Improvement Area A-1.3 Assessments, Improvement Area C-1 Assessments, Improvement Area C-2 Assessments, and Improvement Area C-3 Assessments were due when billed and were delinquent if not paid prior to February 1, 2024. The initial Annual Installments of the Improvement Area A-2 Assessments, Improvement Area A-3.1 Assessments, Improvement Area A-3.2 Assessments, Improvement Area A-4 Assessments, Improvement Area A-5 Assessments, and Improvement Area C-4 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2026.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

G. Allocating Annual Installments

Any amounts collected from the Improvement Area A-2 Annual Installments, Improvement Area A-3.1 Annual Installments, Improvement Area A-3.2 Annual Installments, Improvement Area A-4 Annual Installments, and Improvement Area C-4 Annual Installments paid by the owner of Assessed Property shall be paid to amounts due for the applicable PID Bonds, if and when issued, secured by each applicable Assessment, including any amounts due for Additional Interest and Annual Collection Costs. Any amounts collected from the Improvement Area A-5 Annual Installments paid by the owner of Assessed Property shall be paid to amounts due for the Improvement Area A-5 Reimbursement Obligation including any amounts due for Annual Collection Costs.

H. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Remaining Property**"), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of the 2023 Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres constituting the Remaining Property shall be subject to the $100 Assessment (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the $100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment, as applicable, on the Remaining Property by $10, then the owner shall be required to pay $10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to $90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Improvement Area A-1.1 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area A-1.1 Assessment Roll and Improvement Area A-1.1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area A-1.2 Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area A-1.2 Assessment Roll and Improvement Area A-1.2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area A-1.3 Assessment Roll is attached as **Exhibit I-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the

Improvement Area A-1.3 Assessment Roll and Improvement Area A-1.3 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area A-2 Assessment Roll is attached as **Exhibit J-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area A-2 Assessment Roll and Improvement Area A-2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area A-3.1 Assessment Roll is attached as **Exhibit K-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area A-3.1 Assessment Roll and Improvement Area A-3.1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area A-3.2 Assessment Roll is attached as **Exhibit L-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area A-3.2 Assessment Roll and Improvement Area A-3.2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area A-4 Assessment Roll is attached as **Exhibit M-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area A-4 Assessment Roll and Improvement Area A-4 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area A-5 Assessment Roll is attached as **Exhibit N-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area A-5 Assessment Roll and Improvement Area A-5 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area C-1 Assessment Roll is attached as **Exhibit O-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area C-1 Assessment Roll and Improvement Area C-1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area C-2 Assessment Roll is attached as **Exhibit P-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area C-2 Assessment Roll and Improvement Area C-2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area C-3 Assessment Roll is attached as **Exhibit Q-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area C-3 Assessment Roll and Improvement Area C-3 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area C-4 Assessment Roll is attached as **Exhibit R-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area C-4 Assessment Roll and Improvement Area C-4 Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 A&R Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2025 A&R Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2025 A&R Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 A&R Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2025 A&R Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 A&R Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 A&R Service and Assessment Plan. Interpretations of this 2025 A&R Service and Assessment Plan by the

Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure; Filing in Real Property Records

Per Section 5.014 of the Texas Property Code, as amended, this 2025 A&R Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Service an Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2025 A&R Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

SECTION IX: ADDITIONAL INFORMATION

A. Parcel Subdivision

Improvement Area A-1.1

- The final plat of Solterra, Phase 1A, attached hereto as **Exhibit W-1**, was filed and recorded with the County on December 20, 2022, and consists of 116 residential Lots and 6 Lots of Non-Benefited Property.
- The final plat of Solterra, Phase 1B, attached hereto as **Exhibit W-2**, was filed and recorded with the County on January 12, 2023, and consists of 90 residential Lots and 7 Lots of Non-Benefited Property.
- The final plat of Solterra, Phase 1C, attached hereto as **Exhibit W-3**, was filed and recorded with the County on March 6, 2023, and consists of 81 residential Lots and 4 Lots of Non-Benefited Property.

See the Lot Type classification summary within Improvement Area A-1.1 below:

Improvement Area A-1.1	
Lot Type	**Lot Count**
Lot Type 1	20
Lot Type 2	174
Lot Type 3	41
Lot Type 4	52
Total	**287**

See **Exhibit A-19** for the Improvement Area A-1.1 Lot Type classification map.

Improvement Area A-1.2

- The final plat of Solterra, Phase 1D, attached hereto as **Exhibit W-4**, was filed and recorded with the County on June 15, 2023, and consists of 234 residential Lots and 2 Lots of Non-Benefited Property.
- The final plat of Solterra, Phase 1E, attached hereto as **Exhibit W-5**, was filed and recorded with the County on June 15, 2023, and consists of 134 residential Lots and 2 Lots of Non-Benefited Property.
- The final plat of Solterra, Phase 1F, attached hereto as **Exhibit W-6**, was filed and recorded with the County on June 15, 2023, and consists of 21 residential Lots and 2 Lots of Non-Benefited Property.

See the Lot Type classification summary within Improvement Area A-1.2 below:

Improvement Area A-1.2	
Lot Type	**Lot Count**
Lot Type 5	26
Lot Type 6	237
Lot Type 7	80
Lot Type 8	46
Total	**389**

See **Exhibit A-19** for the Improvement Area A-1.2 Lot Type classification map.

Improvement Area A-1.3

- The final plat of Solterra, Phase 1G, attached hereto as **Exhibit W-7**, was filed and recorded with the County on July 26, 2023, and consists of 111 residential Lots and 4 Lots of Non-Benefited Property.

See the Lot Type classification summary within Improvement Area A-1.3 below:

Improvement Area A-1.3	
Lot Type	**Lot Count**
Lot Type 9	111
Total	**111**

See **Exhibit A-19** for the Improvement Area A-1.3 Lot Type classification map.

Improvement Area A-2

There have not been any recoded plats in Improvement Area A-2.

See the Lot Type classification summary within Improvement Area A-2 below:

Improvement Area A-2	
Lot Type	**Lot Count**
Lot Type 16	45
Lot Type 17	171
Total	**216**

See **Exhibit A-19** for the Improvement Area A-2 Lot Type classification map.

Improvement Area A-3.1

There have not been any recoded plats in Improvement Area A-3.1.

See the Lot Type classification summary within Improvement Area A-3.1 below:

Improvement Area A-3.1	
Lot Type	**Lot Count**
Lot Type 18	130
Lot Type 19	69
Total	**199**

See **Exhibit A-19** for the Improvement Area A-3.1 Lot Type classification map.

Improvement Area A-3.2

There have not been any recoded plats in Improvement Area A-3.2.

See the Lot Type classification summary within Improvement Area A-3.2 below:

Improvement Area A-3.2	
Lot Type	**Lot Count**
Lot Type 20	15
Lot Type 21	21
Total	**36**

See **Exhibit A-19** for the Improvement Area A-3.2 Lot Type classification map.

Improvement Area A-5

- The final plat of Solterra, Phase 3B-1, attached hereto as **Exhibit W-8**, was filed and recorded with the County on September 9, 2024, and consists of 9 residential Lots and 1 Lot of Non-Benefited Property.

See the Lot Type classification summary within Improvement Area A-1.3 below:

Improvement Area A-5	
Lot Type	**Lot Count**
Lot Type 25	9
Total	**9**

See **Exhibit A-19** for the Improvement Area A-5 Lot Type classification map.

Improvement Area C-1

- The final plat of Solterra South, Phase 1, attached hereto as **Exhibit W-9**, was filed and recorded with the County on July 26, 2023, and consists of 162 residential Lots and 8 Lots of Non-Benefited Property.

See the Lot Type classification summary within Improvement Area C-1 below:

Improvement Area C-1	
Lot Type	**Lot Count**
Lot Type 10	66
Lot Type 11	96
Total	**162**

See **Exhibit A-20** for the Improvement Zone C Lot Type classification map.

Improvement Area C-2

- The final plat of Solterra South, Phase 2, attached hereto as **Exhibit W-10**, was filed and recorded with the County on January 18, 2024, and consists of 104 residential Lots and 2 Lots of Non-Benefited Property.

See the Lot Type classification summary within Improvement Area C-2 below:

Improvement Area C-2	
Lot Type	**Lot Count**
Lot Type 12	53
Lot Type 13	51
Total	**104**

See **Exhibit A-20** for the Improvement Zone C Lot Type classification map.

Improvement Area C-3

- The final plat of Solterra South, Phase 3A, attached hereto as **Exhibit W-11**, was filed and recorded with the County on April 29, 2024, and consists of 12 residential Lots and 4 Lots of Non-Benefited Property.
- The final plat of Solterra South, Phase 3B, attached hereto as **Exhibit W-12**, was filed and recorded with the County on April 29, 2024, and consists of 135 residential Lots and 3 Lots

of Non-Benefited Property.

See the Lot Type classification summary within Improvement Area C-3 below:

Improvement Area C-3	
Lot Type	**Lot Count**
Lot Type 14	58
Lot Type 15	89
Total	**147**

See **Exhibit A-20** for the Improvement Zone C Lot Type classification map.

Improvement Area C-4

There have not been any recoded plats in Improvement Area C-4.

See the Lot Type classification summary within Improvement Area C-4 below:

Improvement Area C-4	
Lot Type	**Lot Count**
Lot Type 26	105
Lot Type 27	141
Total	**246**

See **Exhibit A-20** for the Improvement Area C-4 Lot Type classification map.

B. Lot and Home Sales

Improvement Area A-1

Per the Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2 and Lot Type 5: 9 Lots
  - Lot Type 3 and Lot Type 6: 22 Lots
  - Lot Type 4 and Lot Type 7: 5 Lots
  - Lot Type 8: 2 Lots
  - Lot Type 9: 29 Lots
- Homebuilder Owned:
  - Lot Type 1: 5 Lots
  - Lot Type 2 and Lot Type 5: 57 Lots
  - Lot Type 3 and Lot Type 6: 141 Lots
  - Lot Type 4 and Lot Type 7: 100 Lots
  - Lot Type 8: 30 Lots

    - Lot Type 9: 73 Lots
- End-User Owner:
    - Lot Type 1: 15 Lots
    - Lot Type 2 and Lot Type 5: 134 Lots
    - Lot Type 3 and Lot Type 6: 115 Lots
    - Lot Type 4 and Lot Type 7: 27 Lots
    - Lot Type 8: 14 Lots
    - Lot Type 9: 9 Lots

Improvement Area C-1

Per the Improvement Zone C Developer, as of March 26, 2025, the lot ownership composition is provided below:

- Developer Owned:
    - Lot Type 10: 3 Lots
    - Lot Type 11: 7 Lots
- Homebuilder Owned:
    - Lot Type 10: 17 Lots
    - Lot Type 11: 24 Lots
- End-User Owner:
    - Lot Type 10: 46 Lots
    - Lot Type 11: 65 Lots

Improvement Area C-2

Per the Improvement Zone C Developer, as of March 26, 2025, the lot ownership composition is provided below:

- Developer Owned:
    - Lot Type 12: 0 Lots
    - Lot Type 13: 3 Lots
- Homebuilder Owned:
    - Lot Type 12: 53 Lots
    - Lot Type 13: 48 Lots
- End-User Owner:
    - Lot Type 12: 0 Lots
    - Lot Type 13: 0 Lots

Improvement Area C-3

Per the Improvement Zone C Developer, as of March 26, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 14: 16 Lots
  - Lot Type 15: 64 Lots
- Homebuilder Owned:
  - Lot Type 14: 42 Lots
  - Lot Type 15: 25 Lots
- End-User Owner:
  - Lot Type 14: 0 Lots
  - Lot Type 15: 0 Lots

See **Appendix B** for the buyer disclosures.

C. Outstanding Assessment

Improvement Area A-1.1

Net of the principal bond payment due September 1, Improvement Area A-1.1 has an outstanding Assessment of $11,110,903.61. The outstanding Assessment is less than the $11,147,000 in outstanding Improvement Area A-1 Bonds attributable to Improvement Area A-1.1 due to prepayment of an Assessment for which Improvement Area A-1 Bonds have not yet been redeemed.

Improvement Area A-1.2

Net of the principal bond payment due September 1, Improvement Area A-1.2 has an outstanding Assessment of $18,117,000.

Improvement Area A-1.3

Net of the principal bond payment due September 1, Improvement Area A-1.3 has an outstanding Assessment of $3,372,000.

Improvement Area C-1

Net of the principal bond payment due September 1, Improvement Area C-1 has an outstanding Assessment of $6,813,000.

Improvement Area C-2

Net of the principal bond payment due September 1, Improvement Area C-2 has an outstanding Assessment of $3,466,000.

Improvement Area C-3

Net of the principal bond payment due September 1, Improvement Area C-3 has an

outstanding Assessment of $5,303,000.

D. Annual Installment Due 1/31/2026

Improvement Area A-1.1

- ***Principal and Interest*** – The total principal and interest required for the Improvement Area A-1.1 Annual Installment is $797,887.50.
    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 15 Fund for the Improvement Area A-1.1 Annual Installment is $97,205.96.
- ***Additional Interest*** – The total Prepayment and Delinquency Reserve Requirement, as defined in the applicable Indenture, is equal to $1,794,980.00 and has not been met. The Prepayment and Delinquency Reserve Account will continue to be funded with Additional Interest on the outstanding Improvement Area A-1.1 Assessment, resulting in an Additional Interest amount due of $55,735.00.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Improvement Area A-1.1 Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area A-1.1 Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Area A-1.1 Annual Installment is $39,078.31.

Annual Collection Costs		
Improvement Area A-1.1		
P3Works Administration	$	20,952.56
City Auditor	$	124.70
Filing Fees	$	124.70
County Collection	$	2,004.93
PID Trustee Fees	$	1,707.78
Dissemination Agent	$	1,195.44
Issuer CDA Review	$	1,195.44
Past Due Invoices	$	7,503.32
Collection Cost Maint. Balance	$	3,415.55
Arbitrage Calculation	$	853.89
Total	**$**	**39,078.31**

Improvement Area A-1.1		
Due January 31, 2026		
Principal	$	177,000.00
Interest		620,887.50
	$	797,887.50
TIRZ Credit	$	(97,205.96)
Additional Interest	$	55,735.00
Annual Collection Costs	$	39,078.31
Total	**$**	**795,494.85**

See the LOM for the Improvement Area A-1 pay period. See **Exhibit U-1** for the debt service schedule for the Improvement Area A-1 Bonds as shown in LOM.

Improvement Area A-1.2

- ***Principal and Interest*** – The total principal and interest required for the Improvement Area A-1.2 Annual Installment is $1,291,475.00.
    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 15 Fund for the Improvement Area A-1.2 Annual Installment is $120,291.82.
- ***Additional Interest*** – The total Prepayment and Delinquency Reserve Requirement, as defined in the applicable Indenture, is equal to $1,794,980.00 and has not been met. The Prepayment and Delinquency Reserve Account will continue to be funded with Additional Interest on the outstanding Improvement Area A-1.2 Assessment, resulting in an Additional Interest amount due of $90,585.00.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Improvement Area A-1.2 Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area A-1.2 Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Area A-1.2 Annual Installment is $63,513.20.

Annual Collection Costs		
Improvement Area A-1.2		
P3Works Administration	$	34,053.79
City Auditor	$	202.66
Filing Fees	$	202.66
County Collection	$	3,258.57
PID Trustee Fees	$	2,775.62
Dissemination Agent	$	1,942.93
Issuer CDA Review	$	1,942.93
Past Due Invoices	$	12,195.00
Collection Cost Maint. Balance	$	5,551.23
Arbitrage Calculation	$	1,387.81
Total	**$**	**63,513.20**

Improvement Area A-1.2		
Due January 31, 2026		
Principal	$	282,000.00
Interest		1,009,475.00
	$	1,291,475.00
TIRZ Credit	$	(120,291.82)
Additional Interest	$	90,585.00
Annual Collection Costs	$	63,513.20
Total	**$**	**1,325,281.38**

See the LOM for the Improvement Area A-1 pay period. See **Exhibit U-1** for the debt service schedule for the Improvement Area A-1 Bonds as shown in LOM.

Improvement Area A-1.3

- ***Principal and Interest*** – The total principal and interest required for the Improvement Area A-1.3 Annual Installment is $248,395.00.
    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 15 Fund for the Improvement Area A-1.3 Annual Installment is $21,333.80.
- ***Additional Interest*** – The total Prepayment and Delinquency Reserve Requirement, as defined in the applicable Indenture, is equal to $1,794,980.00 and has not been met. The Prepayment and Delinquency Reserve Account will continue to be funded with Additional Interest on the outstanding Improvement Area A-1.3 Assessment, resulting in an Additional Interest amount due of $16,860.00.

- ***Annual Collection Costs*** – The cost of administering the District and collecting the Improvement Area A-1.3 Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area A-1.3 Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Area A-1.3 Annual Installment is $11,821.30.

Annual Collection Costs		
Improvement Area A-1.3		
P3Works Administration	$	6,338.21
City Auditor	$	37.72
Filing Fees	$	37.72
County Collection	$	606.50
PID Trustee Fees	$	516.61
Dissemination Agent	$	361.63
Issuer CDA Review	$	361.63
Past Due Invoices	$	2,269.78
Collection Cost Maint. Balance	$	1,033.21
Arbitrage Calculation	$	258.30
Total	**$**	**11,821.30**

Improvement Area A-1.3		
Due January 31, 2026		
Principal	$	61,000.00
Interest		187,395.00
	$	248,395.00
TIRZ Credit	$	(21,333.80)
Additional Interest	$	16,860.00
Annual Collection Costs	$	11,821.30
Total	**$**	**255,742.50**

See the LOM for the Improvement Area A-1 pay period. See **Exhibit U-1** for the debt service schedule for the Improvement Area A-1 Bonds as shown in LOM.

<u>Improvement Area C-1</u>

- ***Principal and Interest*** – The total principal and interest required for the Improvement Area C-1 Annual Installment is $484,593.76.
    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 15 Fund for the Improvement Area C-1 Annual Installment is $34,055.73.

- ***Additional Interest*** – The total Prepayment and Delinquency Reserve Requirement, as defined in the applicable Indenture, is equal to $374,715.00 and has not been met. The Prepayment and Delinquency Reserve Account will continue to be funded with Additional Interest on the outstanding Improvement Area C-1 Assessment, resulting in an Additional Interest amount due of $34,065.00.

- ***Annual Collection Costs*** – The cost of administering the District and collecting the Improvement Area C-1 Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area C-1 Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Area C-1 Annual Installment is $45,149.13.

Annual Collection Costs		
Improvement Area C-1		
P3Works Administration	$	12,832.65
City Auditor	$	76.37
Filing Fees	$	76.37
County Collection	$	2,635.00
PID Trustee Fees	$	5,000.00
Dissemination Agent	$	3,500.00
Issuer CDA Review	$	3,500.00
Past Due Invoices	$	6,528.74
Collection Cost Maint. Balance	$	10,000.00
Arbitrage Calculation	$	1,000.00
Total	**$**	**45,149.13**

Improvement Area C-1		
Due January 31, 2026		
Principal	$	114,000.00
Interest		370,593.76
	$	484,593.76
TIRZ Credit	$	(34,055.73)
Additional Interest	$	34,065.00
Annual Collection Costs	$	45,149.13
Total	**$**	**529,752.16**

See the LOM for the Improvement Area C-1 pay period. See **Exhibit U-7** for the debt service schedule for the Improvement Area C-1 Bonds as shown in LOM.

Improvement Area C-2

- ***Principal and Interest*** – The total principal and interest required for the Improvement Area C-2 Annual Installment is $253,632.50.
    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 15 Fund for the Improvement Area C-2 Annual Installment is $4,970.41.
- ***Additional Interest*** – The total Prepayment and Delinquency Reserve Requirement, as defined in the applicable Indenture, is equal to $190,630.00 and has not been met. The Prepayment and Delinquency Reserve Account will continue to be funded with Additional Interest on the outstanding Improvement Area C-2 Assessment, resulting in an Additional Interest amount due of $17,330.00.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Improvement Area C-2 Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area C-2 Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Area C-2 Annual Installment is $36,351.36.

Annual Collection Costs		
Improvement Area C-2		
P3Works Administration	$	6,534.03
City Auditor	$	38.89
Filing Fees	$	38.89
County Collection	$	2,330.00
PID Trustee Fees	$	5,000.00
Dissemination Agent	$	3,500.00
Issuer CDA Review	$	3,500.00
Past Due Invoices	$	4,409.55
Collection Cost Maint. Balance	$	10,000.00
Arbitrage Calculation	$	1,000.00
Total	**$**	**36,351.36**

Improvement Area C-2		
Due January 31, 2026		
Principal	$	62,000.00
Interest		191,632.50
	$	253,632.50
TIRZ Credit	$	(4,970.41)
Additional Interest	$	17,330.00
Annual Collection Costs	$	36,351.36
Total	**$**	**302,343.45**

See the LOM for the Improvement Area C-2 pay period. See **Exhibit U-8** for the debt service schedule for the Improvement Area C-2 Bonds as shown in LOM.

Improvement Area C-3

- ***Principal and Interest*** The total principal and interest required for the Improvement Area C-2 Annual Installment to the Improvement Area C-3 Annual Installment is $357,067.50.
    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 15 Fund for the Improvement Area C-3 Annual Installment is $7,604.76.
- ***Additional Interest*** – The total Delinquency and Prepayment Reserve Requirement, as defined in the applicable Indenture, is equal to $291,665.00 and has not been met. The Delinquency and Prepayment Reserve Account will continue to be funded with Additional Interest on the outstanding Improvement Area C-3 Assessment, resulting in an Additional Interest amount due of $26,515.00.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Improvement Area C-3 Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area C-3 Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Area C-3 Annual Installment is $16,120.01.

Annual Collection Costs		
Improvement Area C-3		
P3Works Administration	$	10,074.46
City Auditor	$	59.96
Filing Fees	$	59.96
County Collection	$	2,565.00
PID Trustee Fees	$	5,000.00
Dissemination Agent	$	3,500.00
Issuer CDA Review	$	3,500.00
Collection Cost Maint. Balance	$	10,000.00
Less Credit From Prior Years	$	(19,639.37)
Arbitrage Calculation	$	1,000.00
Total	**$**	**16,120.01**

Improvement Area C-3		
Due January 31, 2026		
Principal	$	90,000.00
Interest		267,067.50
	$	357,067.50
TIRZ Credit	$	(7,604.76)
Additional Interest	$	26,515.00
Annual Collection Costs	$	16,120.01
Total	**$**	**392,097.75**

See the LOM for the Improvement Area C-3 pay period. See **Exhibit U-9** for the debt service schedule for the Improvement Area C-3 Bonds as shown in LOM.

EXHIBITS

The following Exhibits are attached to and made a part of this 2025 A&R Service and Assessment Plan for all purposes:

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Zone A
Exhibit A-3	Map of Improvement Area A-1.1
Exhibit A-4	Map of Improvement Area A-1.2
Exhibit A-5	Map of Improvement Area A-1.3
Exhibit A-6	Map of Improvement Area A-2
Exhibit A-7	Map of Improvement Area A-3.1
Exhibit A-8	Map of Improvement Area A-3.2
Exhibit A-9	Map of Improvement Area A-4
Exhibit A-10	Map of Improvement Area A-5
Exhibit A-11	Map of Improvement Zone A Remainder Area
Exhibit A-12	Map of Improvement Zone B
Exhibit A-13	Map of Improvement Zone C
Exhibit A-14	Map of Improvement Area C-1
Exhibit A-15	Map of Improvement Area C-2
Exhibit A-16	Map of Improvement Area C-3
Exhibit A-17	Map of Improvement Area C-4
Exhibit A-18	Map of Improvement Zone C Remainder Area
Exhibit A-19	Improvement Zone A Lot Type Classification Map
Exhibit A-20	Improvement Zone C Lot Type Classification Map
Exhibit B-1	Project Costs – Improvement Area A-1.1, A-1.2, & A-1.3
Exhibit B-2	Project Costs – Improvement Area A-2, A-3.1, A-3.2, & A-4
Exhibit B-3	Project Costs – Improvement Area A-5 & Zone A Remainder Area
Exhibit B-4	Project Costs – Improvement Zone B
Exhibit B-5	Project Costs – Improvement Zone C
Exhibit B-6	Project Costs – Summary
Exhibit B-7	Apportionment of Costs
Exhibit B-8	Improvement Area A-1 Improvements Reallocation of Costs
Exhibit C	Service Plan
Exhibit D-1	Sources and Uses of Funds – Improvement Area A-1.1, A-1.2, & A-1.3
Exhibit D-2	Sources and Uses of Funds – Improvement Area A-2, A-3.1, A-3.2, & A-4
Exhibit D-3	Sources and Uses of Funds – Improvement Area A-5 & Zone A Remainder Area
Exhibit D-4	Sources and Uses of Funds – Improvement Zone B

Exhibit D-5 Sources and Uses of Funds – Improvement Zone C
Exhibit E-1 Maximum Assessment and Tax Rate Equivalent – Improvement Zone A
Exhibit E-2 Maximum Assessment and Tax Rate Equivalent – Improvement Zone C
Exhibit F TIRZ No. 15 Annual Credit Amount by Lot Type
Exhibit G-1 Improvement Area A-1.1 Assessment Roll
Exhibit G-2 Improvement Area A-1.1 Annual Installments
Exhibit H-1 Improvement Area A-1.2 Assessment Roll
Exhibit H-2 Improvement Area A-1.2 Annual Installments
Exhibit I-1 Improvement Area A-1.3 Assessment Roll
Exhibit I-2 Improvement Area A-1.3 Annual Installments
Exhibit J-1 Improvement Area A-2 Assessment Roll
Exhibit J-2 Improvement Area A-2 Annual Installments
Exhibit K-1 Improvement Area A-3.1 Assessment Roll
Exhibit K-2 Improvement Area A-3.1 Annual Installments
Exhibit L-1 Improvement Area A-3.2 Assessment Roll
Exhibit L-2 Improvement Area A-3.2 Annual Installments
Exhibit M-1 Improvement Area A-4 Assessment Roll
Exhibit M-2 Improvement Area A-4 Annual Installments
Exhibit N-1 Improvement Area A-5 Assessment Roll
Exhibit N-2 Improvement Area A-5 Annual Installments
Exhibit O-1 Improvement Area C-1 Assessment Roll
Exhibit O-2 Improvement Area C-1 Annual Installments
Exhibit P-1 Improvement Area C-2 Assessment Roll
Exhibit P-2 Improvement Area C-2 Annual Installments
Exhibit Q-1 Improvement Area C-3 Assessment Roll
Exhibit Q-2 Improvement Area C-3 Annual Installments
Exhibit R-1 Improvement Area C-4 Assessment Roll
Exhibit R-2 Improvement Area C-4 Annual Installments
Exhibit S-1 Maps of Improvement Zone A Improvements
Exhibit S-2 Maps of Improvement Area A-1 Improvements
Exhibit S-3 Maps of Improvement Area A-2 Improvements
Exhibit S-4 Maps of Improvement Area A-3.1 Improvements
Exhibit S-5 Maps of Improvement Area A-3.2 Improvements
Exhibit S-6 Maps of Improvement Area A-4 Improvements
Exhibit S-7 Maps of Improvement Zone C Improvements
Exhibit S-8 Maps of Improvement Area C-1 Improvements
Exhibit S-9 Maps of Improvement Area C-2 Improvements
Exhibit S-10 Maps of Improvement Area C-3 Improvements

Exhibit S-11 Maps of Improvement Area C-4 Improvements
Exhibit S-12 Maps of Major Improvements
Exhibit T Form of Notice of Assessment Termination
Exhibit U-1 Debt Service Schedule for Improvement Area A-1 Bonds
Exhibit U-2 Reimbursement Schedule for Improvement Area A-2 Assessment
Exhibit U-3 Reimbursement Schedule for Improvement Area A-3.1 Assessment
Exhibit U-4 Reimbursement Schedule for Improvement Area A-3.2 Assessment
Exhibit U-5 Reimbursement Schedule for Improvement Area A-4 Assessment
Exhibit U-6 Reimbursement Schedule for Improvement Area A-5 Assessment
Exhibit U-7 Debt Service Schedule for Improvement Area C-1 Bonds
Exhibit U-8 Debt Service Schedule for Improvement Area C-2 Bonds
Exhibit U-9 Debt Service Schedule for Improvement Area C-3 Bonds
Exhibit U-10 Reimbursement Schedule for Improvement Area C-4 Assessment
Exhibit V-1 District Legal Description
Exhibit V-2 Improvement Zone A Legal Description
Exhibit V-3 Improvement Area A-1.1 Legal Description
Exhibit V-4 Improvement Area A-1.2 Legal Description
Exhibit V-5 Improvement Area A-1.3 Legal Description
Exhibit V-6 Improvement Area A-2 Legal Description
Exhibit V-7 Improvement Area A-3.1 Legal Description
Exhibit V-8 Improvement Area A-3.2 Legal Description
Exhibit V-9 Improvement Area A-4 Legal Description
Exhibit V-10 Improvement Area A-5 Legal Description
Exhibit V-11 Improvement Area B Legal Description
Exhibit V-12 Improvement Zone C Legal Description
Exhibit V-13 Improvement Area C-1 Legal Description
Exhibit V-14 Improvement Area C-2 Legal Description
Exhibit V-15 Improvement Area C-3 Legal Description
Exhibit V-16 Improvement Area C-4 Legal Description
Exhibit W-1 Solterra, Phase 1A Plat
Exhibit W-2 Solterra, Phase 1B Plat
Exhibit W-3 Solterra, Phase 1C Plat
Exhibit W-4 Solterra, Phase 1D Plat
Exhibit W-5 Solterra, Phase 1E Plat
Exhibit W-6 Solterra, Phase 1F Plat
Exhibit W-7 Solterra, Phase 1G Plat
Exhibit W-8 Solterra, Phase 3B-1 Plat
Exhibit W-9 Solterra South, Phase 1 Plat

Exhibit W-10 Solterra South, Phase 2 Plat
Exhibit W-11 Solterra South, Phase 3A Plat
Exhibit W-12 Solterra South, Phase 3B Plat

APPENDICES

The following Appendices are attached to and made a part of this 2025 A&R Service and Assessment Plan for all purposes:

Appendix A Engineer's Report
Appendix B Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

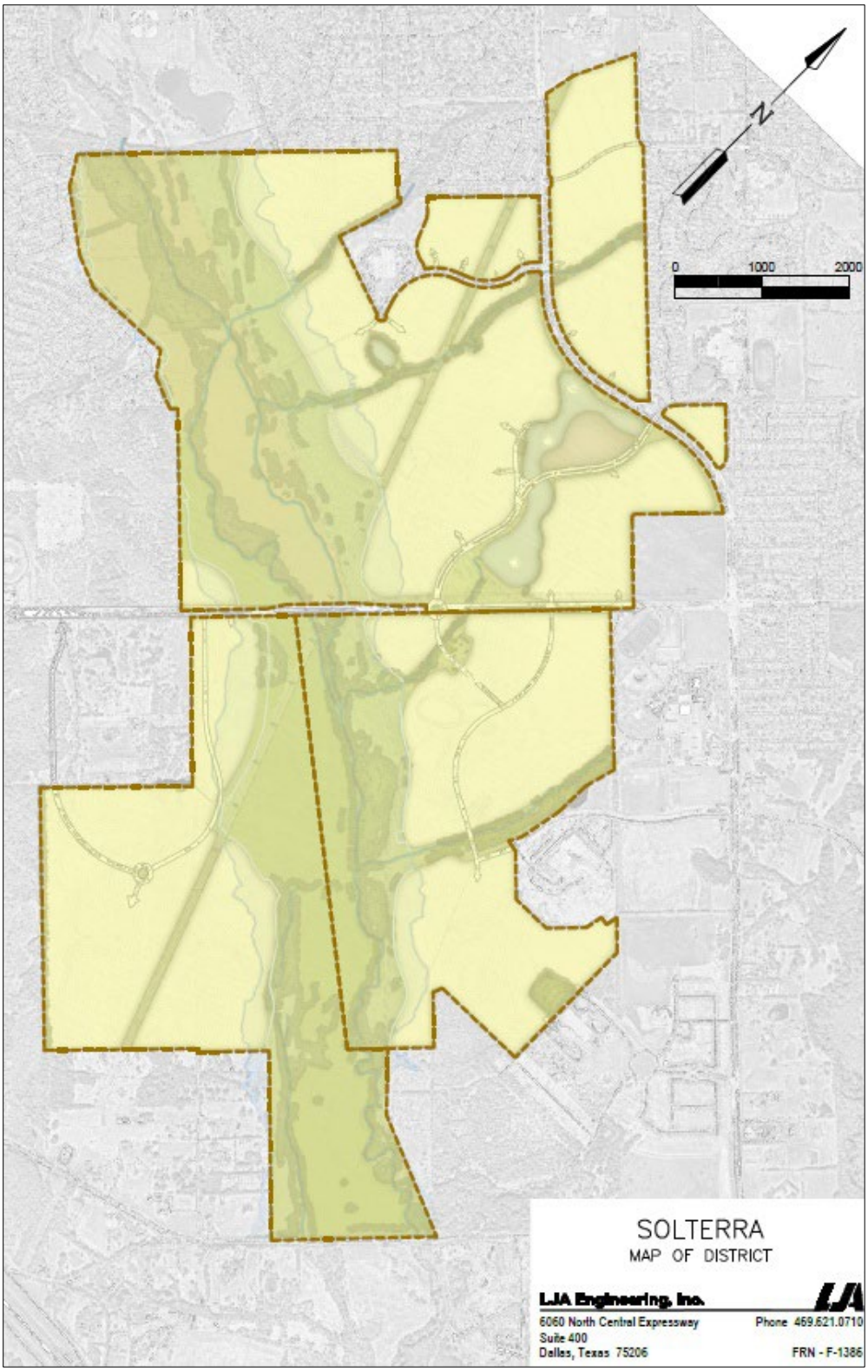


EXHIBIT A-2 – MAP OF IMPROVEMENT ZONE A

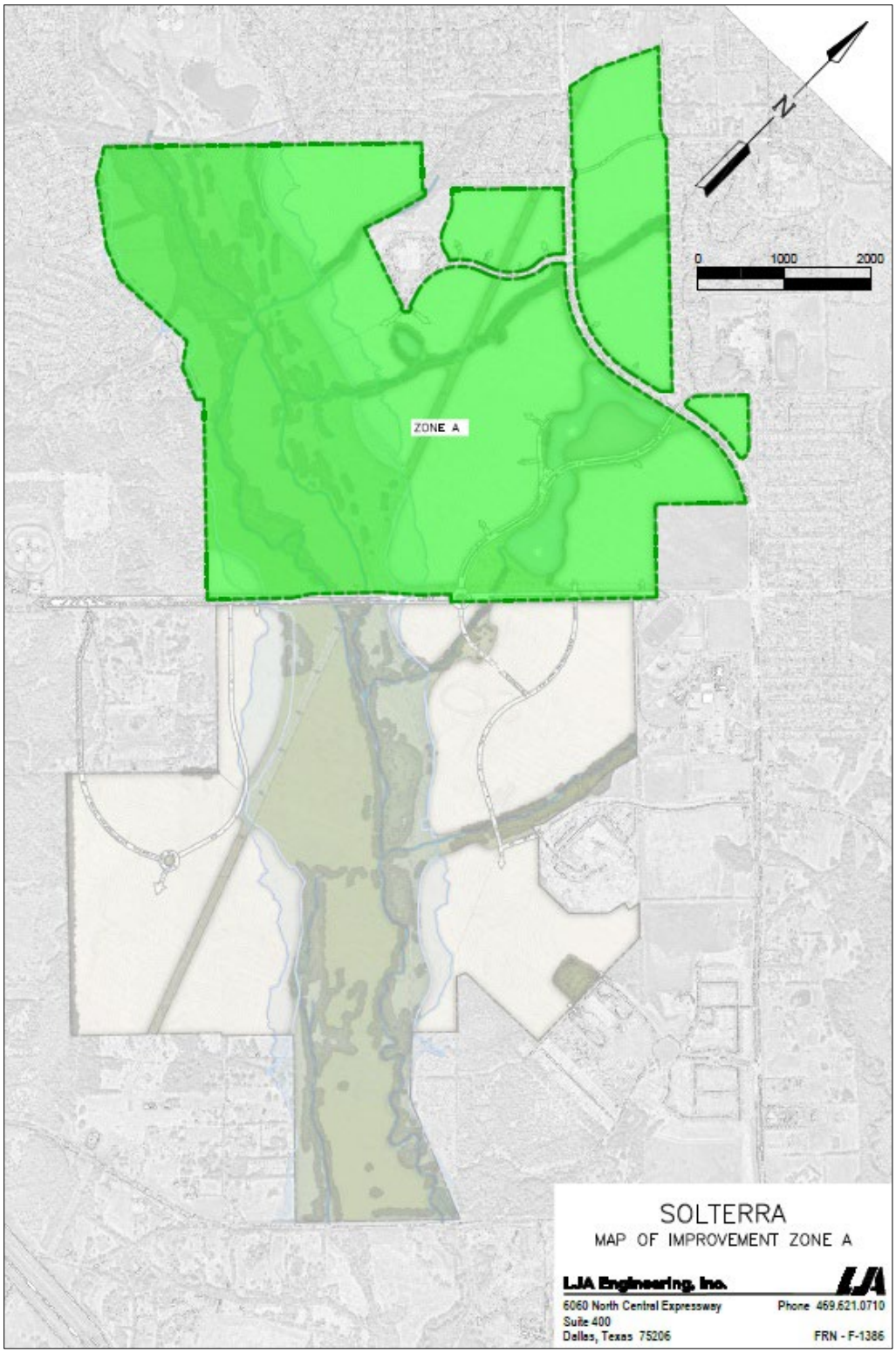


EXHIBIT A-3 – MAP OF IMPROVEMENT AREA A-1.1

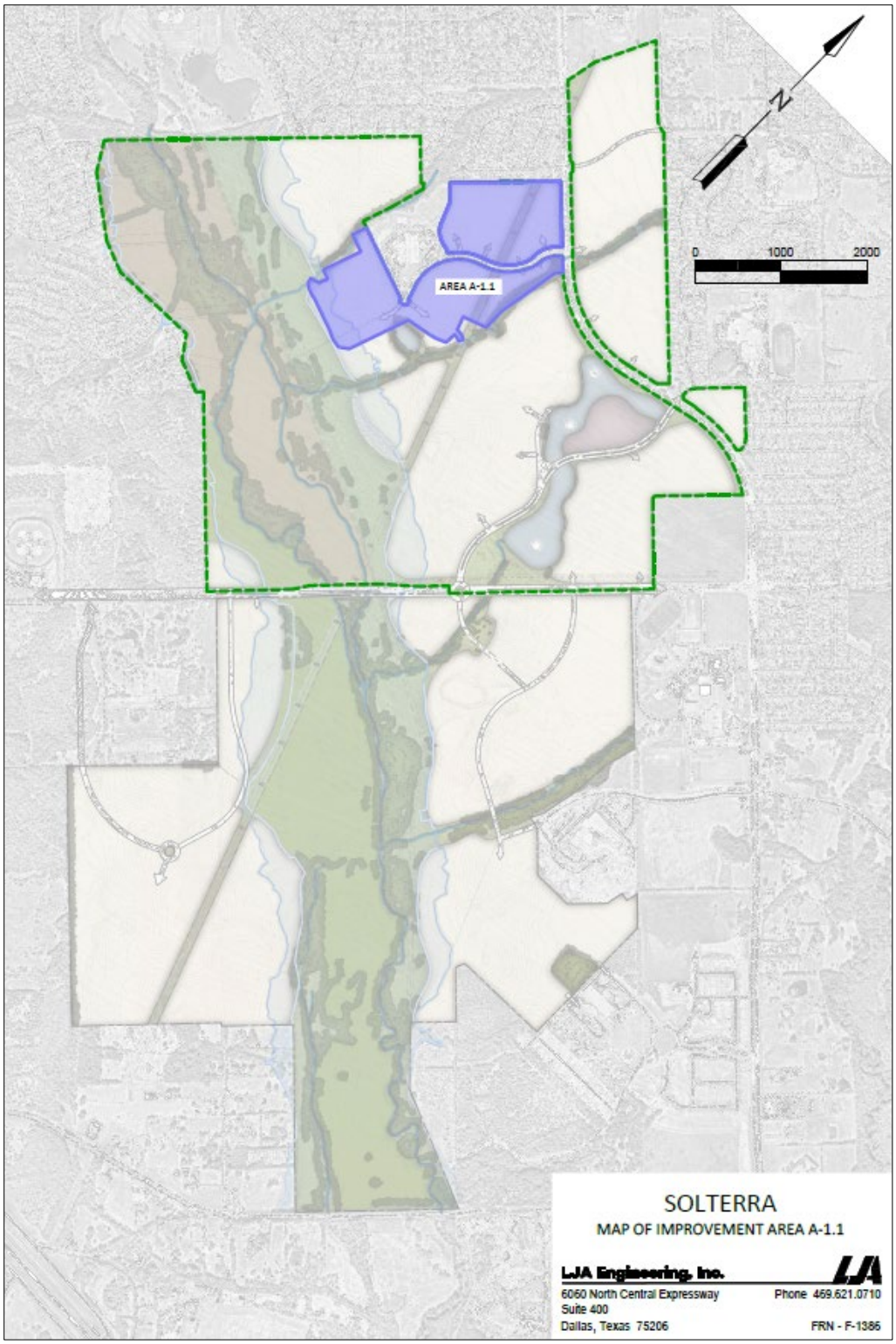


EXHIBIT A-4 – MAP OF IMPROVEMENT AREA A-1.2

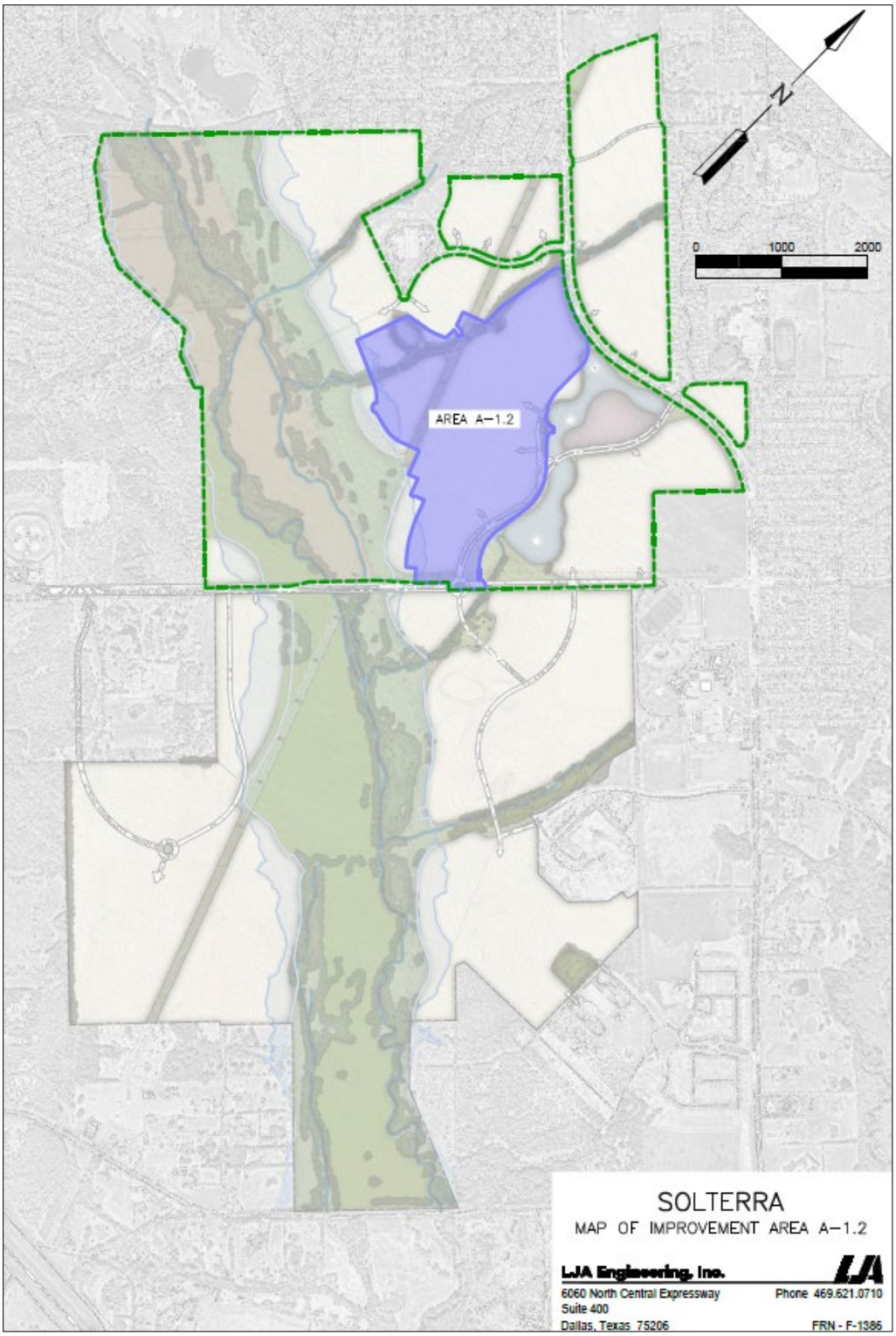


EXHIBIT A-5 – MAP OF IMPROVEMENT AREA A-1.3

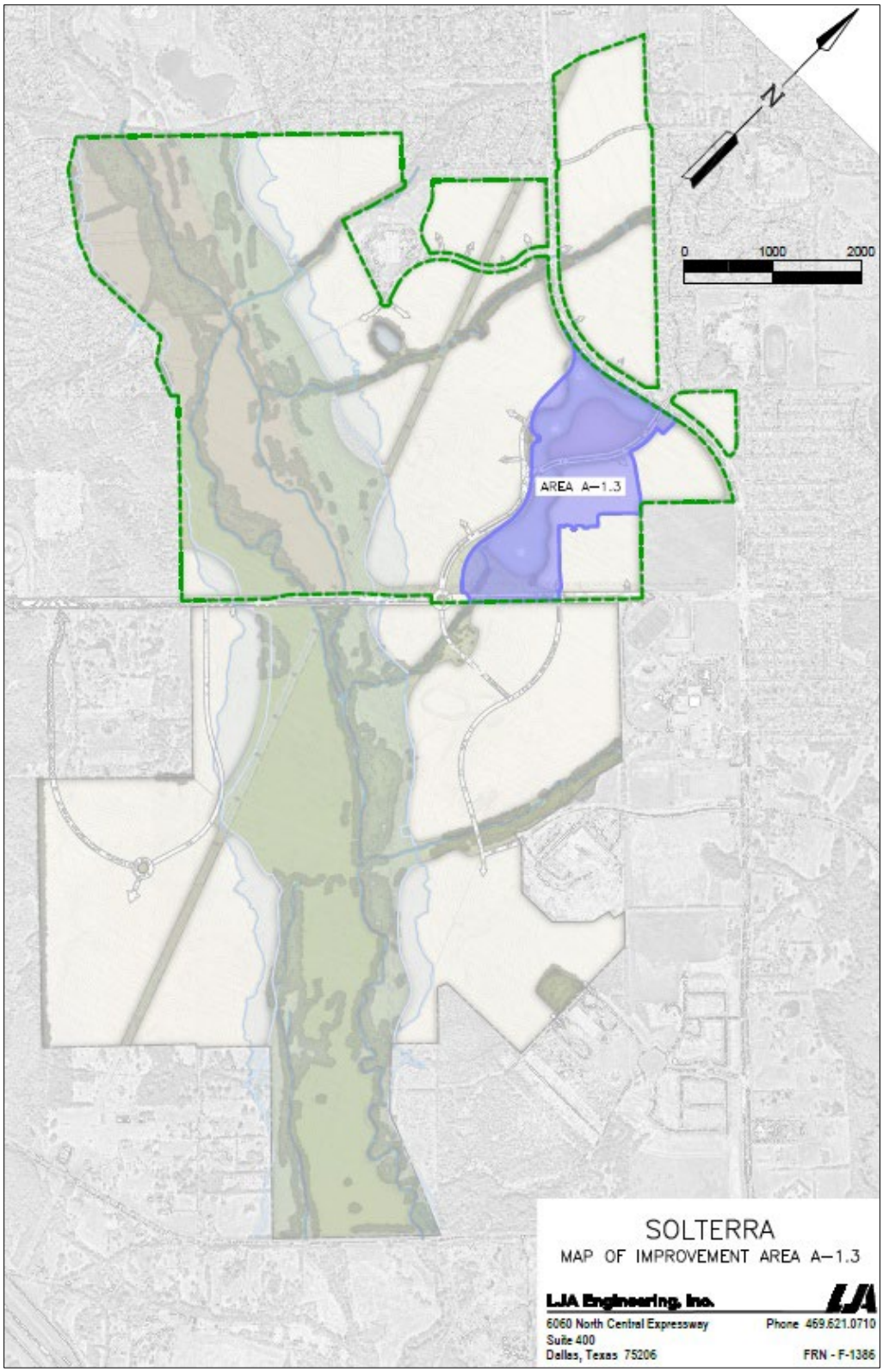


EXHIBIT A-6 – MAP OF IMPROVEMENT AREA A-2

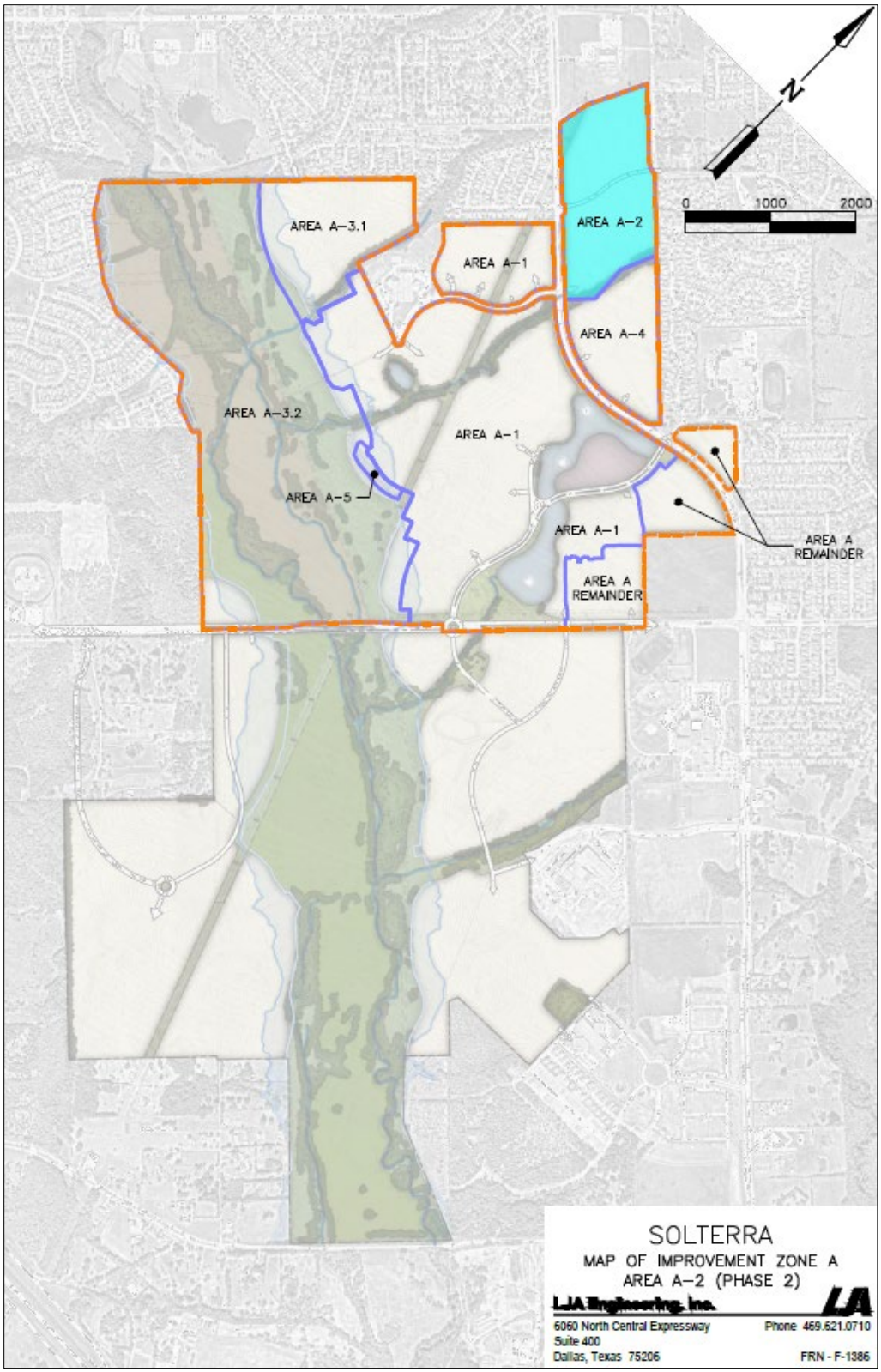


EXHIBIT A-7 – MAP OF IMPROVEMENT AREA A-3.1

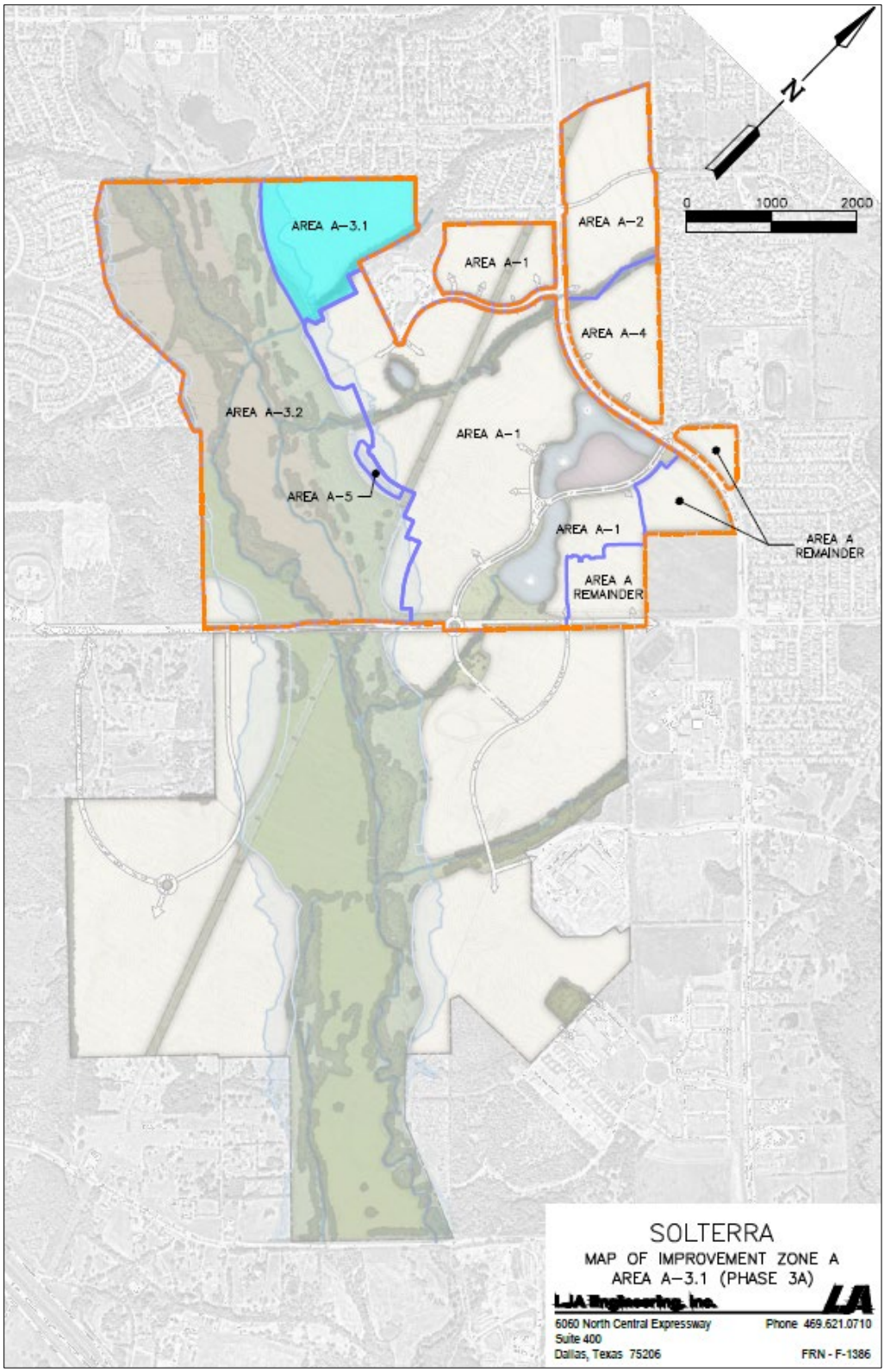


EXHIBIT A-8 – MAP OF IMPROVEMENT AREA A-3.2

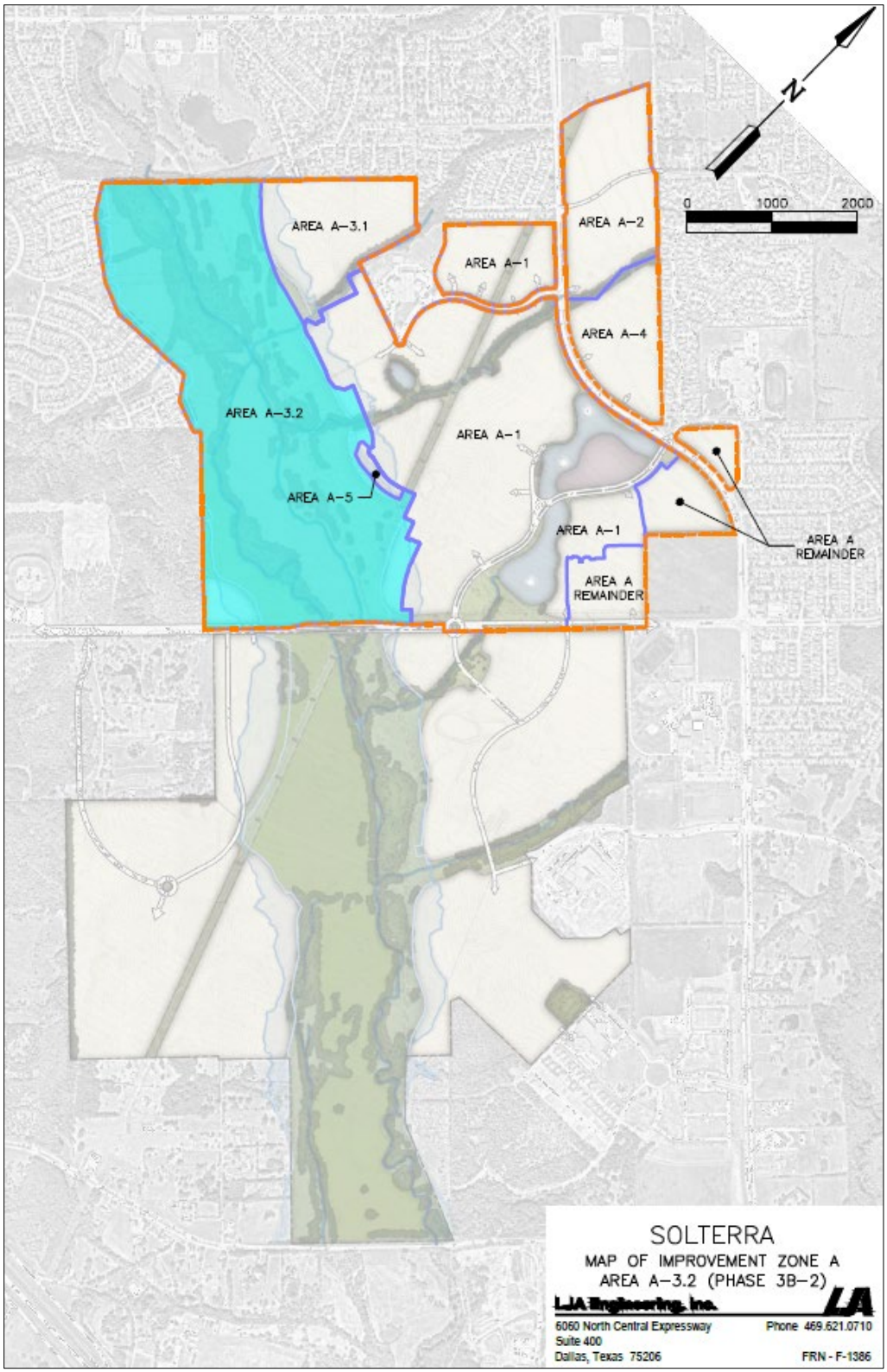


EXHIBIT A-9 – MAP OF IMPROVEMENT AREA A-4

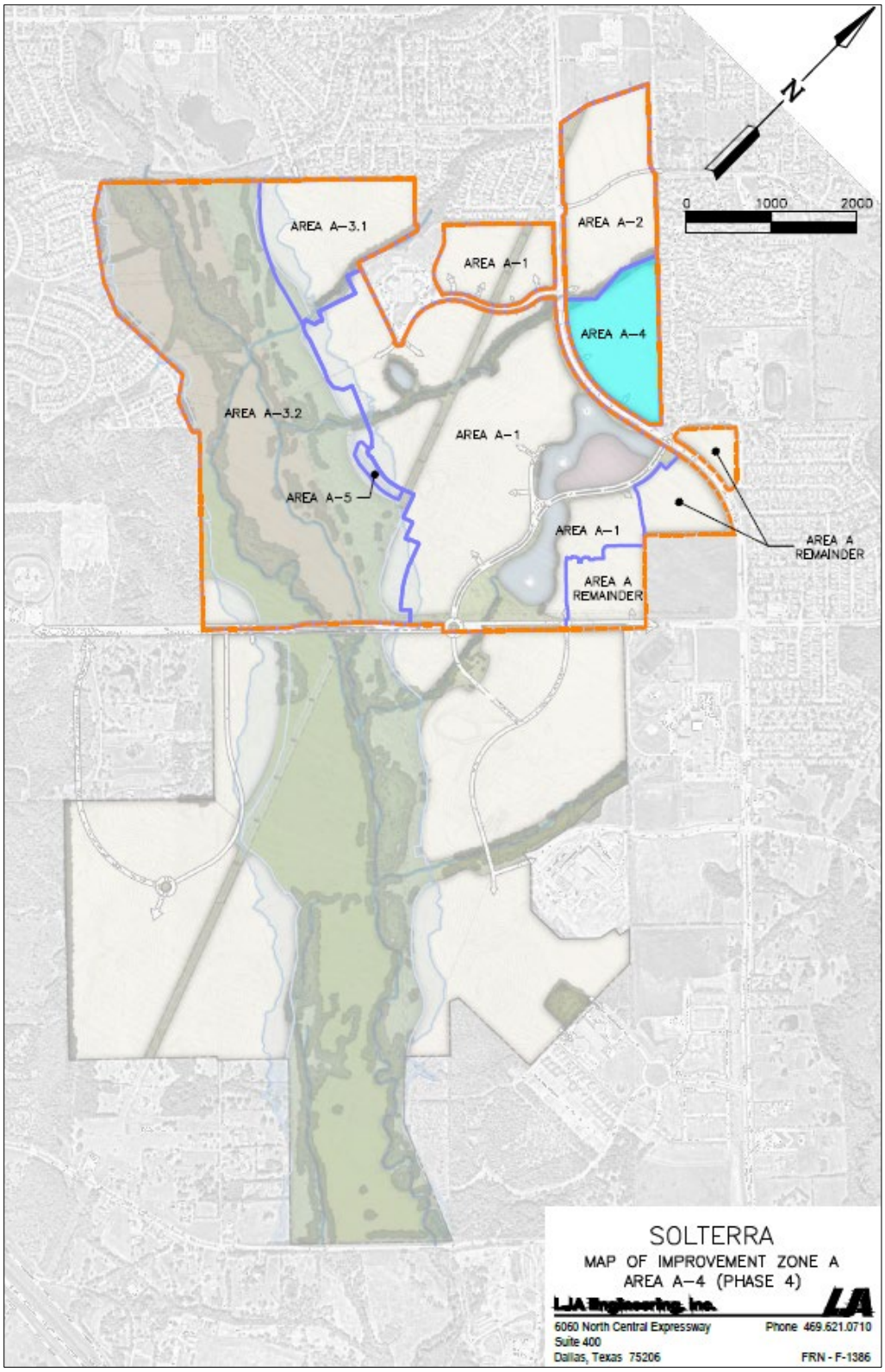


EXHIBIT A-10 – MAP OF IMPROVEMENT AREA A-5

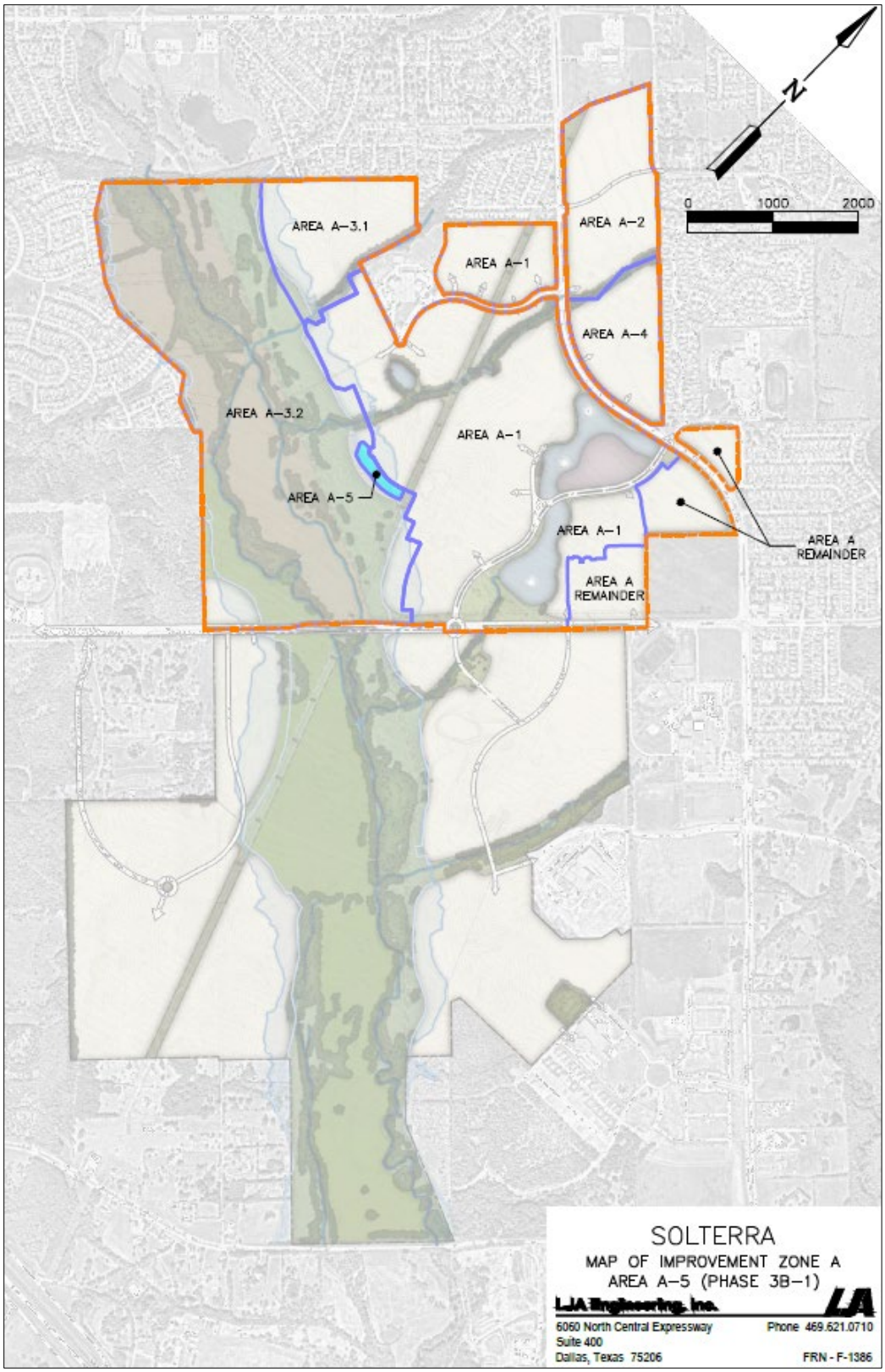


EXHIBIT A-11 – MAP OF IMPROVEMENT ZONE A REMAINDER AREA

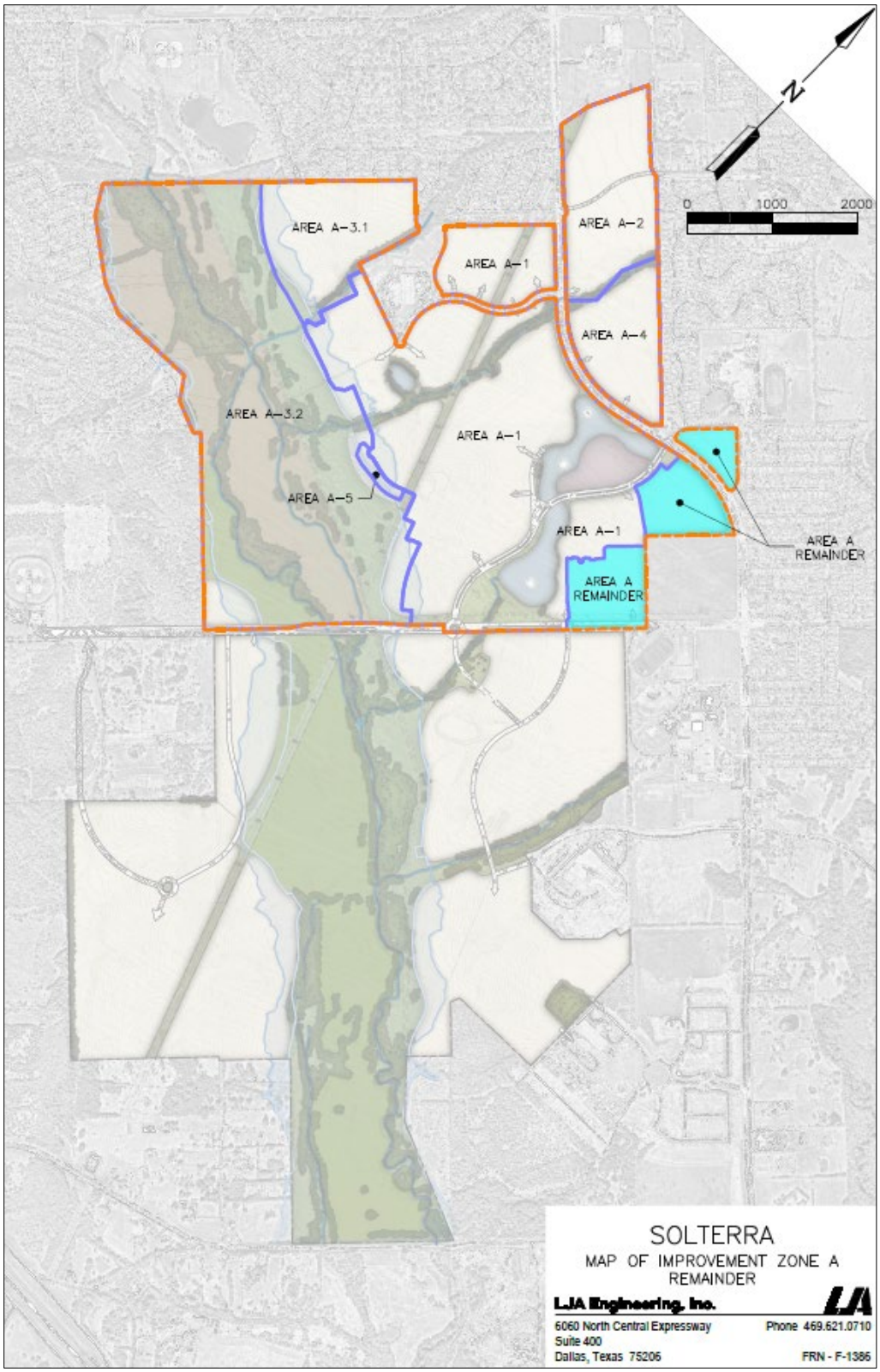


EXHIBIT A-12 – MAP OF IMPROVEMENT ZONE B

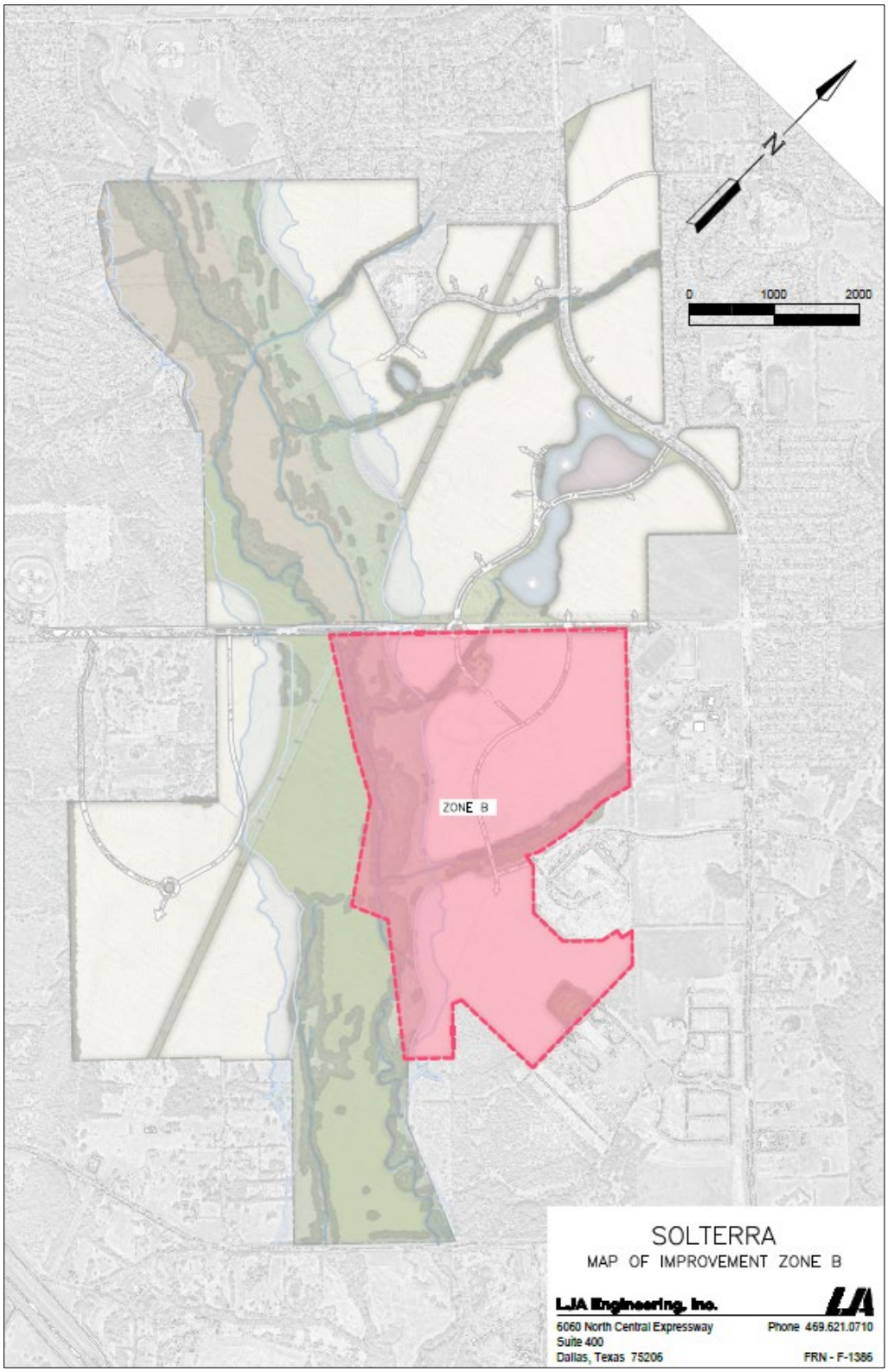


EXHIBIT A-13 – MAP OF IMPROVEMENT ZONE C

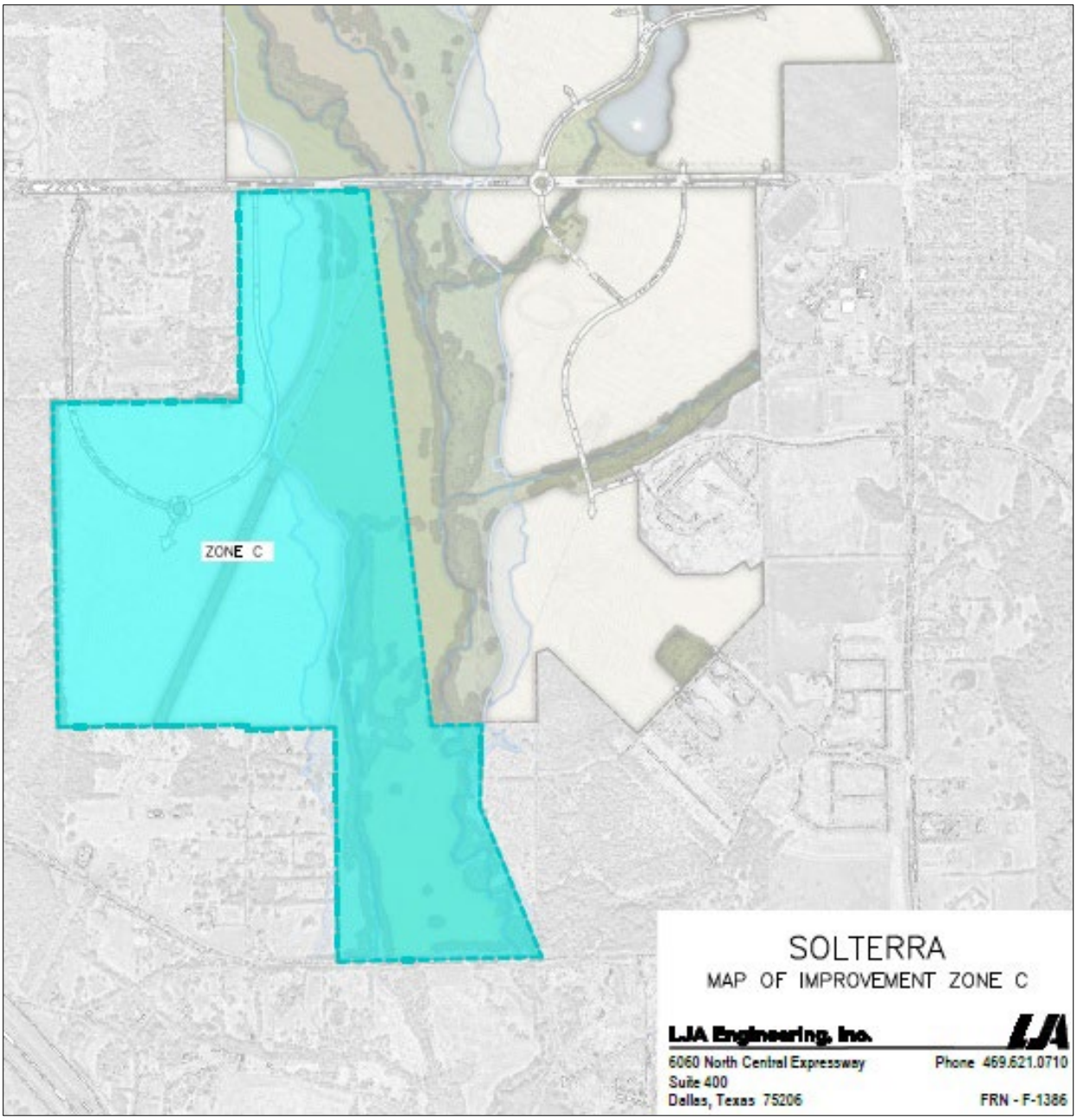


EXHIBIT A-14 – MAP OF IMPROVEMENT AREA C-1

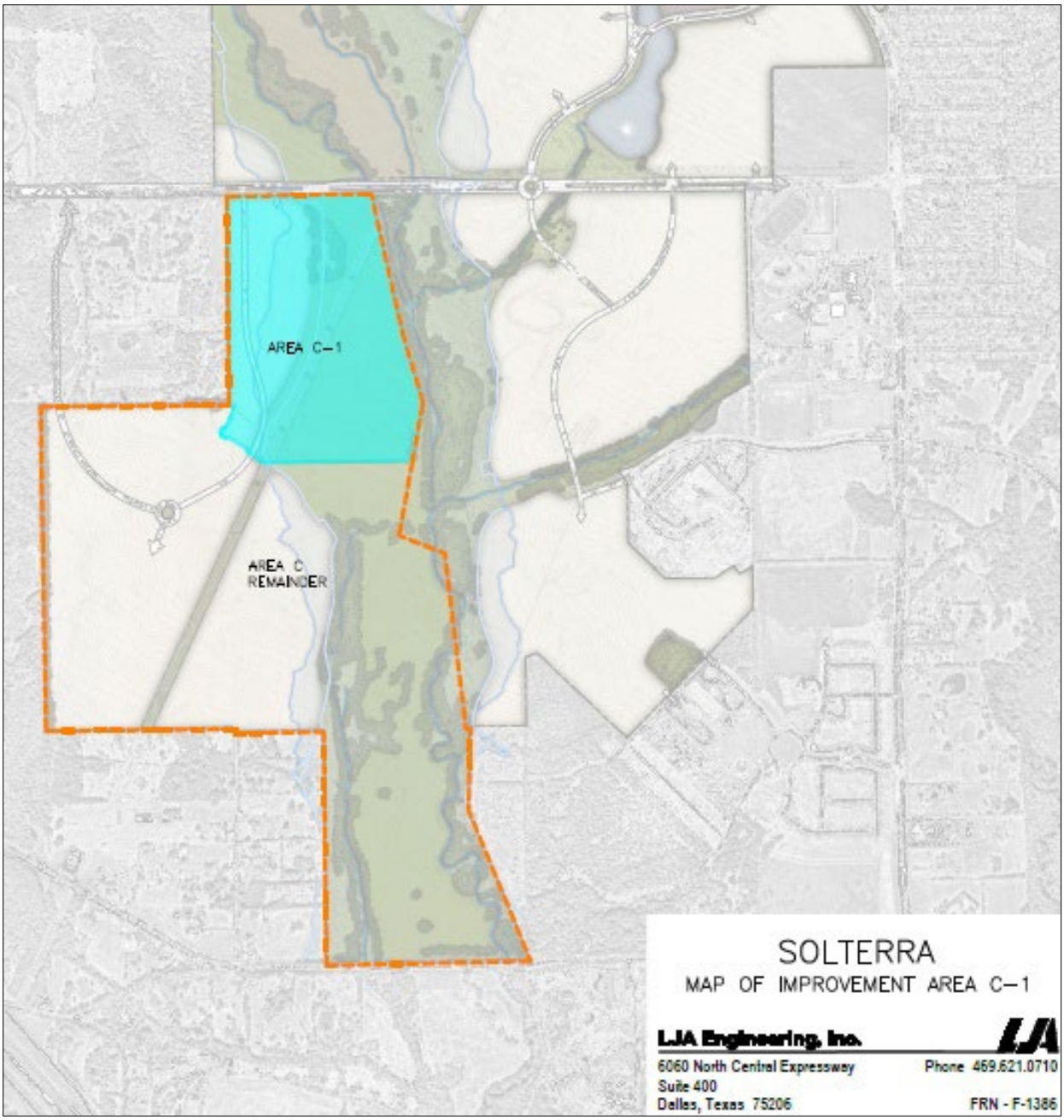


EXHIBIT A-15 – MAP OF IMPROVEMENT AREA C-2

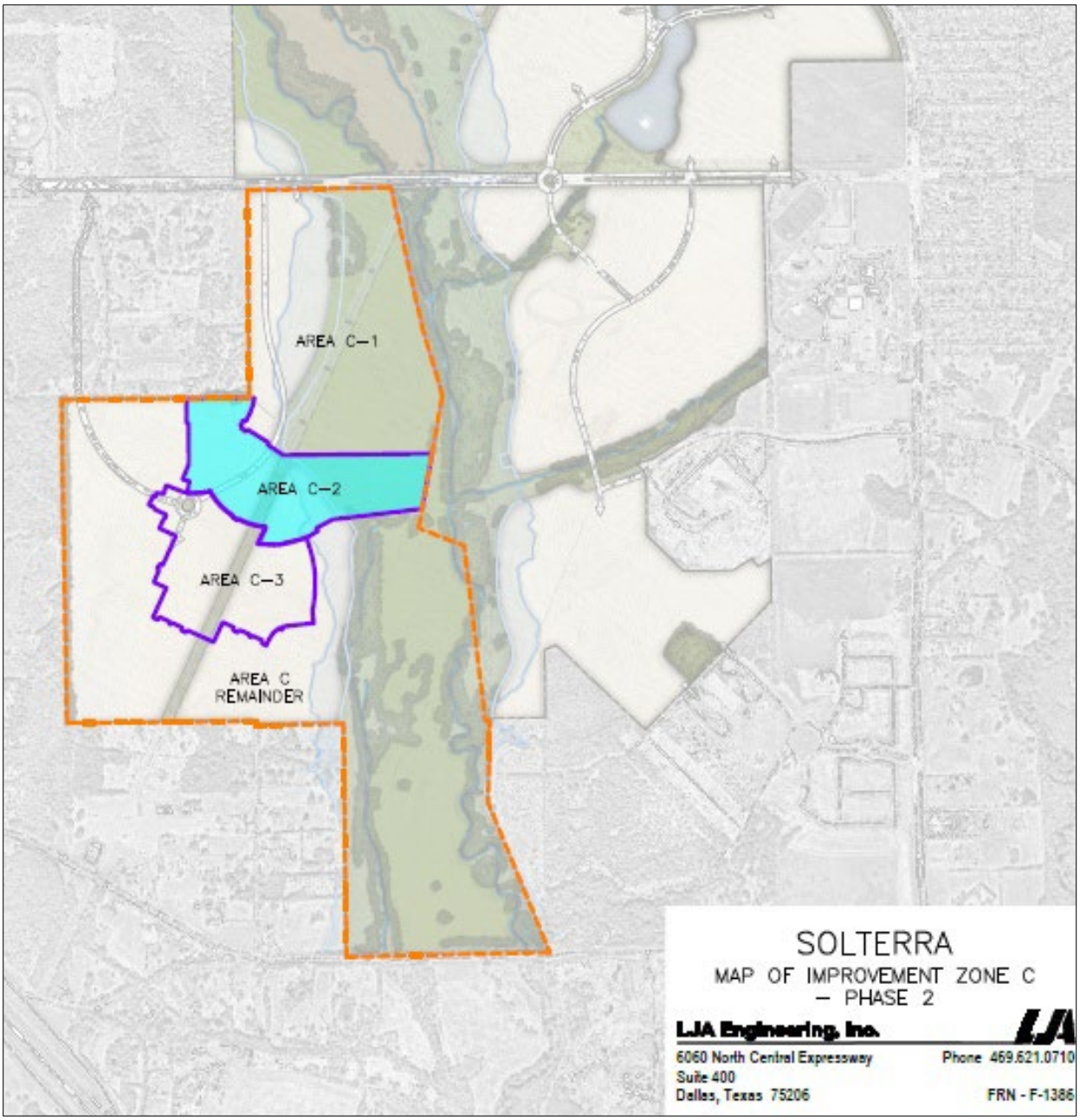


EXHIBIT A-16 – MAP OF IMPROVEMENT AREA C-3

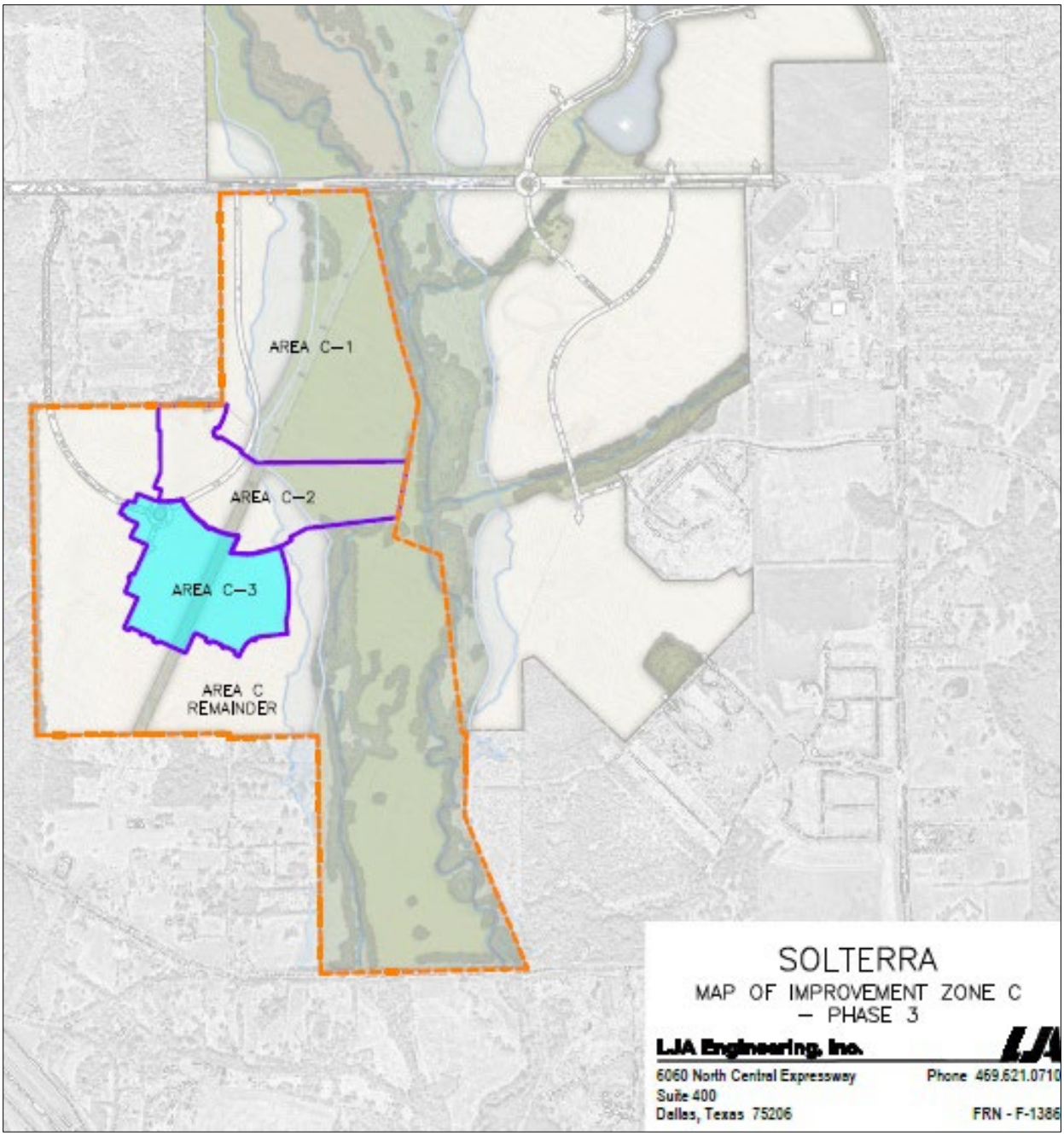


EXHIBIT A-17 – MAP OF IMPROVEMENT AREA C-4

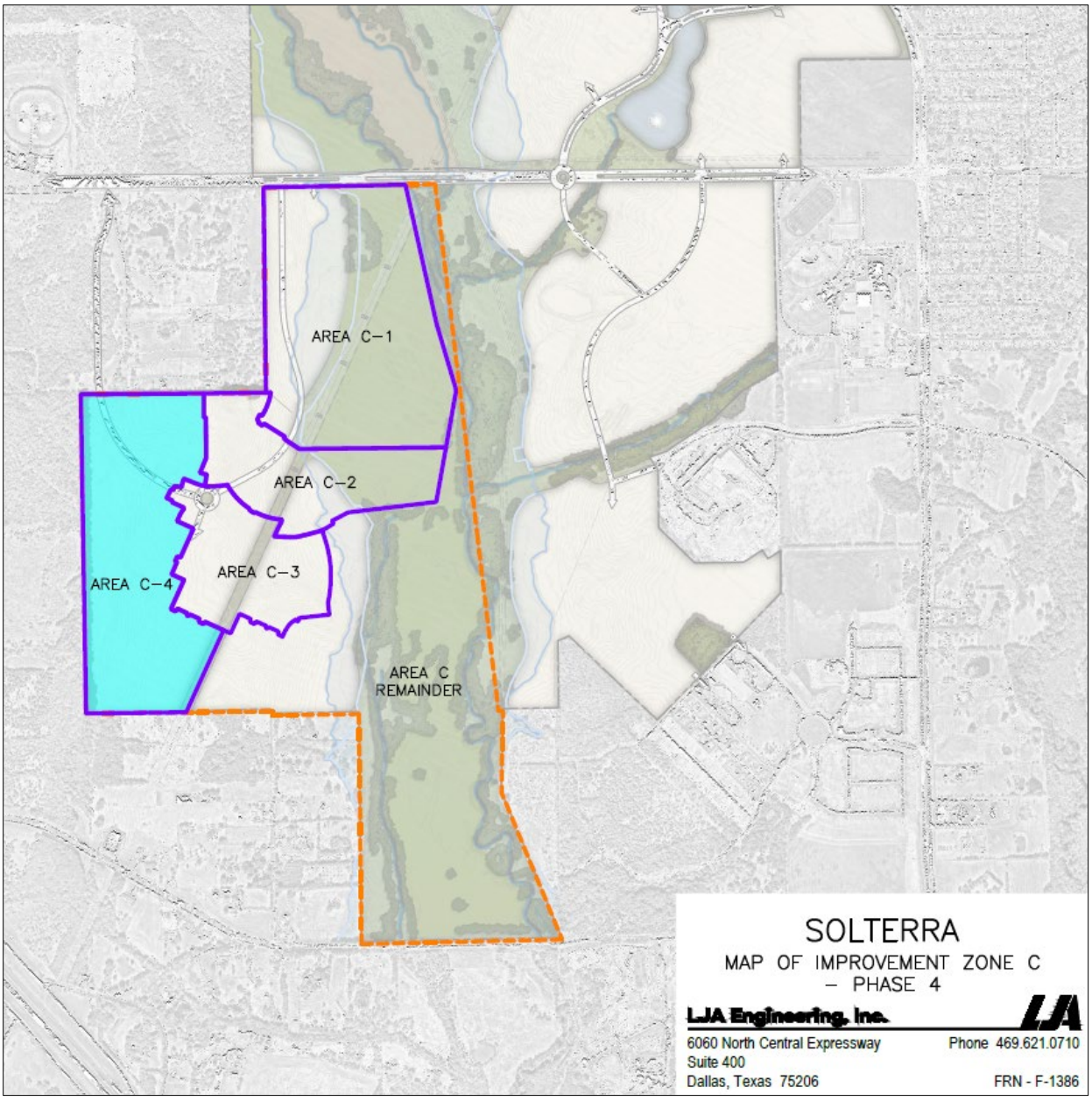


EXHIBIT A-18 – MAP OF IMPROVEMENT C REMAINDER AREA

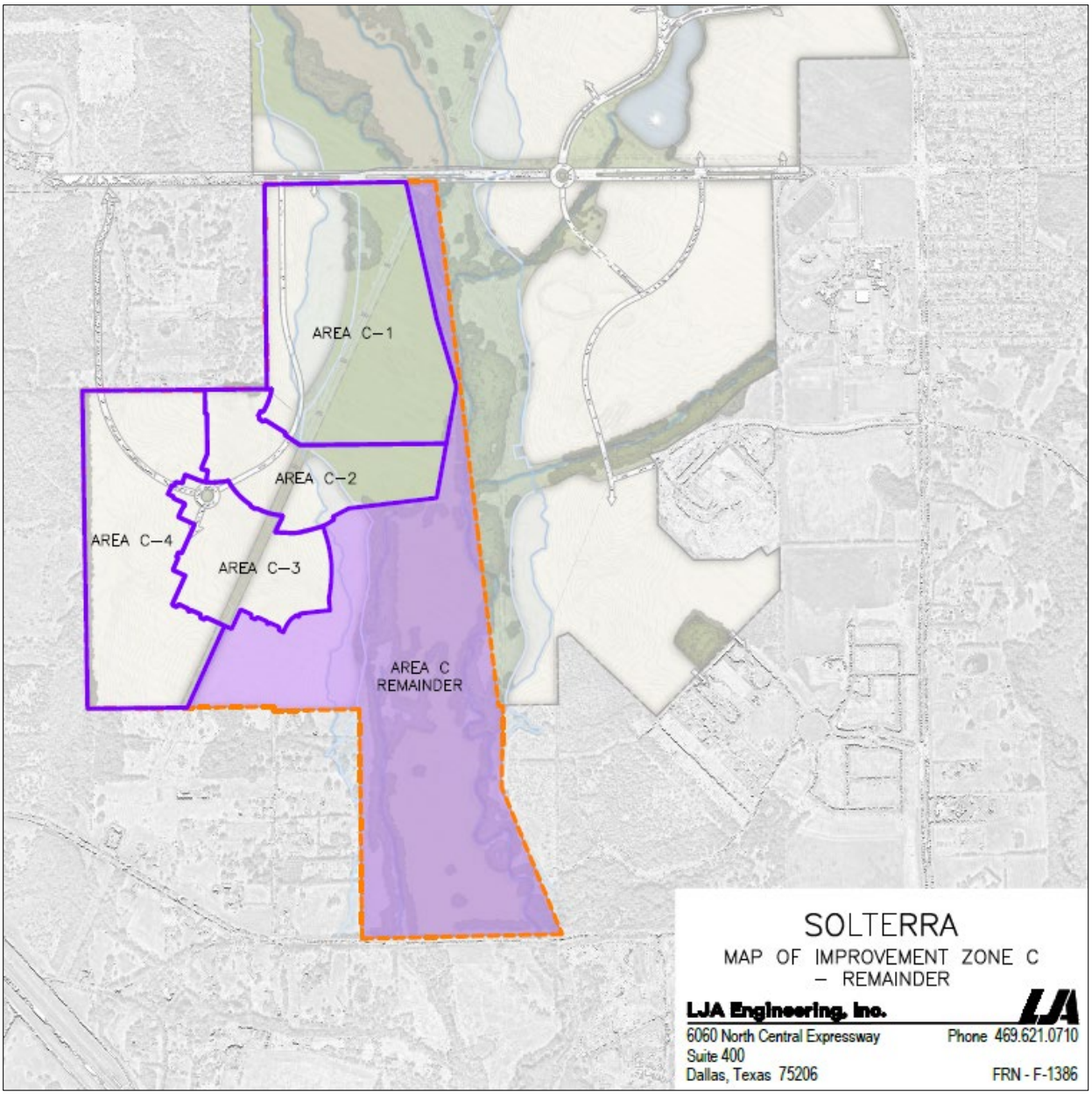


EXHIBIT A-19 – IMPROVEMENT ZONE A LOT TYPE CLASSIFICATION MAP

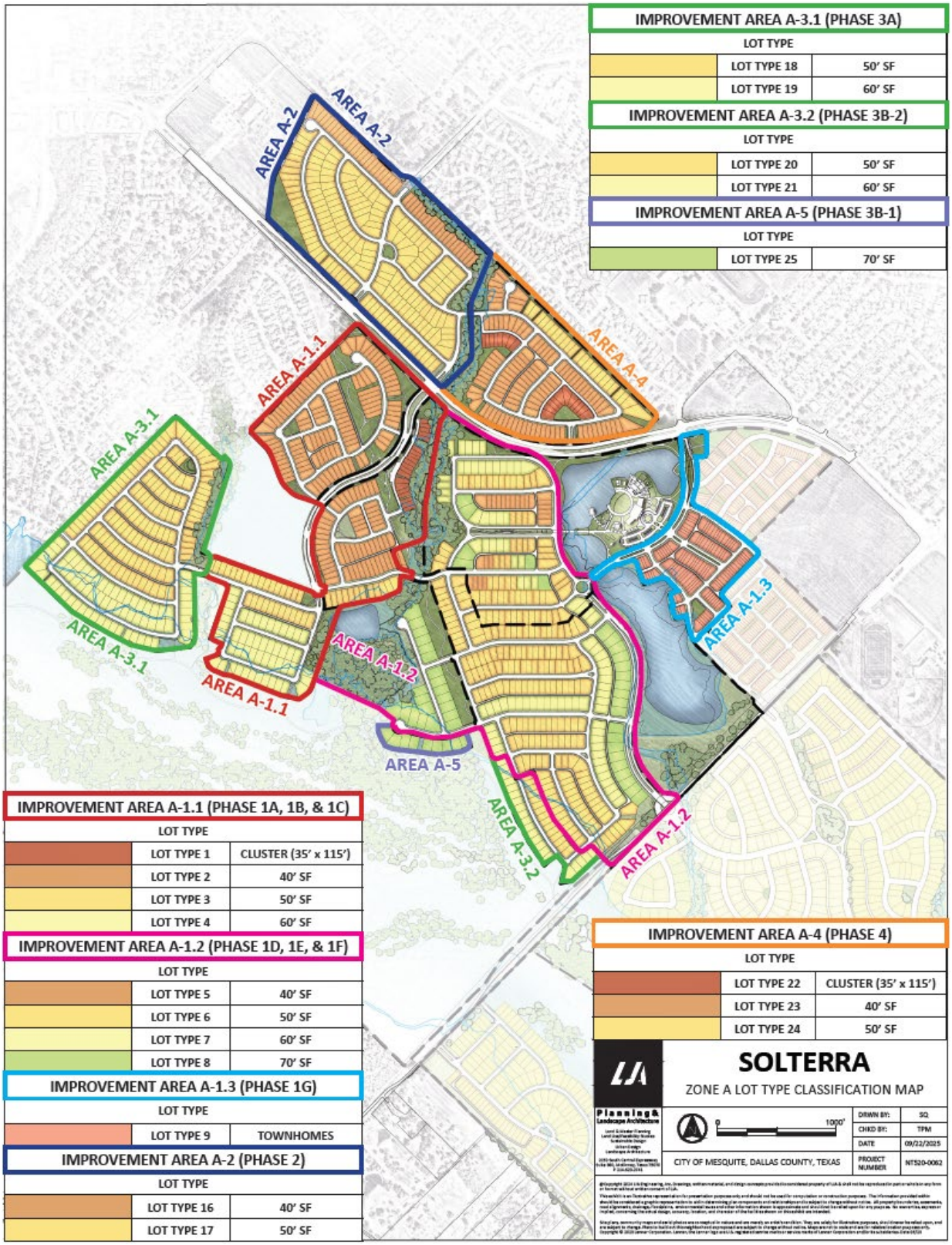
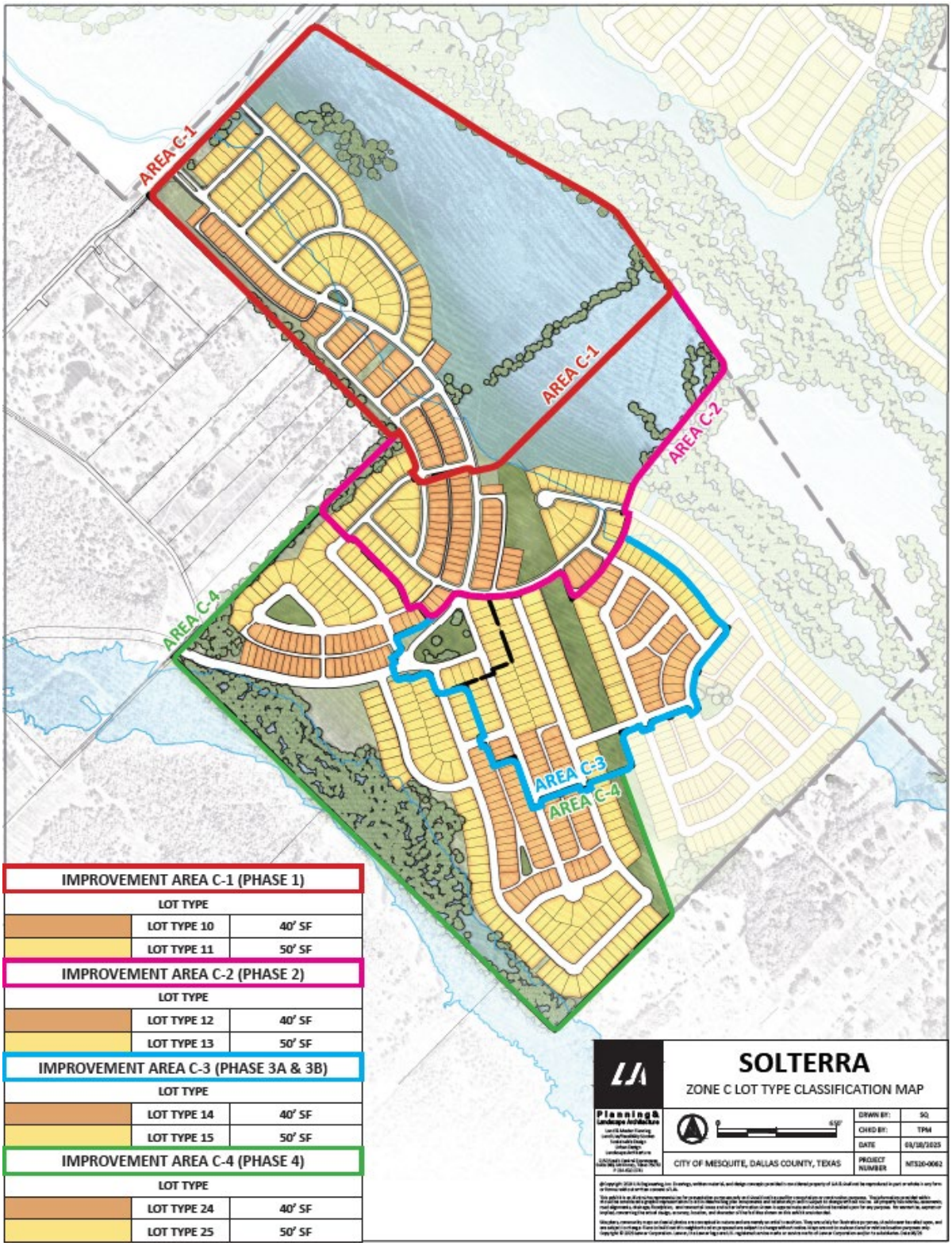


EXHIBIT A-20 – IMPROVEMENT ZONE C LOT TYPE CLASSIFICATION MAP



IMPROVEMENT AREA C-1 (PHASE 1)		
LOT TYPE		
	LOT TYPE 10	40' SF
	LOT TYPE 11	50' SF
IMPROVEMENT AREA C-2 (PHASE 2)		
LOT TYPE		
	LOT TYPE 12	40' SF
	LOT TYPE 13	50' SF
IMPROVEMENT AREA C-3 (PHASE 3A & 3B)		
LOT TYPE		
	LOT TYPE 14	40' SF
	LOT TYPE 15	50' SF
IMPROVEMENT AREA C-4 (PHASE 4)		
LOT TYPE		
	LOT TYPE 24	40' SF
	LOT TYPE 25	50' SF

EXHIBIT B-1 – PROJECT COSTS – IMPROVEMENT ZONE A-1.1, A-1.2, & A-1.3

	Total Cost[a]	Developer Contribution	Authorized Improvements	Improvement Area A-1.1		Improvement Area A-1.2		Improvement Area A-1.3	
				%	Cost	%	Cost	%	Cost
Major Improvements [b], [c]									
Roads	$ 3,049,668	$ 141,734	$ 2,907,934	7.03%	$ 453,238	10.83%	$ 697,812	1.96%	$ 126,166
Storm Sewer	701,782	32,616	669,166	7.03%	104,298	10.83%	160,579	1.96%	29,033
Landscaping	3,325,240	154,542	3,170,699	7.03%	494,194	10.83%	760,867	1.96%	137,566
Soft Costs	1,295,648	60,216	1,235,432	7.03%	192,558	10.83%	296,465	1.96%	53,601
	$ 8,372,337	$ 389,107	$ 7,983,231		$ 1,244,288		$ 1,915,722		$ 346,366
Improvement Zone A Improvements [b]									
Roads	$ 1,023,359	$ 47,561	$ 975,798	15.59%	$ 152,091	24.00%	$ 234,161	4.34%	$ 42,337
Sanitary Sewer	1,115,573	51,847	1,063,726	15.59%	165,795	24.00%	255,261	4.34%	46,152
Storm Sewer	3,032,640	140,943	2,891,697	15.59%	450,708	24.00%	693,916	4.34%	125,461
Water	954,474	44,359	910,115	15.59%	141,853	24.00%	218,399	4.34%	39,487
Landscaping	605,206	28,127	577,079	15.59%	89,945	24.00%	138,481	4.34%	25,038
Soft Costs	1,167,500	54,260	1,113,240	15.59%	173,513	24.00%	267,142	4.34%	48,300
	$ 7,898,752	$ 367,097	$ 7,531,655		$ 1,173,904		$ 1,807,358		$ 326,774
Improvement Area A-1 Improvements [d]									
Roads	$ 12,288,802	$ -	$ 12,288,802	34.89%	$ 4,287,510	53.72%	$ 6,601,108	9.71%	$ 1,193,492
Sanitary Sewer	4,677,782	-	4,677,782	34.89%	1,632,058	53.72%	2,512,738	9.71%	454,308
Storm Sewer	6,579,075	-	6,579,075	34.89%	2,295,411	53.72%	3,534,045	9.71%	638,962
Water	4,975,077	-	4,975,077	34.89%	1,735,783	53.72%	2,672,435	9.71%	483,181
Landscaping	49,725	-	49,725	34.89%	17,349	53.72%	26,711	9.71%	4,829
Soft Costs	4,625,900	-	4,625,900	34.89%	1,613,957	53.72%	2,484,869	9.71%	449,269
	$ 33,196,361	$ -	$ 33,196,361		$ 11,582,067		$ 17,831,905		$ 3,224,040
Private Improvements									
Private Improvements	$ 29,838,728	$ 29,838,728	$ -		$ -		$ -		$ -
	$ 29,838,728	$ 29,838,728	$ -		$ -		$ -		$ -
Bond Issuance Costs									
Debt Service Reserve Fund	$ 2,400,525	$ -	$ 2,400,525		$ 820,883		$ 1,333,306		$ 246,337
Capitalized Interest	204,939	-	204,939		-		-		204,939
Underwriter Discount	1,002,750	-	1,002,750		342,900		556,950		102,900
Original Issue Discount	84,261	-	84,261		28,811		46,495		8,955
Cost of Issuance	1,406,677	-	1,406,677		481,027		781,300		144,350
	$ 5,099,153	$ -	$ 5,099,153		$ 1,673,621		$ 2,718,051		$ 707,481
Other Costs									
Deposit to Administrative Fund	$ 60,000	$ -	$ 60,000		$ 21,292		$ 32,781		$ 5,927
	$ 60,000	$ -	$ 60,000		$ 21,292		$ 32,781		$ 5,927
Total	**$ 84,465,331**	**$ 30,594,932**	**$ 53,870,399**		**$ 15,695,172**		**$ 24,305,817**		**$ 4,610,588**

Footnotes:

[a] Based on the Engineer's Report dated 5/17/2023 and subject to change, as shown in the 2023 Service and Assessment Plan attached thereto as **Appendix A**. Authorized Improvement costs are estimates and will be updated with each Annual Service Plan Update, or the Service and Assessment Plan as amended.

[b] Cost allocated based on Estimated Buildout Value as further shown on **Exhibit B-5**. The Developer Contribution for the Major Improvements and Improvement Zone A Improvements as further shown on **Exhibit B-5**.

[c] Major Improvements only show Improvement Zone A allocation of costs, as further described in **Exhibit B-4**.

[d] Costs of the Improvement Area A-1 Improvements are reallocated at the time of this 2025 A&R Service and Assessment Plan as further shown on **Exhibit B-6**. The costs of the Improvement Area A-1 Improvements allocable to Improvement Area A-5 are paid by the Developer Contribution such that the Assessment levied for Improvement Area A-1 is unchanged.

EXHIBIT B-2 – PROJECT COSTS – IMPROVEMENT AREA A-2, A-3.1, A-3.2, & A-4

	Total Cost[a]	Developer Contribution	Authorized Improvements	Improvement Area A-2		Improvement Area A-3.1		Improvement Area A-3.2		Improvement Area A-4	
				%	Cost	%	Cost	%	Cost	%	Cost
Major Improvements [b], [c]											
Roads	$ 3,049,668	$ 141,734	$ 2,907,934	5.71%	$ 368,135	5.83%	$ 375,473	1.10%	$ 70,901	3.58%	$ 230,783
Storm Sewer	701,782	32,616	669,166	5.71%	84,714	5.83%	86,403	1.10%	16,316	3.58%	53,107
Landscaping	3,325,240	154,542	3,170,699	5.71%	401,400	5.83%	409,402	1.10%	77,308	3.58%	251,637
Soft Costs	1,295,648	60,216	1,235,432	5.71%	156,402	5.83%	159,519	1.10%	30,122	3.58%	98,048
	$ 8,372,337	$ 389,107	$ 7,983,231		$ 1,010,651		$ 1,030,797		$ 194,647		$ 633,575
Improvement Zone A Improvements [b]											
Roads	$ 1,023,359	$ 47,561	$ 975,798	12.66%	$ 123,533	12.91%	$ 125,995	2.44%	$ 23,792	7.94%	$ 77,443
Sanitary Sewer	1,115,573	51,847	1,063,726	12.66%	134,664	12.91%	137,349	2.44%	25,936	7.94%	84,421
Storm Sewer	3,032,640	140,943	2,891,697	12.66%	366,079	12.91%	373,377	2.44%	70,505	7.94%	229,495
Water	954,474	44,359	910,115	12.66%	115,217	12.91%	117,514	2.44%	22,190	7.94%	72,230
Landscaping	605,206	28,127	577,079	12.66%	73,056	12.91%	74,513	2.44%	14,070	7.94%	45,799
Soft Costs	1,167,500	54,260	1,113,240	12.66%	140,933	12.91%	143,742	2.44%	27,143	7.94%	88,350
	$ 7,898,752	$ 367,097	$ 7,531,655		$ 953,483		$ 972,489		$ 183,637		$ 597,737
Improvement Area A-2 Improvements											
Roads	$ 3,480,320	$ -	$ 3,480,320	100%	$ 3,480,320	0.00%	$ -	0.00%	$ -	0.00%	$ -
Sanitary Sewer	1,635,100	-	1,635,100	100%	1,635,100	0.00%	-	0.00%	-	0.00%	-
Storm Sewer	2,069,100	-	2,069,100	100%	2,069,100	0.00%	-	0.00%	-	0.00%	-
Water	1,129,500	-	1,129,500	100%	1,129,500	0.00%	-	0.00%	-	0.00%	-
Landscaping	790,800	-	790,800	100%	790,800	0.00%	-	0.00%	-	0.00%	-
Soft Costs	1,205,550	-	1,205,550	100%	1,205,550	0.00%	-	0.00%	-	0.00%	-
	$ 10,310,370	$ -	$ 10,310,370		$ 10,310,370		$ -		$ -		$ -
Improvement Area A-3.1 Improvements											
Roads	$ 2,797,700	$ -	$ 2,797,700	0.00%	$ -	100%	$ 2,797,700	0.00%	$ -	0.00%	$ -
Sanitary Sewer	1,289,000	-	1,289,000	0.00%	-	100%	1,289,000	0.00%	-	0.00%	-
Storm Sewer	1,675,250	-	1,675,250	0.00%	-	100%	1,675,250	0.00%	-	0.00%	-
Water	857,300	-	857,300	0.00%	-	100%	857,300	0.00%	-	0.00%	-
Landscaping	100,800	-	100,800	0.00%	-	100%	100,800	0.00%	-	0.00%	-
Soft Costs	1,044,500	-	1,044,500	0.00%	-	100%	1,044,500	0.00%	-	0.00%	-
	$ 7,764,550	$ -	$ 7,764,550		$ -		$ 7,764,550		$ -		$ -
Improvement Area A-3.2 Improvements											
Roads	$ 171,780	$ -	$ 171,780	0.00%	$ -	0.00%	$ -	100%	$ 171,780	0.00%	$ -
Sanitary Sewer	8,400	-	8,400	0.00%	-	0.00%	-	100%	8,400	0.00%	-
Storm Sewer	3,660	-	3,660	0.00%	-	0.00%	-	100%	3,660	0.00%	-
Water	87,600	-	87,600	0.00%	-	0.00%	-	100%	87,600	0.00%	-
Landscaping	123,000	-	123,000	0.00%	-	0.00%	-	100%	123,000	0.00%	-
Soft Costs	144,580	-	144,580	0.00%	-	0.00%	-	100%	144,580	0.00%	-
	$ 539,020	$ -	$ 539,020		$ -		$ -		$ 539,020		$ -
Improvement Area A-4 Improvements											
Roads	$ 2,092,050	$ -	$ 2,092,050	0.00%	$ -	0.00%	$ -	0.00%	$ -	100%	$ 2,092,050
Sanitary Sewer	991,800	-	991,800	0.00%	-	0.00%	-	0.00%	-	100%	991,800
Storm Sewer	1,500,600	-	1,500,600	0.00%	-	0.00%	-	0.00%	-	100%	1,500,600
Water	741,700	-	741,700	0.00%	-	0.00%	-	0.00%	-	100%	741,700
Landscaping	432,800	-	432,800	0.00%	-	0.00%	-	0.00%	-	100%	432,800
Soft Costs	819,750	-	819,750	0.00%	-	0.00%	-	0.00%	-	100%	819,750
	$ 6,578,700	$ -	$ 6,578,700		$ -		$ -		$ -		$ 6,578,700
Private Improvements											
Private Improvements	$ 29,838,728	$ 29,838,728	$ -		$ -		$ -		$ -		$ -
	$ 29,838,728	$ 29,838,728	$ -		$ -		$ -		$ -		$ -
Bond Issuance Costs [d]											
Debt Service Reserve Fund	$ 2,127,450	$ -	$ 2,127,450		$ 799,100		$ 760,050		$ 74,700		$ 493,600
Underwriter Discount	980,310	-	980,310		368,340		350,310		34,200		227,460
Cost of Issuance	2,124,005	-	2,124,005		798,070		759,005		74,100		492,830
	$ 5,231,765	$ -	$ 5,231,765		$ 1,965,510		$ 1,869,365		$ 183,000		$ 1,213,890
Other Costs											
Deposit to Administrative Fund	$ 160,000	$ -	$ 160,000		$ 40,000		$ 40,000		$ 40,000		$ 40,000
	$ 160,000	$ -	$ 160,000		$ 40,000		$ 40,000		$ 40,000		$ 40,000
Total	**$ 76,694,223**	**$ 30,594,932**	**$ 46,099,291**		**$ 14,280,013**		**$ 11,677,201**		**$ 1,140,304**		**$ 9,063,902**

Footnotes:

[a] Costs of the Major Improvements and Zone A Improvements based on the Engineer's Report dated 5/17/2023 and subject to change, as shown in the 2023 Service and Assessment Plan attached thereto as **Appendix A**. Costs of the Improvement Area A-2 Improvements, Improvement Area A-3.1 Improvements, Improvement Area A-3.2 Improvements, and Improvement Area A-4 Improvements based on the Engineer's Report provided on 9/30/2025 and subject to change, attached hereto as **Appendix A**. Authorized Improvement costs are estimates and will be updated with each Annual Service Plan Update, or the Service and Assessment Plan as amended.

[b] Cost allocated based on Estimated Buildout Value as further shown on **Exhibit B-5**. The Developer Contribution for the Major Improvements and Improvement Zone A Improvements as further shown on **Exhibit B-5**.

[c] Major Improvements only show Improvement Zone A allocation of costs, as further described in **Exhibit B-4**.

[d] Bonds Issuance Costs for Improvement Area A-2-A-4 Bonds are preliminary estimates and subject to change. Such Bond Issuance Costs will be updated to reflect the actual cost if PID Bonds are issued and will be released in the event PID Bonds are not issued, as described in **Exhibit D**.

EXHIBIT B-3 – PROJECT COSTS – IMPROVEMENT AREA A-5 & ZONE A REMAINDER AREA

	Total Cost[a]	Developer Contribution	Authorized Improvements	Improvement Area A-5		Improvement Zone A Remainder Area	
				%	Cost	%	Cost
Major Improvements [b], [c]							
Roads	$ 3,049,668	$ 141,734	$ 2,907,934	0.34%	$ 21,850	8.75%	$ 563,576
Storm Sewer	701,782	32,616	669,166	0.34%	5,028	8.75%	129,689
Landscaping	3,325,240	154,542	3,170,699	0.34%	23,824	8.75%	614,501
Soft Costs	1,295,648	60,216	1,235,432	0.34%	9,283	8.75%	239,434
	$ 8,372,337	$ 389,107	$ 7,983,231		$ 59,985		$ 1,547,200
Improvement Zone A Improvements [b]							
Roads	$ 1,023,359	$ 47,561	$ 975,798	0.75%	$ 7,332	19.38%	$ 189,116
Sanitary Sewer	1,115,573	51,847	1,063,726	0.75%	7,993	19.38%	206,157
Storm Sewer	3,032,640	140,943	2,891,697	0.75%	21,728	19.38%	560,429
Water	954,474	44,359	910,115	0.75%	6,838	19.38%	176,386
Landscaping	605,206	28,127	577,079	0.75%	4,336	19.38%	111,841
Soft Costs	1,167,500	54,260	1,113,240	0.75%	8,365	19.38%	215,753
	$ 7,898,752	$ 367,097	$ 7,531,655		$ 56,592		$ 1,459,682
Improvement Area A-1 Improvements [d]							
Roads	$ 12,288,802	$ -	$ 12,288,802	1.68%	$ 206,692	0.00%	$ -
Sanitary Sewer	4,677,782	-	4,677,782	1.68%	78,678	0.00%	-
Storm Sewer	6,579,075	-	6,579,075	1.68%	110,657	0.00%	-
Water	4,975,077	-	4,975,077	1.68%	83,679	0.00%	-
Landscaping	49,725	-	49,725	1.68%	836	0.00%	-
Soft Costs	4,625,900	-	4,625,900	1.68%	77,806	0.00%	-
	$ 33,196,361	$ -	$ 33,196,361		$ 558,349		$ -
Private Improvements							
Private Improvements	$ 29,838,728	$ 29,838,728	$ -		$ -		$ -
	$ 29,838,728	$ 29,838,728	$ -		$ -		$ -
Total	**$ 79,306,179**	**$ 30,594,932**	**$ 48,711,247**		**$ 674,925**		**$ 3,006,882**

Footnotes:

[a] Based on the Engineer's Report dated 5/17/2023 and subject to change, as shown in the 2023 Service and Assessment Plan attached thereto as **Appendix A**. Authorized Improvement costs are estimates and will be updated with each Annual Service Plan Update, or the Service and Assessment Plan as amended.

[b] Cost allocated based on Estimated Buildout Value as further shown on **Exhibit B-5**. The Developer Contribution for the Major Improvements and Improvement Zone A Improvements as further shown on **Exhibit B-5**.

[c] Major Improvements only show Improvement Zone A allocation of costs, as further described in **Exhibit B-4**.

[d] Costs of the Improvement Area A-1 Improvements are reallocated at the time of this 2025 A&R Service and Assessment Plan as further shown on **Exhibit B-6**. The costs of the Improvement Area A-1 Improvements allocable to Improvement Area A-5 are paid by the Developer Contribution such that the Assessment levied for Improvement Area A-1 is unchanged.

EXHIBIT B-4 – PROJECT COSTS – IMPROVEMENT ZONE B

	Total Cost[a]	Private Cost	Authorized Improvements	Improvement Zone B	
				%	Cost
Major Improvements [b]					
Roads	$ 2,153,009	$ -	$ 2,153,009	33.41%	$ 2,153,009
Storm Sewer	495,445	-	495,445	33.41%	495,445
Landscaping	2,347,558	-	2,347,558	33.41%	2,347,558
Soft Costs	914,703	-	914,703	33.41%	914,703
	$ 5,910,714	$ -	$ 5,910,714		$ 5,910,714
Private Improvements	$ -	$ -	$ -		$ -
	$ -	$ -	$ -		$ -
Bond Issuance Costs					
Debt Service Reserve Fund	$ -	$ -	$ -		$ -
Capitalized Interest	-	-	-		-
Underwriter Discount	-	-	-		-
Underwriter Counsel	-	-	-		-
Cost of Issuance	-	-	-		-
	$ -	$ -	$ -		$ -
Other Costs					
Deposit to Administrative Fund	$ -	$ -	$ -		$ -
	$ -	$ -	$ -		$ -
Total	**$ 5,910,714**	**$ -**	**$ 5,910,714**		**$ 5,910,714**

Footnotes:

[a] Based on the Engineer's Report dated 5/17/2023 and subject to change, as shown in the 2023 Service and Assessment Plan attached thereto as **Appendix A**. Authorized Improvement costs are estimates and will be updated with each Annual Service Plan Update, or the Service and Assessment Plan as amended.

[b] Major Improvements only show Improvement Zone B allocation of costs, as further described in **Exhibit B-6**.

EXHIBIT B-5 – PROJECT COSTS – IMPROVEMENT ZONE C

	Total Cost[a]	Private Cost	Authorized Improvements	Improvement Zone C									
				Improvement Area C-1		Improvement Area C-2		Improvement Area C-3		Improvement Area C-4		Improvement Zone C Remainder Area	
				%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
Major Improvements [b], [c]													
Roads	$ 1,241,499	$ -	$ 1,241,499	3.74%	$ 241,230	2.39%	$ 153,886	3.93%	$ 253,148	5.54%	$ 356,779	3.67%	$ 236,456
Storm Sewer	285,690	-	285,690	3.74%	55,511	2.39%	35,412	3.93%	58,254	5.54%	82,101	3.67%	54,413
Landscaping	1,353,682	-	1,353,682	3.74%	263,028	2.39%	167,791	3.93%	276,023	5.54%	389,018	3.67%	257,822
Soft Costs	527,449	-	527,449	3.74%	102,486	2.39%	65,378	3.93%	107,550	5.54%	151,577	3.67%	100,458
	$ 3,408,320	$ -	$ 3,408,320		$ 662,255		$ 422,468		$ 694,974		$ 979,475		$ 649,149
Improvement Zone C Improvements [a],[b]													
Roads	$ 2,359,306	$ -	$ 2,359,306	19.43%	$ 458,426	12.40%	$ 292,440	20.39%	$ 481,074	28.74%	$ 678,012	19.05%	$ 449,353
Sanitary Sewer	597,954	-	597,954	19.43%	116,186	12.40%	74,118	20.39%	121,926	28.74%	171,839	19.05%	113,886
Storm Sewer	1,800,939	-	1,800,939	19.43%	349,932	12.40%	223,230	20.39%	367,221	28.74%	517,550	19.05%	343,007
Water	579,756	-	579,756	19.43%	112,650	12.40%	71,862	20.39%	118,215	28.74%	166,609	19.05%	110,420
Soft Costs	1,512,100	-	1,512,100	19.43%	293,809	12.40%	187,428	20.39%	308,325	28.74%	434,544	19.05%	287,994
	$ 6,850,055	$ -	$ 6,850,055		$ 1,331,002		$ 849,077		$ 1,396,761		$ 1,968,553		$ 1,304,661
Improvement Area C-1 Improvements [a]													
Roads	$ 1,741,836	$ -	$ 1,741,836	100%	$ 1,741,836	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Sanitary Sewer	1,069,668	-	1,069,668	100%	1,069,668	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Storm Sewer	886,380	-	886,380	100%	886,380	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water	856,896	-	856,896	100%	856,896	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Landscaping	1,021,462	-	1,021,462	100%	1,021,462	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs	959,800	-	959,800	100%	959,800	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	$ 6,536,042	$ -	$ 6,536,042		$ 6,536,042		$ -		$ -		$ -		$ -
Improvement Area C-2 Improvements [a]													
Roads	$ 1,362,447	$ -	$ 1,362,447	0.00%	$ -	100%	$ 1,362,447	0.00%	$ -	0.00%	$ -	0.00%	$ -
Sanitary Sewer	725,355	-	725,355	0.00%	-	100%	725,355	0.00%	-	0.00%	-	0.00%	-
Storm Sewer	765,776	-	765,776	0.00%	-	100%	765,776	0.00%	-	0.00%	-	0.00%	-
Water	571,245	-	571,245	0.00%	-	100%	571,245	0.00%	-	0.00%	-	0.00%	-
Landscaping	145,266	-	145,266	0.00%	-	100%	145,266	0.00%	-	0.00%	-	0.00%	-
Retaining Walls	36,063	36,063	-	0.00%	-	100%	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs	915,098	-	915,098	0.00%	-	100%	915,098	0.00%	-	0.00%	-	0.00%	-
	$ 4,521,250	$ 36,063	$ 4,485,187		$ -		$ 4,485,187		$ -		$ -		$ -
Improvement Area C-3 Improvements [a]													
Roads	$ 1,975,103	$ -	$ 1,975,103	0.00%	$ -	0.00%	$ -	100%	$ 1,975,103	0.00%	$ -	0.00%	$ -
Sanitary Sewer	1,051,528	-	1,051,528	0.00%	-	0.00%	-	100%	1,051,528	0.00%	-	0.00%	-
Storm Sewer	1,110,133	-	1,110,133	0.00%	-	0.00%	-	100%	1,110,133	0.00%	-	0.00%	-
Water	828,118	-	828,118	0.00%	-	0.00%	-	100%	828,118	0.00%	-	0.00%	-
Landscaping	160,927	-	160,927	0.00%	-	0.00%	-	100%	160,927	0.00%	-	0.00%	-
Retaining Walls	52,276	52,276	-	0.00%	-	0.00%	-	100%	-	0.00%	-	0.00%	-
Soft Costs	1,308,561	-	1,308,561	0.00%	-	0.00%	-	100%	1,308,561	0.00%	-	0.00%	-
	$ 6,486,646	$ 52,276	$ 6,434,370		$ -		$ -		$ 6,434,370		$ -		$ -
Improvement Area C-4 Improvements													
Roads	$ 3,600,300	$ -	$ 3,600,300	0.00%	$ -	0.00%	$ -	0.00%	$ -	100%	$ 3,600,300	0.00%	$ -
Sanitary Sewer	1,086,600	-	1,086,600	0.00%	-	0.00%	-	0.00%	-	100%	1,086,600	0.00%	-
Storm Sewer	1,777,500	-	1,777,500	0.00%	-	0.00%	-	0.00%	-	100%	1,777,500	0.00%	-
Water	1,223,700	-	1,223,700	0.00%	-	0.00%	-	0.00%	-	100%	1,223,700	0.00%	-
Landscaping	581,400	-	581,400	0.00%	-	0.00%	-	0.00%	-	100%	581,400	0.00%	-
Retaining Walls	316,500	316,500	-	0.00%	-	0.00%	-	0.00%	-	100%	-	0.00%	-
Soft Costs	1,991,650	-	1,991,650	0.00%	-	0.00%	-	0.00%	-	100%	1,991,650	0.00%	-
	$ 10,577,650	$ 316,500	$ 10,261,150		$ -		$ -		$ -		$ 10,261,150		$ -
Private Improvements													
Private Improvements	$ 9,658,548	$ 9,658,548	$ -		$ -		$ -		$ -		$ -		$ -
	$ 9,658,548	$ 9,658,548	$ -		$ -		$ -		$ -		$ -		$ -
Bond Issuance Costs [d]													
Debt Service Reserve Fund	$ 2,027,199	$ -	$ 2,027,199		$ 486,931		$ 253,633		$ 372,585		$ 914,050		$ -
Capitalized Interest	209,478	-	209,478		-		209,478		-		-		-
Underwriter Discount	900,090	-	900,090		210,000		105,750		163,050		421,290		-
Original Issue Discount	40,935	-	40,935		-		21,729		19,207		-		-
Cost of Issuance	1,747,357	-	1,747,357		357,058		209,165		268,339		912,795		-
	$ 4,925,059	$ -	$ 4,925,059		$ 1,053,989		$ 799,754		$ 823,181		$ 2,248,135		$ -
Other Costs													
Deposit to Administrative Fund	$ 160,000	$ -	$ 160,000		$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ -
	$ 160,000	$ -	$ 160,000		$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ -
Total	**$ 53,123,571**	**$ 10,063,387**	**$ 43,060,183**		**$ 9,623,288**		**$ 6,596,486**		**$ 9,389,286**		**$ 15,497,314**		**$ 1,953,810**

Footnotes:

[a] Costs of the Improvement Area C-4 Improvements based on the Engineer's Report dated 1/29/2025 and subject to change, attached hereto as **Appendix A**. Authorized Improvement costs are estimates and will be updated with each Annual Service Plan Update, or the Service and Assessment Plan as amended.

[b] Cost allocated based on Estimated Buildout Value as further shown on **Exhibit B-7**.

[c] Major Improvements only reflect Improvement Zone C allocated costs, as further described in **Exhibit B-6**.

[d] Bonds Issuance Costs for Improvement Area C-4 Bonds are preliminary estimates and subject to change. Such Bond Issuance Costs will be updated to reflect the actual cost if PID Bonds are issued and will be released in the event PID Bonds are not issued, as described in **Exhibit D-1**.

EXHIBIT B-6 – PROJECT COSTS – SUMMARY

				Improvement Zone A																			
	Total Cost	Privately Funded	Authorized Improvements	Improvement Area A-1.1		Improvement Area A-1.2		Improvement Area A-1.3		Improvement Area A-2		Improvement Area A-3.1		Improvement Area A-3.2		Improvement Area A-4		Improvement Area A-5		Improvement Zone A Remainder Area	
				%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
Zone A Improvements[a],[b]	$ 7,898,752	$ 367,097	$ 7,531,655	15.59%	$ 1,173,904	24.00%	$ 1,807,358	4.34%	$ 326,774	12.66%	$ 953,483	12.91%	$ 972,489	2.44%	$ 183,637	7.94%	$ 597,737	0.75%	$ 56,592	19.38%	$ 1,459,682
Improvement Area #A-1 Improvements[a]	$ 33,196,361	$ -	$ 33,196,361	34.89%	$ 11,582,067	53.72%	$ 17,831,905	9.71%	$ 3,224,040	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	1.68%	$ 558,349	0.00%	$ -
Improvement Area A-2 Improvements	$ 10,310,370	$ -	$ 10,310,370	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 10,310,370	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area A-3.1 Improvements	$ 7,764,550	$ -	$ 7,764,550	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 7,764,550	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area A-3.2 Improvements	$ 539,020	$ -	$ 539,020	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 539,020	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area A-4 Improvements	$ 6,578,700	$ -	$ 6,578,700	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 6,578,700	0.00%	$ -	0.00%	$ -
Improvement Area #C Improvements[a]	$ 6,850,055	$ -	$ 6,850,055	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area #C-1 Improvements[a]	$ 6,536,042	$ -	$ 6,536,042	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area #C-2 Improvements[a]	$ 4,521,250	$ 36,063	$ 4,485,187	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area #C-3 Improvements[a]	$ 6,486,646	$ 52,276	$ 6,434,370	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area #C-4 Improvements	$ 10,577,650	$ 316,500	$ 10,261,150	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Major Improvements[a],[b]	$ 17,691,372	$ 389,107	$ 17,302,265	7.03%	$ 1,244,288	10.83%	$ 1,915,722	1.96%	$ 346,366	5.71%	$ 1,010,651	5.83%	$ 1,030,797	1.10%	$ 194,647	3.58%	$ 633,575	0.34%	$ 59,985	8.75%	$ 1,547,200
Private Improvements[a]	$ 39,497,277	$ 39,497,277	$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
Bond Issuance Costs	$ 15,255,977	$ -	$ 15,255,977		$ 1,673,621		$ 2,718,051		$ 707,481		$ 1,965,510		$ 1,869,365		$ 183,000		$ 1,213,890		$ -		$ -
Deposit to Administrative Fund	$ 380,000	$ -	$ 380,000		$ 21,292		$ 32,781		$ 5,927		$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ -		$ -
Total	**$ 174,084,021**	**$ 40,658,319**	**$ 133,425,702**		**$ 15,695,172**		**$ 24,305,817**		**$ 4,610,588**		**$ 14,280,013**		**$ 11,677,201**		**$ 1,140,304**		**$ 9,063,902**		**$ 674,925**		**$ 3,006,882**

				Improvement Zone B		Improvement Zone C											
	Total Cost	Privately Funded	Authorized Improvements			Improvement Area C-1		Improvement Area C-2		Improvement Area C-3		Improvement Area C-4		Improvement Zone C Remainder Area	
				%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
Zone A Improvements[a],[b]	$ 7,898,752	$ 367,097	$ 7,531,655	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area #A-1 Improvements[a]	$ 33,196,361	$ -	$ 33,196,361	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area A-2 Improvements	$ 10,310,370	$ -	$ 10,310,370	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area A-3.1 Improvements	$ 7,764,550	$ -	$ 7,764,550	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area A-3.2 Improvements	$ 539,020	$ -	$ 539,020	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area A-4 Improvements	$ 6,578,700	$ -	$ 6,578,700	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area #C Improvements[a]	$ 6,850,055	$ -	$ 6,850,055	0.00%	$ -	19.43%	$ 1,331,002	12.40%	$ 849,077	20.39%	$ 1,396,761	28.74%	$ 1,968,553	19.05%	$ 1,304,661
Improvement Area #C-1 Improvements[a]	$ 6,536,042	$ -	$ 6,536,042	0.00%	$ -	100.00%	$ 6,536,042	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area #C-2 Improvements[a]	$ 4,521,250	$ 36,063	$ 4,485,187	0.00%	$ -	0.00%	$ -	100.00%	$ 4,485,187	0.00%	$ -	0.00%	$ -	0.00%	$ -
Improvement Area #C-3 Improvements[a]	$ 6,486,646	$ 52,276	$ 6,434,370	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 6,434,370	0.00%	$ -	0.00%	$ -
Improvement Area #C-4 Improvements	$ 10,577,650	$ 316,500	$ 10,261,150	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 10,261,150	0.00%	$ -
Major Improvements[a],[b]	$ 17,691,372	$ 389,107	$ 17,302,265	33.41%	$ 5,910,714	3.74%	$ 662,255	2.39%	$ 422,468	3.93%	$ 694,974	5.54%	$ 979,475	3.67%	$ 649,149
Private Improvements[a]	$ 39,497,277	$ 39,497,277	$ -		$ -		$ -		$ -		$ -		$ -		$ -
Bond Issuance Costs	$ 15,255,977	$ -	$ 15,255,977		$ -		$ 1,053,989		$ 799,754		$ 823,181		$ 2,248,135		$ -
Deposit to Administrative Fund	$ 380,000	$ -	$ 380,000		$ -		$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ -
Total	**$ 174,084,021**	**$ 40,658,319**	**$ 133,425,702**		**$ 5,910,714**		**$ 9,623,288**		**$ 6,596,486**		**$ 9,389,286**		**$ 15,497,314**		**$ 1,953,810**

Footnotes:

[a] Costs of the Improvement Zone A Improvements, Major Improvements, Improvement Area A-1 Improvements, Improvement Area C-1 Improvements, Improvement Area C-2 Improvements, and Improvement Area C-3 Improvements based on the Engineer's Report dated 5/17/2023 and subject to change, as shown in the 2023 Service and Assessment Plan attached thereto as **Appendix A**. Costs of the Improvement Area A-2 Improvements, Improvement Area A-3.1 Improvements, Improvement Area A-3.2 Improvements, Improvement Area A-4 Improvements based on the Engineer's Report provided on 9/30/2025 and subject to change, attached hereto as **Appendix A**. Costs of the Improvement Area C-4 Improvements based on the Engineer's Report dated 1/29/2025 and subject to change, attached hereto as **Appendix A**. Authorized Improvement costs are estimates and will be updated with each Annual Service Plan Update, or the Service and Assessment Plan as amended.

[b] Cost allocated as further described in **Section V** and shown on **Exhibit B-7**.

EXHIBIT B-7 – APPORTIONMENT OF COSTS

Improvement Area	Estimated Buildout Value	Improvement Zone A Improvements			Improvement Zone C Improvements			Major Improvements			Total Apportionment of Costs[f]
		Allocation At Levy[a]	Allocation[b]		Allocation At Levy[a]	Allocation[c]		Allocation At Levy[a]	Allocation[d], [e]		
			%	Costs		%	Costs		%	Costs	
Improvement Area A-1.1	$ 123,216,000	$ 1,173,904	0.00%	$ -	$ -	0.00%	$ -	$ 1,244,288	0.00%	$ -	
Improvement Area A-1.2	$ 189,705,000	$ 1,807,358	0.00%	$ -	$ -	0.00%	$ -	$ 1,915,722	0.00%	$ -	
Improvement Area A-1.3	$ 34,299,000	$ 326,774	0.00%	$ -	$ -	0.00%	$ -	$ 346,366	0.00%	$ -	
Improvement Area A-2	$ 100,080,000	$ -	20.77%	$ 953,483	$ -	0.00%	$ -	$ -	20.77%	$ 1,010,651	
Improvement Area A-3.1	$ 102,075,000	$ -	21.18%	$ 972,489	$ -	0.00%	$ -	$ -	21.18%	$ 1,030,797	
Improvement Area A-3.2	$ 19,275,000	$ -	4.00%	$ 183,637	$ -	0.00%	$ -	$ -	4.00%	$ 194,647	
Improvement Area A-4	$ 62,740,000	$ -	13.02%	$ 597,737	$ -	0.00%	$ -	$ -	13.02%	$ 633,575	
Improvement Area A-5	$ 5,940,000	$ -	1.23%	$ 56,592	$ -	0.00%	$ -	$ -	1.23%	$ 59,985	
Improvement Zone A Remainder Area	$ 153,211,964	$ -	31.80%	$ 1,459,682	$ -	0.00%	$ -	$ -	31.80%	$ 1,547,200	**$ 3,006,882**
Improvement Zone A Subtotal	**$ 790,541,964**	**$ 3,308,036**		**$ 4,223,619**	**$ -**		**$ -**	**$ 3,506,376**		**$ 4,476,855**	**$ 3,006,882**
Improvement Zone B Apportioned Property	**$ 585,310,383**	**$ -**		**$ -**	**$ -**		**$ -**	**$ -**		**$ 5,910,714**	**$ 5,910,714**
Improvement Area C-1	$ 65,580,000	$ -	0.00%	$ -	$ 1,331,002	0.00%	$ -	$ 662,255	0.00%	$ -	
Improvement Area C-2	$ 41,835,000	$ -	0.00%	$ -	$ 849,077	0.00%	$ -	$ 422,468	0.00%	$ -	
Improvement Area C-3	$ 68,820,000	$ -	0.00%	$ -	$ 1,396,761	0.00%	$ -	$ 694,974	0.00%	$ -	
Improvement Area C-4	$ 114,930,000	$ -	0.00%	$ -	$ -	60.14%	$ 1,968,553	$ -	60.14%	$ 979,475	
Improvement Zone C Remainder Area	$ 76,170,000	$ -	0.00%	$ -	$ -	39.86%	$ 1,304,661	$ -	39.86%	$ 649,149	**$ 1,953,810**
Improvement Zone C Subtotal	**$ 367,335,000**	**$ -**		**$ -**	**$ 3,576,841**		**$ 3,273,214**	**$ 1,779,696**		**$ 1,628,624**	**$ 1,953,810**
Developer Contribution[g],[h]		$ -		$ 367,097	$ -		$ -	$ -		$ 389,107	
Total	**$ 1,743,187,347**	**$ 3,308,036**		**$ 4,590,716**	**$ 3,576,841**		**$ 3,273,214**	**$ 5,286,072**		**$ 12,405,300**	**$ 10,871,406**

Footnotes:

[a] The costs allocated to each respective improvement area at the time the City Council approved the applicable Assessment Ordinance.

[b] The costs of the Improvement Zone A Improvements, after the allocation to Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3, are being allocated to Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, Improvement Area A-5, and Improvement Zone A Remainder Area pro rata based on Estimated Buildout Value to the total Estimated Buildout Value of Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, Improvement Area A-5, and Improvement Zone A Remainder Area.

[c] The costs of the Improvement Zone C Improvements, after the allocation to Improvement Area C-1, Improvement Area C-2, and Improvement Area C-3, are being allocated to Improvement Area C-4 and Improvement Zone C Remainder Area pro rata based on Estimated Buildout Value to the total Estimated Buildout Value of Improvement Area C-4 and Improvement Zone C Remainder Area.

[d] The costs of the Major Improvements were allocated a portion to Zone A at the time the City Council approved the 2023 Assessment Ordinance. A portion of such costs were then allocated to Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3, and the remainder of the Improvement Zone A allocated costs of the Major Improvements are being allocated to Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, Improvement Area A-5, and Improvement Zone A Remainder Area pro rata based on Estimated Buildout Value to the total Estimated Buildout Value of Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, Improvement Area A-5, and Improvement Zone A Remainder Area.

[e] The costs of the Major Improvements were allocated a portion to Zone C at the time the City Council approved the 2023 Assessment Ordinance. A portion of such costs were then allocated to Improvement Area C-1, Improvement Area C-2, and Improvement Area C-3, and the remainder of the Zone C allocated costs of the Major Improvements are being allocated to Improvement Area C-4 and Improvement Zone C Remainder Area pro rata based on Estimated Buildout Value to the total Estimated Buildout Value of Improvement Area C-4 and Improvement Zone C Remainder Area.

[f] Reimbursable in part or in full from anticipated future Assessments levied on Improvement Zone A Remainder Area Apportioned Property, Improvement Zone B Apportioned Property, and Improvement Zone C Remainder Area Apportioned Property.

[g] Cost overruns and decreases in Estimated Buildout Value for future improvement areas will result in an increase of Developer Contribution.

[h] Since the City Council approved the 2023 Assessment Ordinance, the Estimated Buildout Value have decreased within Zone A of the future improvement areas resulting in an increase of Developer Contribution. Costs can be reimbursed to Developer via TIRZ No. 15, subject to TIRZ No. 15 Project Plan, TIRZ No. 15 Agreement, and Master Development Agreement.

EXHIBIT B-8 – IMPROVEMENT AREA A-1 IMPROVEMENTS REALLOCATION OF COSTS

Improvement Area	Estimated Buildout Value	Improvement Area A-1 Improvements Reallocation[a]	
		%	Costs[b]
Improvement Area A-1.1	$ 123,216,000	34.89%	$ 11,582,067
Improvement Area A-1.2	$ 189,705,000	53.72%	$ 17,831,905
Improvement Area A-1.3	$ 34,299,000	9.71%	$ 3,224,040
Improvement Area A-5[c]	$ 5,940,000	1.68%	$ 558,349
Improvement Zone A Subtotal	**$ 353,160,000**	**100%**	**$ 33,196,361**

Footnotes:

[a] Based on information provided by the Improvement Zone A Developer and due to an increase in lots benefitting from Improvement Area A-1 Improvements, the Improvement Area A-1 Improvements costs are to be reallocated to Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, and Improvement Area A-5 based on special conferred benefit.

[b] The Improvement Area A-1 Improvements costs are being allocated to Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, and Improvement Area A-5 pro rata based on Estimated Buildout Value to the total Estimated Buildout Value of Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, and Improvement Area A-5.

[c] Non-reimbursable to the Developer from the collection of Annual Installments or PID Bonds.

EXHIBIT C – SERVICE PLAN

Improvement Area A-1.1						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 177,000.00	$ 185,000.00	$ 194,000.00	$ 204,000.00	$ 214,000.00
Interest		620,887.50	612,480.00	603,692.50	594,477.50	584,787.50
TIRZ No. 15 Annual Credit Amount[a]		(97,205.96)	-	-	-	-
	(1)	$ 700,681.54	$ 797,480.00	$ 797,692.50	$ 798,477.50	$ 798,787.50
Additional Interest	(2)	$ 55,735.00	$ 54,850.00	$ 53,925.00	$ 52,955.00	$ 51,935.00
Annual Collection Costs	(3)	$ 39,078.31	$ 35,505.04	$ 36,215.14	$ 36,939.44	$ 37,678.23
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 795,494.85**	**$ 887,835.04**	**$ 887,832.64**	**$ 888,371.94**	**$ 888,400.73**

Improvement Area A-1.2						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 282,000.00	$ 296,000.00	$ 310,000.00	$ 326,000.00	$ 342,000.00
Interest		1,009,475.00	996,080.00	982,020.00	967,295.00	951,810.00
TIRZ No. 15 Annual Credit Amount[a]		(120,291.82)	-	-	-	-
	(1)	$ 1,171,183.18	$ 1,292,080.00	$ 1,292,020.00	$ 1,293,295.00	$ 1,293,810.00
Additional Interest	(2)	$ 90,585.00	$ 89,175.00	$ 87,695.00	$ 86,145.00	$ 84,515.00
Annual Collection Costs	(3)	$ 63,513.20	$ 57,705.65	$ 58,859.76	$ 60,036.96	$ 61,237.70
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 1,325,281.38**	**$ 1,438,960.65**	**$ 1,438,574.76**	**$ 1,439,476.96**	**$ 1,439,562.70**

Improvement Area A-1.3						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 61,000.00	$ 63,000.00	$ 65,000.00	$ 68,000.00	$ 71,000.00
Interest		187,395.00	184,497.50	181,505.00	178,417.50	175,187.50
TIRZ No. 15 Annual Credit Amount[a]		(21,333.80)	-	-	-	-
	(1)	$ 227,061.20	$ 247,497.50	$ 246,505.00	$ 246,417.50	$ 246,187.50
Additional Interest	(2)	$ 16,860.00	$ 16,555.00	$ 16,240.00	$ 15,915.00	$ 15,575.00
Annual Collection Costs	(3)	$ 11,821.30	$ 10,740.38	$ 10,955.19	$ 11,174.29	$ 11,397.78
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 255,742.50**	**$ 274,792.88**	**$ 273,700.19**	**$ 273,506.79**	**$ 273,160.28**

Improvement Area A-2						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 185,000.00	$ 194,000.00	$ 204,000.00	$ 214,000.00	$ 225,000.00
Interest		613,900.00	604,650.00	594,950.00	584,750.00	574,050.00
TIRZ No. 15 Annual Credit Amount[a]		(120,291.82)	-	-	-	-
	(1)	$ 678,608.18	$ 798,650.00	$ 798,950.00	$ 798,750.00	$ 799,050.00
Additional Interest	(2)	$ 61,390.00	$ 60,465.00	$ 59,495.00	$ 58,475.00	$ 57,405.00
Annual Collection Costs	(3)	$ 45,643.13	$ 37,531.23	$ 38,281.85	$ 39,047.49	$ 39,828.44
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 785,641.31**	**$ 896,646.23**	**$ 896,726.85**	**$ 896,272.49**	**$ 896,283.44**

Improvement Area A-3.1						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 176,000.00	$ 185,000.00	$ 194,000.00	$ 203,000.00	$ 214,000.00
Interest		583,850.00	575,050.00	565,800.00	556,100.00	545,950.00
TIRZ No. 15 Annual Credit Amount[a]		-	-	-	-	-
	(1)	$ 759,850.00	$ 760,050.00	$ 759,800.00	$ 759,100.00	$ 759,950.00
Additional Interest	(2)	$ 58,385.00	$ 57,505.00	$ 56,580.00	$ 55,610.00	$ 54,595.00
Annual Collection Costs	(3)	$ 42,554.75	$ 37,604.69	$ 38,356.78	$ 39,123.92	$ 39,906.40
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 860,789.75**	**$ 855,159.69**	**$ 854,736.78**	**$ 853,833.92**	**$ 854,451.40**

Improvement Area A-3.2						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 17,000.00	$ 18,000.00	$ 19,000.00	$ 20,000.00	$ 21,000.00
Interest		57,000.00	56,150.00	55,250.00	54,300.00	53,300.00
	(1)	$ 74,000.00	$ 74,150.00	$ 74,250.00	$ 74,300.00	$ 74,300.00
Additional Interest	(2)	$ 5,700.00	$ 5,615.00	$ 5,525.00	$ 5,430.00	$ 5,330.00
Annual Collection Costs	(3)	$ 1,516.03	$ 9,973.84	$ 10,173.31	$ 10,376.78	$ 10,584.32
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 81,216.03**	**$ 89,738.84**	**$ 89,948.31**	**$ 90,106.78**	**$ 90,214.32**

Improvement Area A-4						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 114,000.00	$ 120,000.00	$ 126,000.00	$ 132,000.00	$ 139,000.00
Interest		379,100.00	373,400.00	367,400.00	361,100.00	354,500.00
TIRZ No. 15 Annual Credit Amount[a]		-	-	-	-	-
	(1)	$ 493,100.00	$ 493,400.00	$ 493,400.00	$ 493,100.00	$ 493,500.00
Additional Interest	(2)	$ 37,910.00	$ 37,340.00	$ 36,740.00	$ 36,110.00	$ 35,450.00
Annual Collection Costs	(3)	$ 40,433.77	$ 29,280.89	$ 29,866.50	$ 30,463.83	$ 31,073.11
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 571,443.77**	**$ 560,020.89**	**$ 560,006.50**	**$ 559,673.83**	**$ 560,023.11**

Improvement Area A-5						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
Interest		5,800.00	5,700.00	5,600.00	5,500.00	5,400.00
	(1)	$ 7,800.00	$ 7,700.00	$ 7,600.00	$ 7,500.00	$ 7,400.00
Annual Collection Costs	(2)	$ 1,918.00	$ 1,956.36	$ 1,995.49	$ 2,035.40	$ 2,076.11
Total Annual Installment	(3) = (1) + (2)	**$ 9,718.00**	**$ 9,656.36**	**$ 9,595.49**	**$ 9,535.40**	**$ 9,476.11**

Improvement Area C-1						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 114,000.00	$ 119,000.00	$ 125,000.00	$ 130,000.00	$ 136,000.00
Interest		370,593.76	365,321.26	359,817.50	354,036.26	348,023.76
TIRZ No. 15 Annual Credit Amount[a]		(34,055.73)	-	-	-	-
	(1)	$ 450,538.03	$ 484,321.26	$ 484,817.50	$ 484,036.26	$ 484,023.76
Additional Interest	(2)	$ 34,065.00	$ 33,495.00	$ 32,900.00	$ 32,275.00	$ 31,625.00
Annual Collection Costs	(3)	$ 45,149.13	$ 34,832.11	$ 35,528.75	$ 36,239.33	$ 36,964.12
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 529,752.16**	**$ 552,648.37**	**$ 553,246.25**	**$ 552,550.59**	**$ 552,612.88**

Improvement Area C-2						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 62,000.00	$ 64,000.00	$ 66,000.00	$ 69,000.00	$ 72,000.00
Interest		191,632.50	188,765.00	185,805.00	182,752.50	179,561.26
TIRZ No. 15 Annual Credit Amount[a]		(4,970.41)	-	-	-	-
	(1)	$ 248,662.09	$ 252,765.00	$ 251,805.00	$ 251,752.50	$ 251,561.26
Additional Interest	(2)	$ 17,330.00	$ 17,020.00	$ 16,700.00	$ 16,370.00	$ 16,025.00
Annual Collection Costs	(3)	$ 36,351.36	$ 25,858.39	$ 26,375.55	$ 26,903.06	$ 27,441.12
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 302,343.45**	**$ 295,643.39**	**$ 294,880.55**	**$ 295,025.56**	**$ 295,027.38**

Improvement Area C-3						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 90,000.00	$ 94,000.00	$ 99,000.00	$ 103,000.00	$ 108,000.00
Interest		267,067.50	263,242.50	259,247.50	255,040.00	250,662.50
TIRZ No. 15 Annual Credit Amount[a]		(7,604.76)	-	-	-	-
	(1)	$ 349,462.74	$ 357,242.50	$ 358,247.50	$ 358,040.00	$ 358,662.50
Additional Interest	(2)	$ 26,515.00	$ 26,065.00	$ 25,595.00	$ 25,100.00	$ 24,585.00
Annual Collection Costs	(3)	$ 16,120.01	$ 25,254.57	$ 25,759.66	$ 26,274.85	$ 26,800.35
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 392,097.75**	**$ 408,562.07**	**$ 409,602.16**	**$ 409,414.85**	**$ 410,047.85**

Improvement Area C-4						
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 211,000.00	$ 222,000.00	$ 233,000.00	$ 245,000.00	$ 257,000.00
Interest		702,150.00	691,600.00	680,500.00	668,850.00	656,600.00
TIRZ No. 15 Annual Credit Amount[a]		-	-	-	-	-
	(1)	$ 913,150.00	$ 913,600.00	$ 913,500.00	$ 913,850.00	$ 913,600.00
Additional Interest	(2)	$ 70,215.00	$ 69,160.00	$ 68,050.00	$ 66,885.00	$ 65,660.00
Annual Collection Costs	(3)	$ 54,588.43	$ 45,990.20	$ 46,910.00	$ 47,848.20	$ 48,805.16
Total Annual Installment	(4) = (1) + (2) + (3)	**$ 1,037,953.43**	**$ 1,028,750.20**	**$ 1,028,460.00**	**$ 1,028,583.20**	**$ 1,028,065.16**

Footnotes:

[a] Each year, the TIRZ No. 15 Revenue generated by each Lot shall be applied to the principal and interest portion of the Annual Installment, up to the TIRZ No. 15 Maximum Annual Credit Amount. The TIRZ No. 15 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 15 Revenues are generated.

EXHIBIT D-1 – SOURCES AND USES OF FUNDS – IMPROVEMENT AREA A-1.1, A-1.2, & A-1.3

		Series 2023 (A-1 Projects)		
	Private	Improvement Area A-1.1	Improvement Area A-1.2	Improvement Area A-1.3
Sources of Funds				
PID Bonds	$ -	$ 11,430,000	$ 18,565,000	$ 3,430,000
Developer Contribution[a]	756,204	4,463,310	6,045,873	1,235,742
Developer Contribution - Allocation of Costs to Improvement Area A-5[a]	-	(198,138)	(305,056)	(55,155)
Developer Contribution - Private Improvements[b]	39,902,116	-	-	-
Total Sources	**$ 40,658,319**	**$ 15,695,172**	**$ 24,305,817**	**$ 4,610,588**
Uses of Funds				
Zone A Improvements	$ 367,097	$ 1,173,904	$ 1,807,358	$ 326,774
Improvement Area A-1 Improvements	-	11,582,067	17,831,905	3,224,040
Improvement Area C-2 Improvements	36,063	-	-	-
Improvement Area C-3 Improvements	52,276	-	-	-
Improvement Area C-4 Improvements	316,500	-	-	-
Major Improvements	389,107	1,244,288	1,915,722	346,366
Private Improvements[b]	39,497,277	-	-	-
	$ 40,658,319	$ 14,000,259	$ 21,554,986	$ 3,897,180
Bond Issuance Costs				
Debt Service Reserve Fund	$ -	$ 820,883	$ 1,333,306	$ 246,337
Capitalized Interest	-	-	-	204,939
Underwriter's Discount	-	342,900	556,950	102,900
Original Issue Discount	-	28,811	46,495	8,955
Cost of Issuance	-	481,027	781,300	144,350
	$ -	$ 1,673,621	$ 2,718,051	$ 707,481
Other Costs				
Deposit to Administrative Fund	$ -	$ 21,292	$ 32,781	$ 5,927
	$ -	$ 21,292	$ 32,781	$ 5,927
Total Uses	**$ 40,658,319**	**$ 15,695,172**	**$ 24,305,817**	**$ 4,610,588**

Footnotes:

[a] Non-reimbursable to the Developer from the collection of Annual Installments or PID Bonds, but reimbursable from TIRZ No. 15 Revenues to the extent provided in the TIRZ No. 15 Project and Finance Plan and TIRZ No. 15 Agreement.

[b] Non-reimbursable to the Developer from the collection of Annual Installments, PID Bonds, or TIRZ No. 15 Revenues.

EXHIBIT D-2 – SOURCES AND USES OF FUNDS – IMPROVEMENT AREA A-2, A-3.1, A-3.2, & A-4

		Series 2025 (A-2, A-3.1, A-3.2, A-4 Projects)			
	Private	Improvement Area A-2	Improvement Area A-3.1	Improvement Area A-3.2	Improvement Area A-4
Sources of Funds					
Reimbursement Obligation	$ -	$ 12,278,000	$ 11,677,000	$ 1,140,000	$ 7,582,000
Developer Contribution[a]	756,204	2,002,013	201	304	1,481,902
Developer Contribution - Private Improvements[b]	39,902,116	-	-	-	-
Total Sources	**$ 40,658,319**	**$ 14,280,013**	**$ 11,677,201**	**$ 1,140,304**	**$ 9,063,902**
Uses of Funds					
Zone A Improvements	$ 367,097	$ 953,483	$ 972,489	$ 183,637	$ 597,737
Improvement Area A-2 Improvements	-	10,310,370	-	-	-
Improvement Area A-3.1 Improvements	-	-	7,764,550	-	-
Improvement Area A-3.2 Improvements	-	-	-	539,020	-
Improvement Area A-4 Improvements	-	-	-	-	6,578,700
Improvement Area C-2 Improvements	36,063	-	-	-	-
Improvement Area C-3 Improvements	52,276	-	-	-	-
Improvement Area C-4 Improvements	316,500	-	-	-	-
Major Improvements	389,107	1,010,651	1,030,797	194,647	633,575
Private Improvements[b]	39,497,277	-	-	-	-
	$ 40,658,319	$ 12,274,503	$ 9,767,836	$ 917,304	$ 7,810,012
Bond Issuance Costs [c]					
Debt Service Reserve Fund	$ -	$ 799,100	$ 760,050	$ 74,700	$ 493,600
Underwriter's Discount	-	368,340	350,310	34,200	227,460
Cost of Issuance	-	798,070	759,005	74,100	492,830
	$ -	$ 1,965,510	$ 1,869,365	$ 183,000	$ 1,213,890
Other Costs					
Deposit to Administrative Fund	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000
	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000
Total Uses	**$ 40,658,319**	**$ 14,280,013**	**$ 11,677,201**	**$ 1,140,304**	**$ 9,063,902**

Footnotes:

[a] Non-reimbursable to the Developer from the collection of Annual Installments or PID Bonds, but reimbursable from TIRZ No. 15 Revenues to the extent provided in the TIRZ No. 15 Project and Finance Plan, TIRZ No. 15 Agreement, and Master Development Agreement.
[b] Non-reimbursable to the Developer from the collection of Annual Installments, PID Bonds, or TIRZ No. 15 Revenues.
[c] The estimated Bond Issuance Costs for Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are preliminary and subject to change. Bond Issuance Costs and Other Costs associated with PID Bonds issued to refinance all or a portion of the Improvement Area A-2, A-3.1, A-3.2, A-4 Reimbursement Obligation will be determined and incurred at the time such PID Bonds are issued. If PID Bonds are not issued, the Assessments will be reduced in an amount equal to the estimated Bond Issuance Costs related to costs of issuing such PID Bonds, as shown in the table.

EXHIBIT D-3 – SOURCES AND USES OF FUND – IMPROVEMENT AREA A-5 & ZONE A REMAINDER AREA

	Private	Improvement Area A-5	Improvement Zone A Remainder Area
Sources of Funds			
Reimbursement Obligation	$ -	$ 116,000	$ -
Developer Contribution[a]	756,204	576	-
Developer Contribution - Allocation of Costs to Improvement Area A-5[a]	-	558,349	-
Developer Contribution - Apportioned Property[b]	-	-	3,006,882
Developer Contribution - Private Improvements[c]	39,902,116	-	-
Total Sources	**$ 40,658,319**	**$ 674,925**	**$ 3,006,882**
Uses of Funds			
Zone A Improvements	$ 367,097	$ 56,592	$ 1,459,682
Improvement Area A-1 Improvements	-	558,349	-
Improvement Area C-2 Improvements	36,063	-	-
Improvement Area C-3 Improvements	52,276	-	-
Improvement Area C-4 Improvements	316,500	-	-
Major Improvements	389,107	59,985	1,547,200
Private Improvements[c]	39,497,277	-	-
	$ 40,658,319	$ 674,925	$ 3,006,882
Total Uses	**$ 40,658,319**	**$ 674,925**	**$ 3,006,882**

Footnotes:

[a] Non-reimbursable to the Developer from the collection of Annual Installments or PID Bonds, but reimbursable from TIRZ No. 15 Revenues to the extent provided in the TIRZ No. 15 Project and Finance Plan, TIRZ No. 15 Agreement, and Master Development Agreement.

[b] Apportionment of Costs anticipated to be reimbursed, in whole or in part, from Assessments anticipated to be but not yet levied.

[c] Non-reimbursable to the Developer from the collection of Annual Installments, PID Bonds, or TIRZ No. 15 Revenues.

EXHIBIT D-4 – SOURCES AND USES OF FUNDS – IMPROVEMENT ZONE B

	Private	Improvement Zone B
Sources of Funds		
PID Bonds	$ -	$ -
Reimbursement Obligation	-	-
Developer Contribution[a]	756,204	-
Developer Contribution - Apportioned Property[b]	-	5,910,714
Developer Contribution - Private Improvements[c]	39,902,116	-
Total Sources	**$ 40,658,319**	**$ 5,910,714**
Uses of Funds		
Zone A Improvements	$ 367,097	$ -
Improvement Area C-2 Improvements	36,063	-
Improvement Area C-3 Improvements	52,276	-
Improvement Area C-4 Improvements	316,500	-
Major Improvements	389,107	5,910,714
Private Improvements[c]	39,497,277	-
	$ 40,658,319	$ 5,910,714
Bond Issuance Costs		
Debt Service Reserve Fund	$ -	$ -
Capitalized Interest	-	-
Underwriter's Discount	-	-
Original Issue Discount	-	-
Cost of Issuance	-	-
	$ -	$ -
Other Costs		
Deposit to Administrative Fund	$ -	$ -
	$ -	$ -
Total Uses	**$ 40,658,319**	**$ 5,910,714**

Footnotes:

[a] Non-reimbursable to the Developer from the collection of Annual Installments or PID Bonds, but reimbursable from TIRZ No. 15 Revenues to the extent provided in the TIRZ No. 15 Project and Finance Plan, TIRZ No. 15 Agreement, and Master Development Agreement.
[b] Apportionment of Costs anticipated to be reimbursed, in whole or in part, from Assessments anticipated to be but not yet levied.
[c] Non-reimbursable to the Developer from the collection of Annual Installments, PID Bonds, or TIRZ No. 15 Revenues.

EXHIBIT D-5 – SOURCES AND USES OF FUNDS – IMPROVEMENT ZONE C

	Private	Series 2023 (C-1 Project) Improvement Area C-1	Series 2023 (C-2 Project) Improvement Area C-2	Series 2024 (C-3 Project) Improvement Area C-3	Series 2025 (C-4 Project) Improvement Area C-4	Improvement Zone C Remainder Area
Sources of Funds						
PID Bonds	$ -	$ 7,000,000	$ 3,525,000	$ 5,303,000	$ -	$ -
Reimbursement Obligation	-	-	-	-	14,043,000	-
Developer Contribution[a]	756,204	2,623,288	3,071,486	4,086,286	1,454,314	-
Developer Contribution - Apportioned Property[b]	-	-	-	-	-	1,953,810
Developer Contribution - Private Improvements[c]	39,902,116	-	-	-	-	-
Total Sources	**$ 40,658,319**	**$ 9,623,288**	**$ 6,596,486**	**$ 9,389,286**	**$ 15,497,314**	**$ 1,953,810**
Uses of Funds						
Zone A Improvements	$ 367,097	$ -	$ -	$ -	$ -	$ -
Zone C Improvements	-	1,331,002	849,077	1,396,761	1,968,553	1,304,661
Improvement Area C-1 Improvements	-	6,536,042	-	-	-	-
Improvement Area C-2 Improvements	36,063	-	4,485,187	-	-	-
Improvement Area C-3 Improvements	52,276	-	-	6,434,370	-	-
Improvement Area C-4 Improvements	316,500	-	-	-	10,261,150	-
Major Improvements	389,107	662,255	422,468	694,974	979,475	649,149
Private Improvements[c]	39,497,277	-	-	-	-	-
	$ 40,658,319	$ 8,529,299	$ 5,756,732	$ 8,526,105	$ 13,209,179	$ 1,953,810
Bond Issuance Costs [d]						
Debt Service Reserve Fund	$ -	$ 486,931	$ 253,633	$ 372,585	$ 914,050	$ -
Capitalized Interest	-	-	209,478	-	-	-
Underwriter's Discount	-	210,000	105,750	163,050	421,290	-
Original Issue Discount	-	-	21,729	19,207	-	-
Cost of Issuance	-	357,058	209,165	268,339	912,795	-
	$ -	$ 1,053,989	$ 799,754	$ 823,181	$ 2,248,135	$ -
Other Costs						
Deposit to Administrative Fund	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ -
	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ -
Total Uses	**$ 40,658,319**	**$ 9,623,288**	**$ 6,596,486**	**$ 9,389,286**	**$ 15,497,314**	**$ 1,953,810**

Footnotes:

[a] Non-reimbursable to the Developer from the collection of Annual Installments or PID Bonds, but reimbursable from TIRZ No. 15 Revenues to the extent provided in the TIRZ No. 15 Project and Finance Plan, TIRZ No. 15 Agreement, and Master Development Agreement.
[b] Apportionment of Costs anticipated to be reimbursed, in whole or in part, from Assessments anticipated to be but not yet levied.
[c] Non-reimbursable to the Developer from the collection of Annual Installments, PID Bonds, or TIRZ No. 15 Revenues.
[d] The estimated Bond Issuance Costs for Improvement Area C-4 Bonds are preliminary and subject to change. Bond Issuance Costs and Other Costs associated with PID Bonds issued to refinance all or a portion of the Improvement Area C-4 Reimbursement Obligation will be determined and incurred at the time such PID Bonds are issued. If PID Bonds are not issued, the Assessments will be reduced in an amount equal to the estimated Bond Issuance Costs related to costs of issuing such PID Bonds, as shown in the table. The City shall reduce the respective Assessment on a pro rata basis among all applicable Assessed Property and the amount of the Improvement Area C-4 Reimbursement Obligation as well.

EXHIBIT E-1 – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT – IMPROVEMENT ZONE A

Lot Type	Units	Estimated Buildout Value[a]		Maximum Assessment		Average Annual Installment[b]		Annual Installment TRE[c]
		Per Unit	Total	Per Unit	Total	Per Unit	Total	
Zone A								
Improvement Area A-1.1								
Lot Type 1	20	$ 354,000	$ 7,080,000	$ 32,838.43	$ 656,769	$ 2,500.10	$ 50,002	$ 0.706
Lot Type 2	174	$ 399,000	$ 69,426,000	$ 37,012.81	$ 6,440,228	$ 2,817.91	$ 490,317	$ 0.706
Lot Type 3	41	$ 462,000	$ 18,942,000	$ 42,856.93	$ 1,757,134	$ 3,262.85	$ 133,777	$ 0.706
Lot Type 4	52	$ 534,000	$ 27,768,000	$ 49,535.94	$ 2,575,869	$ 3,771.34	$ 196,110	$ 0.706
Improvement Area A-1.1 Total	287		$ 123,216,000		$ 11,430,000		$ 870,205	$ 0.706
Improvement Area A-1.2								
Lot Type 5	26	$ 399,000	$ 10,374,000	$ 39,047.13	$ 1,015,225	$ 2,973.09	$ 77,300	$ 0.745
Lot Type 6	237	$ 462,000	$ 109,494,000	$ 45,212.46	$ 10,715,353	$ 3,442.53	$ 815,879	$ 0.745
Lot Type 7	80	$ 534,000	$ 42,720,000	$ 52,258.56	$ 4,180,685	$ 3,979.03	$ 318,322	$ 0.745
Lot Type 8	46	$ 589,500	$ 27,117,000	$ 57,689.93	$ 2,653,737	$ 4,392.58	$ 202,059	$ 0.745
Improvement Area A-1.2 Total	389		$ 189,705,000		$ 18,565,000		$ 1,413,560	$ 0.745
Improvement Area A-1.3								
Lot Type 9	111	$ 309,000	$ 34,299,000	$ 30,900.90	$ 3,430,000	$ 2,344.63	$ 260,254	$ 0.759
Improvement Area A-1.3 Total	111		$ 34,299,000		$ 3,430,000		$ 260,254	$ 0.759
Improvement Area A-1 Total	**787**		**$ 347,220,000**		**$ 33,425,000**		**$ 2,544,019**	
Improvement Area A-2								
Lot Type 16	45	$ 400,000	$ 18,000,000	$ 49,072.74	$ 2,208,273	$ 3,547.82	$ 159,652	$ 0.887
Lot Type 17	171	$ 480,000	$ 82,080,000	$ 58,887.29	$ 10,069,727	$ 4,257.38	$ 728,012	$ 0.887
Improvement Area A-2 Total	**216**		**$ 100,080,000**		**$ 12,278,000**		**$ 887,664**	**$ 0.887**
Improvement Area A-3.1								
Lot Type 18	130	$ 480,000	$ 62,400,000	$ 54,910.21	$ 7,138,328	$ 3,981.38	$ 517,579	$ 0.829
Lot Type 19	69	$ 575,000	$ 39,675,000	$ 65,777.86	$ 4,538,672	$ 4,769.36	$ 329,086	$ 0.829
Improvement Area A-3.1 Total	**199**		**$ 102,075,000**		**$ 11,677,000**		**$ 846,664**	**$ 0.829**
Improvement Area A-3.2								
Lot Type 20	15	$ 480,000	$ 7,200,000	$ 28,389.11	$ 425,837	$ 2,259.17	$ 33,888	$ 0.471
Lot Type 21	21	$ 575,000	$ 12,075,000	$ 34,007.78	$ 714,163	$ 2,706.30	$ 56,832	$ 0.471
Improvement Area A-3.2 Total	**36**		**$ 19,275,000**		**$ 1,140,000**		**$ 90,720**	**$ 0.471**
Improvement Area A-4								
Lot Type 22	19	$ 380,000	$ 7,220,000	$ 45,922.22	$ 872,522	$ 3,370.20	$ 64,034	$ 0.887
Lot Type 23	110	$ 400,000	$ 44,000,000	$ 48,339.18	$ 5,317,310	$ 3,547.58	$ 390,234	$ 0.887
Lot Type 24	24	$ 480,000	$ 11,520,000	$ 58,007.01	$ 1,392,168	$ 4,257.10	$ 102,170	$ 0.887
Improvement Area A-4 Total	**153**		**$ 62,740,000**		**$ 7,582,000**		**$ 556,438**	**$ 0.887**
Improvement Area A-5								
Lot Type 25	9	$ 660,000	$ 5,940,000	$ 12,888.89	$ 116,000	$ 1,127.26	$ 10,145	$ 0.171
Improvement Area A-5 Total	**9**		**$ 5,940,000**		**$ 116,000**		**$ 10,145**	**$ 0.171**
Zone A Total	**1,400**		**$ 637,330,000**		**$ 66,218,000**			

Footnotes:

[a] Estimated Buildout Values for Improvement Area A-1.1, Improvement Area A-1.2, and Improvement Area A-1.3 at the time the City Council approved the applicable Assessment Ordinance. Improvement Area A-2, Improvement Area A-3, and Improvement Area A-4 as provided by the Developers.

[b] Average Annual Installment at the time the City Council approved the applicable Assessment Ordinance.

[c] Tax Rate Equivalent of the Annual Installment before TIRZ No. 15 Annual Credit Amounts are applied.

EXHIBIT E-2 – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT – IMPROVEMENT ZONE C

Lot Type	Units	Estimated Buildout Value[a]		Maximum Assessment		Average Annual Installment[b]		Annual Installment TRE[c]
		Per Unit	Total	Per Unit	Total	Per Unit	Total	
Zone C								
Improvement Area C-1								
Lot Type 10	66	$ 390,000	$ 25,740,000	$ 41,628.55	$ 2,747,484	$ 3,333.32	$ 219,999	$ 0.855
Lot Type 11	96	$ 415,000	$ 39,840,000	$ 44,297.04	$ 4,252,516	$ 3,547.00	$ 340,512	$ 0.855
Improvement Area C-1 Total	**162**		**$ 65,580,000**		**$ 7,000,000**		**$ 560,511**	**$ 0.855**
Improvement Area C-2								
Lot Type 12	53	$ 390,000	$ 20,670,000	$ 32,861.24	$ 1,741,646	$ 2,910.93	$ 154,279	$ 0.746
Lot Type 13	51	$ 415,000	$ 21,165,000	$ 34,967.73	$ 1,783,354	$ 3,097.53	$ 157,974	$ 0.746
Improvement Area C-2 Total	**104**		**$ 41,835,000**		**$ 3,525,000**		**$ 312,253**	**$ 0.746**
Improvement Area C-3								
Lot Type 14	58	$ 450,000	$ 26,100,000	$ 34,675.24	$ 2,011,164	$ 3,020.80	$ 175,207	$ 0.6713
Lot Type 15	89	$ 480,000	$ 42,720,000	$ 36,986.92	$ 3,291,836	$ 3,222.19	$ 286,775	$ 0.6713
Improvement Area C-3 Total	**147**		**$ 68,820,000**		**$ 5,303,000**		**$ 461,982**	**$ 0.6713**
Improvement Area C-4								
Lot Type 26	105	$ 450,000	$ 47,250,000	$ 54,984.34	$ 5,773,356	$ 3,991.30	$ 419,086	$ 0.8870
Lot Type 27	141	$ 480,000	$ 67,680,000	$ 58,649.96	$ 8,269,644	$ 4,257.39	$ 600,291	$ 0.8870
Improvement Area C-4 Total	**246**		**$ 114,930,000**		**$ 14,043,000**		**$ 1,019,378**	**$ 0.8870**
Zone C Total	**659**		**$ 291,165,000**		**$ 29,871,000**			

Footnotes:

[a] Estimated Buildout Values for Improvement Area C-1, Improvement Area C-2, and Improvement Area C-3 at the time the City Council approved the applicable Assessment Ordinance. Improvement Area C-4 as provided by the Developers.
[b] Average Annual Installment at the time the City Council approved the applicable Assessment Ordinance.
[c] Tax Rate Equivalent of the Annual Installment before TIRZ No. 15 Annual Credit Amounts are applied.

EXHIBIT F – TIRZ NO. 15 ANNUAL CREDIT AMOUNT BY LOT TYPE

Lot Type	Estimated Buildout Value	Average Annual Installment[a]	Gross PID TRE	Gross Total Tax Rate[b]	TIRZ No. 15 Maximum Annual Credit Amount	Net Annual Installment	Net PID TRE	Net Equivalent Total Tax Rate
Lot Type 1	$ 354,000	$ 2,500.10	$ 0.7062	$ 3.2286	$ 384.55	$ 2,115.56	$ 0.5976	$ 3.1200
Lot Type 2	$ 399,000	$ 2,817.91	$ 0.7062	$ 3.2286	$ 433.43	$ 2,384.48	$ 0.5976	$ 3.1200
Lot Type 3	$ 462,000	$ 3,262.85	$ 0.7062	$ 3.2286	$ 501.87	$ 2,760.98	$ 0.5976	$ 3.1200
Lot Type 4	$ 534,000	$ 3,771.34	$ 0.7062	$ 3.2286	$ 580.08	$ 3,191.26	$ 0.5976	$ 3.1200
Lot Type 5	$ 399,000	$ 2,973.09	$ 0.7451	$ 3.2675	$ 588.61	$ 2,384.48	$ 0.5976	$ 3.1200
Lot Type 6	$ 462,000	$ 3,442.53	$ 0.7451	$ 3.2675	$ 681.55	$ 2,760.98	$ 0.5976	$ 3.1200
Lot Type 7	$ 534,000	$ 3,979.03	$ 0.7451	$ 3.2675	$ 787.76	$ 3,191.26	$ 0.5976	$ 3.1200
Lot Type 8	$ 589,500	$ 4,392.58	$ 0.7451	$ 3.2675	$ 869.64	$ 3,522.94	$ 0.5976	$ 3.1200
Lot Type 9	$ 309,000	$ 2,344.63	$ 0.7588	$ 3.2812	$ 498.00	$ 1,846.63	$ 0.5976	$ 3.1200
Lot Type 10	$ 390,000	$ 3,333.32	$ 0.8547	$ 3.3771	$ 1,002.62	$ 2,330.70	$ 0.5976	$ 3.1200
Lot Type 11	$ 415,000	$ 3,547.00	$ 0.8547	$ 3.3771	$ 1,066.90	$ 2,480.10	$ 0.5976	$ 3.1200
Lot Type 12	$ 390,000	$ 2,910.93	$ 0.7464	$ 3.2688	$ 580.23	$ 2,330.70	$ 0.5976	$ 3.1200
Lot Type 13	$ 415,000	$ 3,097.53	$ 0.7464	$ 3.2688	$ 617.43	$ 2,480.10	$ 0.5976	$ 3.1200
Lot Type 14	$ 450,000	$ 3,020.80	$ 0.6713	$ 3.1937	$ 331.54	$ 2,689.27	$ 0.5976	$ 3.1200
Lot Type 15	$ 480,000	$ 3,222.19	$ 0.6713	$ 3.1937	$ 353.64	$ 2,868.55	$ 0.5976	$ 3.1200
Lot Type 16	$ 400,000	$ 3,547.82	$ 0.8870	$ 3.2069	$ 827.98	$ 2,719.84	$ 0.6800	$ 3.0000
Lot Type 17	$ 480,000	$ 4,257.38	$ 0.8870	$ 3.2069	$ 993.58	$ 3,263.81	$ 0.6800	$ 3.0000
Lot Type 18	$ 480,000	$ 3,981.38	$ 0.8295	$ 3.1494	$ 717.35	$ 3,264.02	$ 0.6800	$ 3.0000
Lot Type 19	$ 575,000	$ 4,769.36	$ 0.8295	$ 3.1494	$ 859.33	$ 3,910.03	$ 0.6800	$ 3.0000
Lot Type 20	$ 480,000	$ 2,259.17	$ 0.4707	$ 2.7907	$ -	$ 2,259.17	$ 0.4707	$ 2.7907
Lot Type 21	$ 575,000	$ 2,706.30	$ 0.4707	$ 2.7907	$ -	$ 2,706.30	$ 0.4707	$ 2.7907
Lot Type 22	$ 380,000	$ 3,370.20	$ 0.8869	$ 3.2069	$ 786.58	$ 2,583.62	$ 0.6799	$ 2.9999
Lot Type 23	$ 400,000	$ 3,547.58	$ 0.8869	$ 3.2069	$ 827.98	$ 2,719.60	$ 0.6799	$ 2.9999
Lot Type 24	$ 480,000	$ 4,257.10	$ 0.8869	$ 3.2069	$ 993.58	$ 3,263.52	$ 0.6799	$ 2.9999
Lot Type 25	$ 660,000	$ 1,127.26	$ 0.1708	$ 2.4908	$ -	$ 1,127.26	$ 0.1708	$ 2.4908
Lot Type 26	$ 450,000	$ 3,991.30	$ 0.8870	$ 3.2070	$ 931.48	$ 3,059.82	$ 0.6800	$ 3.0000
Lot Type 27	$ 480,000	$ 4,257.39	$ 0.8870	$ 3.2070	$ 993.58	$ 3,263.81	$ 0.6800	$ 3.0000

Footnotes:

Values used are per unit of each Lot Type.

[a] Average Annual Installment at the time the City Council approved the applicable Assessment Ordinance.

[b] Lot Types 1-15, at the time the City Council approved the 2023 Assessment Ordinance, Include taxing jurisdictions as of the 2022-2023 tax year: City of Mesquite ($0.658140), Dallas County ($0.217946), Dallas County CC ($0.115899), Dallas County Schools ($0.01000), Parkland Hospital District ($0.235800), and Mesquite ISD ($1.284600).

[c] Lot Types 16-27 include taxing jurisdictions as of the 2024-2025 tax year: City of Mesquite ($0.690000), Dallas County ($0.2155000), Dallas County CC ($0.1055950), Parkland Hospital District ($0.2120000), and Mesquite ISD ($1.0969000).

EXHIBIT G-1 – IMPROVEMENT AREA A-1.1 ASSESSMENT ROLL

			Improvement Area A-1.1			
Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2026[c]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500A0170000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0180000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0190000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A0200000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0210000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A0220000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A0230000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0240000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0250000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0260000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A0270000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A0280000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0290000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0300000	2		$ 36,096.39	$ 2,891.17	$ (4.43)	$ 2,886.74
381945500A0310000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0320000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0330000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0340000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A0350000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0360000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0370000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0380000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0390000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A03X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500A0400000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0410000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0420000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0430000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0440000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0450000	1		$ 32,025.37	$ 2,565.10	$ (322.89)	$ 2,242.21
381945500A0460000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0470000	1		$ 32,025.37	$ 2,565.10	$ (384.55)	$ 2,180.55
381945500A0480000	1		$ 32,025.37	$ 2,565.10	$ (384.55)	$ 2,180.55
381945500A0490000	1		$ 32,025.37	$ 2,565.10	$ (384.55)	$ 2,180.55
381945500A04X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500A0500000	1		$ 32,025.37	$ 2,565.10	$ (384.55)	$ 2,180.55
381945500A0510000	1		$ 32,025.37	$ 2,565.10	$ (384.55)	$ 2,180.55
381945500A0520000	1		$ 32,025.37	$ 2,565.10	$ (384.55)	$ 2,180.55
381945500A0530000	1		$ 32,025.37	$ 2,565.10	$ (384.55)	$ 2,180.55
381945500A0540000	1		$ 32,025.37	$ 2,565.10	$ (322.89)	$ 2,242.21
381945500A0550000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0560000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0570000	1		$ 32,025.37	$ 2,565.10	$ (384.55)	$ 2,180.55
381945500A0580000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A0590000	1		$ 32,025.37	$ 2,565.10	$ (258.32)	$ 2,306.78
381945500A05X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500A0600000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0610000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0620000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0630000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85

			Improvement Area A-1.1			
Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2026[c]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500A0640000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0650000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A0660000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500A0670000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500A0680000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500A0690000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500N0370000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0380000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0390000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N03X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500N0400000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0410000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0420000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0430000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0440000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0450000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0460000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0470000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0480000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0490000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N04X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500N0500000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0510000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0520000	4		$ 48,309.46	$ 3,869.38	$ (580.08)	$ 3,289.30
381945500N0530000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0540000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0550000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0560000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0570000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500N0580000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500N0590000	3		$ 41,795.82	$ 3,347.67	$ (488.18)	$ 2,859.49
381945500N05X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500N0600000	3		$ 41,795.82	$ 3,347.67	$ (290.60)	$ 3,057.07
381945500N0610000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500N0620000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500N0630000	3		$ 41,795.82	$ 3,347.67	$ (290.60)	$ 3,057.07
381945500N0640000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500N0650000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500N0660000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500N0670000	3		$ 41,795.82	$ 3,347.67	$ (258.32)	$ 3,089.35
381945500N0680000	3		$ 41,795.82	$ 3,347.67	$ (322.89)	$ 3,024.78
381945500N0690000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500N06X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500N0700000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500N07X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500P0010000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500P0020000	4		$ 48,309.46	$ 3,869.38	$ (580.08)	$ 3,289.30
381945500P0030000	4		$ 48,309.46	$ 3,869.38	$ (524.57)	$ 3,344.81
381945500P0040000	4		$ 48,309.46	$ 3,869.38	$ (580.08)	$ 3,289.30
381945500P0050000	4		$ 48,309.46	$ 3,869.38	$ (580.08)	$ 3,289.30

			Improvement Area A-1.1			
Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2026[c]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500P0060000	4		$ 48,309.46	$ 3,869.38	$ (510.10)	$ 3,359.28
381945500P0070000	4		$ 48,309.46	$ 3,869.38	$ (549.07)	$ 3,320.31
381945500P0080000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500P0090000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500P0100000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500P0110000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500P0120000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500P0130000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500P0140000	4		$ 48,309.46	$ 3,869.38	$ (322.89)	$ 3,546.49
381945500P0150000	4		$ 48,309.46	$ 3,869.38	$ (580.08)	$ 3,289.30
381945500P0160000	4		$ 48,309.46	$ 3,869.38	$ (235.72)	$ 3,633.66
381945500P0170000	4		$ 48,309.46	$ 3,869.38	$ (580.08)	$ 3,289.30
381945500P0180000	4		$ 48,309.46	$ 3,869.38	$ (322.89)	$ 3,546.49
381945500P0190000	4		$ 48,309.46	$ 3,869.38	$ (322.89)	$ 3,546.49
381945500P0200000	4		$ 48,309.46	$ 3,869.38	$ (322.89)	$ 3,546.49
381945500Q0010000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0020000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0030000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0040000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0050000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0060000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0070000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0080000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0090000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0100000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0110000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0120000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500Q0130000	4		$ 48,309.46	$ 3,869.38	$ (580.08)	$ 3,289.30
381945500Q0140000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500Q0150000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500Q0160000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500Q0170000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500Q0180000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500Q0190000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500Q0200000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500Q0210000	4		$ 48,309.46	$ 3,869.38	$ (258.32)	$ 3,611.06
381945500Q0220000	4		$ 48,309.46	$ 3,869.38	$ (580.08)	$ 3,289.30
381945500R0010000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0020000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0030000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0040000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0050000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0060000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0070000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0080000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0090000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0100000	3		$ 41,795.82	$ 3,347.67	$ (290.60)	$ 3,057.07
381945500R0110000	3		$ 41,795.82	$ 3,347.67	$ (290.60)	$ 3,057.07
381945500R0120000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0130000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80

			Improvement Area A-1.1			
Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2026[c]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500R0140000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0150000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0160000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R0170000	3		$ 41,795.82	$ 3,347.67	$ (501.87)	$ 2,845.80
381945500R01X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500S0010000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0020000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0030000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0040000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500S0050000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0060000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500S0070000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0080000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0090000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0100000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0110000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500S0120000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500S0130000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500S0140000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500S01X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500T0010000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500T0020000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500T0030000	2		$ 36,096.39	$ 2,891.17	$ (258.32)	$ 2,632.85
381945500T0040000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500T0050000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500T0060000	2		$ 36,096.39	$ 2,891.17	$ (240.25)	$ 2,650.92
381945500T0070000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500T0080000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500T0090000	2		$ 36,096.39	$ 2,891.17	$ (322.89)	$ 2,568.28
381945500T0100000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500T0110000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500T01X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500W0010000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0020000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0030000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0040000	2		$ 36,096.39	$ 2,891.17	$ (284.91)	$ 2,606.26
381945500W0050000	2		$ 36,096.39	$ 2,891.17	$ (284.91)	$ 2,606.26
381945500W0060000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0070000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0080000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0090000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0100000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0110000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0120000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0130000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0140000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0150000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0160000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0170000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0180000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24

			Improvement Area A-1.1			
Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2026[c]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500W0190000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W01X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500W0200000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0210000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0220000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0230000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0240000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0250000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0260000	2	[b]	$ -	$ -	$ (433.43)	$ (433.43)
381945500W0270000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0280000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0290000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W02X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500W0300000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0310000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0320000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0330000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0340000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0350000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0360000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0370000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0380000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0390000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W03X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500W0400000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0410000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0420000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0430000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0440000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500W0450000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0460000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0470000	2		$ 36,096.39	$ 2,891.17	$ -	$ 2,891.17
381945500W0480000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0490000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500W0500000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0010000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0020000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0030000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0040000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0050000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0060000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0070000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0080000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0090000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0100000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500X0110000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0120000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0130000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0140000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500X0150000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24

			Improvement Area A-1.1			
Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2026[c]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500X01X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
381945500Y0010000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0020000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0030000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0040000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0050000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0060000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0070000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0080000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0090000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500Y0100000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0110000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0120000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0130000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0140000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0150000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0160000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0170000	2		$ 36,096.39	$ 2,891.17	$ (284.91)	$ 2,606.26
381945500Y0180000	2		$ 36,096.39	$ 2,891.17	$ (284.91)	$ 2,606.26
381945500Y0190000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Y0200000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Z0010000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Z0020000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Z0030000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
381945500Z0040000	2		$ 36,096.39	$ 2,891.17	$ (284.91)	$ 2,606.26
381945500Z0050000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Z0060000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Z0070000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
381945500Z01X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
38194550AA0010000	2		$ 36,096.39	$ 2,891.17	$ (284.91)	$ 2,606.26
38194550AA0020000	2		$ 36,096.39	$ 2,891.17	$ (284.91)	$ 2,606.26
38194550AA0030000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0040000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0050000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0060000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0070000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0080000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0090000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0100000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0110000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0120000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0130000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0140000	2		$ 36,096.39	$ 2,891.17	$ (433.43)	$ 2,457.74
38194550AA0150000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0160000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0170000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0180000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0190000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA01X0000	Non-Benefited Property		$ -	$ -	$ -	$ -
38194550AA0200000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24

			Improvement Area A-1.1			
Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2026[c]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
38194550AA0210000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0220000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0230000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
38194550AA0240000	2		$ 36,096.39	$ 2,891.17	$ (227.93)	$ 2,663.24
Total[d]			**$ 11,110,903.41**	**$ 889,936.64**	**$ (97,205.96)**	**$ 792,730.68**

Footnotes

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Parcel has prepaid their Assessment in full.

[c] Includes principal, interest, Annual Collection Costs, and Additional Interest.

[d] Totals may not match Service Plan or Annual Installment schedules due to rounding or Prepayments.

EXHIBIT G-2 – IMPROVEMENT AREA A-1.1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 177,000.00	$ 620,887.50	$ 55,735.00	$ -	$ 39,078.31	$ 892,700.81
2027	$ 185,000.00	$ 612,480.00	$ 54,850.00	$ -	$ 35,505.04	$ 887,835.04
2028	$ 194,000.00	$ 603,692.50	$ 53,925.00	$ -	$ 36,215.14	$ 887,832.64
2029	$ 204,000.00	$ 594,477.50	$ 52,955.00	$ -	$ 36,939.44	$ 888,371.94
2030	$ 214,000.00	$ 584,787.50	$ 51,935.00	$ -	$ 37,678.23	$ 888,400.73
2031	$ 224,000.00	$ 574,622.50	$ 50,865.00	$ -	$ 38,431.79	$ 887,919.29
2032	$ 236,000.00	$ 562,302.50	$ 49,745.00	$ -	$ 39,200.43	$ 887,247.93
2033	$ 250,000.00	$ 549,322.50	$ 48,565.00	$ -	$ 39,984.44	$ 887,871.94
2034	$ 264,000.00	$ 535,572.50	$ 47,315.00	$ -	$ 40,784.13	$ 887,671.63
2035	$ 278,000.00	$ 521,052.50	$ 45,995.00	$ -	$ 41,599.81	$ 886,647.31
2036	$ 294,000.00	$ 505,762.50	$ 44,605.00	$ -	$ 42,431.81	$ 886,799.31
2037	$ 311,000.00	$ 489,592.50	$ 43,135.00	$ -	$ 43,280.45	$ 887,007.95
2038	$ 328,000.00	$ 472,487.50	$ 41,580.00	$ -	$ 44,146.06	$ 886,213.56
2039	$ 347,000.00	$ 454,447.50	$ 39,940.00	$ -	$ 45,028.98	$ 886,416.48
2040	$ 367,000.00	$ 435,362.50	$ 38,205.00	$ -	$ 45,929.56	$ 886,497.06
2041	$ 388,000.00	$ 415,177.50	$ 36,370.00	$ -	$ 46,848.15	$ 886,395.65
2042	$ 410,000.00	$ 393,837.50	$ 34,430.00	$ -	$ 47,785.11	$ 886,052.61
2043	$ 433,000.00	$ 371,287.50	$ 32,380.00	$ -	$ 48,740.81	$ 885,408.31
2044	$ 458,000.00	$ 347,472.50	$ 30,215.00	$ -	$ 49,715.63	$ 885,403.13
2045	$ 486,000.00	$ 321,137.50	$ 27,925.00	$ -	$ 50,709.94	$ 885,772.44
2046	$ 515,000.00	$ 293,192.50	$ 25,495.00	$ -	$ 51,724.14	$ 885,411.64
2047	$ 546,000.00	$ 263,580.00	$ 22,920.00	$ -	$ 52,758.62	$ 885,258.62
2048	$ 578,000.00	$ 232,185.00	$ 20,190.00	$ -	$ 53,813.79	$ 884,188.79
2049	$ 613,000.00	$ 198,950.00	$ 17,300.00	$ -	$ 54,890.07	$ 884,140.07
2050	$ 650,000.00	$ 163,702.50	$ 14,235.00	$ -	$ 55,987.87	$ 883,925.37
2051	$ 690,000.00	$ 126,327.50	$ 10,985.00	$ -	$ 57,107.63	$ 884,420.13
2052	$ 731,000.00	$ 86,652.50	$ 7,535.00	$ -	$ 58,249.78	$ 883,437.28
2053	$ 776,000.00	$ 44,620.00	$ 3,880.00	$ (820,882.59)	$ 59,414.78	$ 63,032.19
Total	**$ 11,147,000.00**	**$ 11,374,972.50**	**$ 1,003,210.00**	**$ (820,882.59)**	**$ 1,293,979.94**	**$ 23,998,279.85**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-1 – IMPROVEMENT AREA A-1.2 ASSESSMENT ROLL

		Improvement Area A-1.2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500A0010000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500A0020000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500A0030000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500A0040000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500A0050000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500A0060000	7	$ 50,997.49	$ 4,069.14	$ (787.76)	$ 3,281.38
381945500A0070000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500A0080000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500A0090000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500A0110000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500A0120000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500A0130000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500A0140000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500A0150000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500A0160000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500A01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381945500A10X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381945500B0010000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500B0020000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500B0030000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500B0040000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500B0050000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500B0060000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500B0070000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500B0080000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500B0090000	6	$ 44,121.42	$ 3,520.49	$ (509.83)	$ 3,010.66
381945500B0100000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500B0110000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500B0120000	6	$ 44,121.42	$ 3,520.49	$ (487.15)	$ 3,033.34
381945500B0130000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500B0140000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500B0150000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500B0160000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500B0170000	7	$ 50,997.49	$ 4,069.14	$ (787.76)	$ 3,281.38
381945500B0180000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500B0190000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500B0200000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500B0210000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500B0220000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500B0230000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500B0240000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500C0010000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500C0020000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500C0030000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500C0040000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500C0050000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500C0060000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500C0070000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500C0080000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500C0090000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94

		Improvement Area A-1.2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500C0100000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500C0110000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500C0120000	5	$ 38,104.86	$ 3,040.42	$ (588.61)	$ 2,451.81
381945500C0130000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C0140000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C0150000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C0160000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C0180000	5	$ 38,104.86	$ 3,040.42	$ (322.89)	$ 2,717.53
381945500C0190000	5	$ 38,104.86	$ 3,040.42	$ (322.89)	$ 2,717.53
381945500C0200000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C0210000	5	$ 38,104.86	$ 3,040.42	$ (139.42)	$ 2,901.00
381945500C0220000	5	$ 38,104.86	$ 3,040.42	$ (322.89)	$ 2,717.53
381945500C0230000	5	$ 38,104.86	$ 3,040.42	$ (322.89)	$ 2,717.53
381945500C0240000	5	$ 38,104.86	$ 3,040.42	$ (322.89)	$ 2,717.53
381945500C0250000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C0260000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C0270000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C0280000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500C17R0000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500D0010000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500D0020000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500D0030000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500D0040000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500D0050000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500D0060000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500D0070000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500D0080000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500D0090000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500D0100000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500D0110000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500D0120000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500D0130000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500D0140000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500D0150000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500D0160000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500D0170000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500D0180000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500D0190000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500D0200000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500D0210000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500D0220000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500D0230000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500D0240000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500E0010000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500E0020000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500E0030000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0040000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0050000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500E0060000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0070000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17

		Improvement Area A-1.2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500E0080000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0090000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500E0100000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500E0110000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0120000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0130000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500E0140000	6	$ 44,121.42	$ 3,520.49	$ -	$ 3,520.49
381945500E0150000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500E0160000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0170000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0180000	6	$ 44,121.42	$ 3,520.49	$ -	$ 3,520.49
381945500E0190000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0200000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500E0210000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500E0220000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500E0230000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500E0240000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500E0250000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0260000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0270000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0280000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0290000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500E0300000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500E0310000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500E0320000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500E0330000	5	$ 38,104.86	$ 3,040.42	$ (258.32)	$ 2,782.10
381945500F0010000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0020000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0030000	6	$ 44,121.42	$ 3,520.49	$ (322.89)	$ 3,197.60
381945500F0040000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0050000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0060000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0070000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0080000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0090000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0100000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0110000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0120000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0130000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0140000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0150000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0160000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500F0170000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0180000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0190000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0200000	6	$ 44,121.42	$ 3,520.49	$ (322.89)	$ 3,197.60
381945500F0210000	7	$ 50,997.49	$ 4,069.14	$ (787.76)	$ 3,281.38
381945500F0220000	7	$ 50,997.49	$ 4,069.14	$ (787.76)	$ 3,281.38
381945500F0230000	7	$ 50,997.49	$ 4,069.14	$ (787.76)	$ 3,281.38
381945500F0240000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25

		Improvement Area A-1.2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500F0250000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500F0260000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500F0270000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500F0280000	6	$ 44,121.42	$ 3,520.49	$ (322.89)	$ 3,197.60
381945500F0290000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0300000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0310000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0320000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0330000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0340000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500F0350000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0360000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500F0370000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500F0380000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0010000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0020000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0030000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0040000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0050000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0060000	6	$ 44,121.42	$ 3,520.49	$ (126.67)	$ 3,393.82
381945500G0070000	6	$ 44,121.42	$ 3,520.49	$ (322.89)	$ 3,197.60
381945500G0080000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0090000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0100000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0110000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0120000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0130000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0140000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0150000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0160000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0170000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0180000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0190000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0200000	6	$ 44,121.42	$ 3,520.49	$ (469.53)	$ 3,050.96
381945500G0210000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0220000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0230000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0240000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0250000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0260000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0270000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0280000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0290000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0300000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0310000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0320000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0330000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0340000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500G0350000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500G0360000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17

		Improvement Area A-1.2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500G0370000	6	$ 44,121.42	$ 3,520.49	$ -	$ 3,520.49
381945500G0380000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500G0390000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500H0010000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500H0020000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500H0030000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0040000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0050000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0060000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0070000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0080000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0090000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0100000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0110000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500H0120000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500H0130000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500H0140000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500H0150000	7	$ 50,997.49	$ 4,069.14	$ (787.76)	$ 3,281.38
381945500H0160000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500H0170000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500H0180000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500H0190000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500H0200000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500H0210000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500H0220000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500H0230000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500H0240000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500H0250000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500H0260000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500H0270000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500H0280000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500H0290000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500H0300000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500H0310000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500H0320000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500H0330000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500H0340000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
38194550 0I0010000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
38194550 0I0020000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
38194550 0I0030000	8	$ 56,297.79	$ 4,492.06	$ (185.42)	$ 4,306.64
38194550 0I0040000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
38194550 0I0050000	8	$ 56,297.79	$ 4,492.06	$ (869.64)	$ 3,622.42
38194550 0I0060000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
38194550 0I0070000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
38194550 0I0080000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
38194550 0I0090000	8	$ 56,297.79	$ 4,492.06	$ (869.64)	$ 3,622.42
38194550 0I0100000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
38194550 0I0110000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
38194550 0I0120000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
38194550 0I0130000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82

		Improvement Area A-1.2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500I0140000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500I0150000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500I0160000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500I0170000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500I0180000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500I0190000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500I0200000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500J0010000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0020000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0030000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0040000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0050000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0060000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0070000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0080000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500J0090000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500J0100000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0110000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0120000	6	$ 44,121.42	$ 3,520.49	$ (290.61)	$ 3,229.88
381945500J0130000	6	$ 44,121.42	$ 3,520.49	$ (681.55)	$ 2,838.94
381945500J0140000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0150000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0160000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0170000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0180000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0190000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0200000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0210000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0220000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500J0230000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0240000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500J0250000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500K0010000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500K0020000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500K0030000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500K0040000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500K0050000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500K0060000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500K0070000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500K0080000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500K0090000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500K0100000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500K0110000	6	$ 44,121.42	$ 3,520.49	$ (322.89)	$ 3,197.60
381945500K0120000	6	$ 44,121.42	$ 3,520.49	$ (322.89)	$ 3,197.60
381945500K0130000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500K0290000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500K0300000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500K0310000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500K0320000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500K0330000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89

		Improvement Area A-1.2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500L0010000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0020000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0030000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0040000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0050000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0060000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0070000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0080000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0090000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0100000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0110000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0120000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0130000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0140000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0150000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0160000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0170000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0180000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0190000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0200000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0210000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0220000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500L0230000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500L0240000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500M0010000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
381945500M0020000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
381945500M0030000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
381945500M0040000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500M0050000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500M0060000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500M0070000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500M0080000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500M0090000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500M0100000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0110000	7	$ 50,997.49	$ 4,069.14	$ (489.85)	$ 3,579.29
381945500M0120000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500M0130000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500M0140000	7	$ 50,997.49	$ 4,069.14	$ (322.89)	$ 3,746.25
381945500M0150000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0160000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0170000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0180000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0190000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381945500M0200000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0210000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0220000	6	$ 44,121.42	$ 3,520.49	$ (289.81)	$ 3,230.68
381945500M0230000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500M0240000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500M0250000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89

		Improvement Area A-1.2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381945500M0260000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500M0270000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500M0280000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500M0290000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500M0520000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500M0530000	7	$ 50,997.49	$ 4,069.14	$ (235.72)	$ 3,833.42
381945500M0540000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0550000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500M0560000	7	$ 50,997.49	$ 4,069.14	$ (258.32)	$ 3,810.82
381945500N0710000	6	$ 44,121.42	$ 3,520.49	$ (322.89)	$ 3,197.60
381945500N0720000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500N0730000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500N0740000	6	$ 44,121.42	$ 3,520.49	$ (210.90)	$ 3,309.59
381945500N0750000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500N0760000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500N0770000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500N0780000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500N0790000	6	$ 44,121.42	$ 3,520.49	$ (290.60)	$ 3,229.89
381945500N0800000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500N0810000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500N0820000	6	$ 44,121.42	$ 3,520.49	$ (258.32)	$ 3,262.17
381945500N0830000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500N0840000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500N0850000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
381945500N0860000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
381945500N0870000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
381945500N0880000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
381945500N0890000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500N08X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381945500N0900000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500N0910000	8	$ 56,297.79	$ 4,492.06	$ (258.32)	$ 4,233.74
381945500N0920000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
381945500N0930000	8	$ 56,297.79	$ 4,492.06	$ (322.89)	$ 4,169.17
381945500N0940000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
381945500N0950000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
381945500N0960000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
38194550OO0010000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
38194550OO0020000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
38194550OO0030000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
38194550OO0040000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
38194550OO0050000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
38194550OO0060000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
38194550OO0070000	8	$ 56,297.79	$ 4,492.06	$ (290.60)	$ 4,201.46
381945500O01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
38194550II01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
Total[c]		**$ 18,117,000.44**	**$ 1,445,573.01**	**$ (120,291.82)**	**$ 1,325,281.19**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Includes principal, interest, Annual Collection Costs, and Additional Interest.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT H-2 – IMPROVEMENT AREA A-1.2 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 282,000.00	$ 1,009,475.00	$ 90,585.00	$ -	$ 63,513.20	$ 1,445,573.20
2027	$ 296,000.00	$ 996,080.00	$ 89,175.00	$ -	$ 57,705.65	$ 1,438,960.65
2028	$ 310,000.00	$ 982,020.00	$ 87,695.00	$ -	$ 58,859.76	$ 1,438,574.76
2029	$ 326,000.00	$ 967,295.00	$ 86,145.00	$ -	$ 60,036.96	$ 1,439,476.96
2030	$ 342,000.00	$ 951,810.00	$ 84,515.00	$ -	$ 61,237.70	$ 1,439,562.70
2031	$ 359,000.00	$ 935,565.00	$ 82,805.00	$ -	$ 62,462.45	$ 1,439,832.45
2032	$ 379,000.00	$ 915,820.00	$ 81,010.00	$ -	$ 63,711.70	$ 1,439,541.70
2033	$ 401,000.00	$ 894,975.00	$ 79,115.00	$ -	$ 64,985.93	$ 1,440,075.93
2034	$ 424,000.00	$ 872,920.00	$ 77,110.00	$ -	$ 66,285.65	$ 1,440,315.65
2035	$ 449,000.00	$ 849,600.00	$ 74,990.00	$ -	$ 67,611.36	$ 1,441,201.36
2036	$ 475,000.00	$ 824,905.00	$ 72,745.00	$ -	$ 68,963.59	$ 1,441,613.59
2037	$ 502,000.00	$ 798,780.00	$ 70,370.00	$ -	$ 70,342.86	$ 1,441,492.86
2038	$ 531,000.00	$ 771,170.00	$ 67,860.00	$ -	$ 71,749.72	$ 1,441,779.72
2039	$ 562,000.00	$ 741,965.00	$ 65,205.00	$ -	$ 73,184.71	$ 1,442,354.71
2040	$ 595,000.00	$ 711,055.00	$ 62,395.00	$ -	$ 74,648.40	$ 1,443,098.40
2041	$ 629,000.00	$ 678,330.00	$ 59,420.00	$ -	$ 76,141.37	$ 1,442,891.37
2042	$ 666,000.00	$ 643,735.00	$ 56,275.00	$ -	$ 77,664.20	$ 1,443,674.20
2043	$ 705,000.00	$ 607,105.00	$ 52,945.00	$ -	$ 79,217.48	$ 1,444,267.48
2044	$ 746,000.00	$ 568,330.00	$ 49,420.00	$ -	$ 80,801.83	$ 1,444,551.83
2045	$ 792,000.00	$ 525,435.00	$ 45,690.00	$ -	$ 82,417.87	$ 1,445,542.87
2046	$ 840,000.00	$ 479,895.00	$ 41,730.00	$ -	$ 84,066.23	$ 1,445,691.23
2047	$ 891,000.00	$ 431,595.00	$ 37,530.00	$ -	$ 85,747.55	$ 1,445,872.55
2048	$ 945,000.00	$ 380,362.50	$ 33,075.00	$ -	$ 87,462.50	$ 1,445,900.00
2049	$ 1,003,000.00	$ 326,025.00	$ 28,350.00	$ -	$ 89,211.75	$ 1,446,586.75
2050	$ 1,065,000.00	$ 268,352.50	$ 23,335.00	$ -	$ 90,995.99	$ 1,447,683.49
2051	$ 1,130,000.00	$ 207,115.00	$ 18,010.00	$ -	$ 92,815.91	$ 1,447,940.91
2052	$ 1,199,000.00	$ 142,140.00	$ 12,360.00	$ -	$ 94,672.23	$ 1,448,172.23
2053	$ 1,273,000.00	$ 73,197.50	$ 6,365.00	$ (1,333,305.81)	$ 96,565.67	$ 115,822.36
Total	**$ 18,117,000.00**	**$ 18,555,052.50**	**$ 1,636,225.00**	**$ (1,333,305.81)**	**$ 2,103,080.22**	**$ 39,078,051.91**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT I-1 – IMPROVEMENT AREA A-1.3 ASSESSMENT ROLL

		Improvement Area A-1.3			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
65000103010740000	Non-Benefited Property	$ -	$ -	$ -	$ -
38194550BB0010000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0020000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0030000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0040000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0050000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0060000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0070000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0080000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0090000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0100000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0110000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0120000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0130000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0140000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0150000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0160000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB0170000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550BB02X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
38194550BB03X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
38194550CC0010000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0020000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0030000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0040000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0050000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0060000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0070000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0080000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0090000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0100000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0110000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0120000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0130000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0140000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0150000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0160000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0170000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0180000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0190000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0200000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550CC0210000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550CC0220000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550CC0230000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550CC0240000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0250000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0260000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0270000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0280000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0290000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550CC0300000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84

		Improvement Area A-1.3			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
38194550CC0310000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0010000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0020000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0030000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0040000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0050000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0060000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0070000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0080000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0090000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0100000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0110000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0120000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0130000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0140000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0150000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0160000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0170000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0180000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0190000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0200000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0210000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550DD0220000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0230000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0240000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0250000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0260000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0270000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0280000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0290000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0300000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0310000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0320000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550DD0330000	9	$ 30,378.38	$ 2,496.18	$ (227.93)	$ 2,268.25
38194550EE0010000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0020000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0030000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0040000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0050000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0060000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0070000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0080000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0090000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0100000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0110000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0120000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0130000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0140000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0150000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0160000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84

		Improvement Area A-1.3			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
38194550EE0170000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0180000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0190000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0200000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0210000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0220000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0230000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550EE0240000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550FF0010000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550FF0020000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550FF0030000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550FF0040000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550FF0050000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550FF0060000	9	$ 30,378.38	$ 2,496.18	$ (182.34)	$ 2,313.84
38194550FF01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
38194550OO01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946100A06X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946100A0700000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946100A08X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
38194610BB01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
Total[c]		**$ 3,372,000.18**	**$ 277,075.98**	**$ (21,333.80)**	**$ 255,742.18**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Includes principal, interest, Annual Collection Costs, and Additional Interest.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT I-2 – IMPROVEMENT AREA A-1.3 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 61,000.00	$ 187,395.00	$ 16,860.00	$ -	$ 11,821.30	$ 277,076.30
2027	$ 63,000.00	$ 184,497.50	$ 16,555.00	$ -	$ 10,740.38	$ 274,792.88
2028	$ 65,000.00	$ 181,505.00	$ 16,240.00	$ -	$ 10,955.19	$ 273,700.19
2029	$ 68,000.00	$ 178,417.50	$ 15,915.00	$ -	$ 11,174.29	$ 273,506.79
2030	$ 71,000.00	$ 175,187.50	$ 15,575.00	$ -	$ 11,397.78	$ 273,160.28
2031	$ 73,000.00	$ 171,815.00	$ 15,220.00	$ -	$ 11,625.74	$ 271,660.74
2032	$ 77,000.00	$ 167,800.00	$ 14,855.00	$ -	$ 11,858.25	$ 271,513.25
2033	$ 81,000.00	$ 163,565.00	$ 14,470.00	$ -	$ 12,095.42	$ 271,130.42
2034	$ 84,000.00	$ 159,110.00	$ 14,065.00	$ -	$ 12,337.33	$ 269,512.33
2035	$ 88,000.00	$ 154,490.00	$ 13,645.00	$ -	$ 12,584.08	$ 268,719.08
2036	$ 93,000.00	$ 149,650.00	$ 13,205.00	$ -	$ 12,835.76	$ 268,690.76
2037	$ 97,000.00	$ 144,535.00	$ 12,740.00	$ -	$ 13,092.48	$ 267,367.48
2038	$ 102,000.00	$ 139,200.00	$ 12,255.00	$ -	$ 13,354.33	$ 266,809.33
2039	$ 107,000.00	$ 133,590.00	$ 11,745.00	$ -	$ 13,621.42	$ 265,956.42
2040	$ 112,000.00	$ 127,705.00	$ 11,210.00	$ -	$ 13,893.85	$ 264,808.85
2041	$ 118,000.00	$ 121,545.00	$ 10,650.00	$ -	$ 14,171.73	$ 264,366.73
2042	$ 124,000.00	$ 115,055.00	$ 10,060.00	$ -	$ 14,455.16	$ 263,570.16
2043	$ 130,000.00	$ 108,235.00	$ 9,440.00	$ -	$ 14,744.26	$ 262,419.26
2044	$ 137,000.00	$ 101,085.00	$ 8,790.00	$ -	$ 15,039.15	$ 261,914.15
2045	$ 144,000.00	$ 93,207.50	$ 8,105.00	$ -	$ 15,339.93	$ 260,652.43
2046	$ 152,000.00	$ 84,927.50	$ 7,385.00	$ -	$ 15,646.73	$ 259,959.23
2047	$ 160,000.00	$ 76,187.50	$ 6,625.00	$ -	$ 15,959.66	$ 258,772.16
2048	$ 169,000.00	$ 66,987.50	$ 5,825.00	$ -	$ 16,278.85	$ 258,091.35
2049	$ 178,000.00	$ 57,270.00	$ 4,980.00	$ -	$ 16,604.43	$ 256,854.43
2050	$ 188,000.00	$ 47,035.00	$ 4,090.00	$ -	$ 16,936.52	$ 256,061.52
2051	$ 199,000.00	$ 36,225.00	$ 3,150.00	$ -	$ 17,275.25	$ 255,650.25
2052	$ 210,000.00	$ 24,782.50	$ 2,155.00	$ -	$ 17,620.76	$ 254,558.26
2053	$ 221,000.00	$ 12,707.50	$ 1,105.00	$ (246,336.60)	$ 17,973.18	$ 6,449.08
Total	**$ 3,372,000.00**	**$ 3,363,712.50**	**$ 296,915.00**	**$ (246,336.60)**	**$ 391,433.21**	**$ 7,177,724.11**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT J-1 – IMPROVEMENT AREA A-2 ASSESSMENT ROLL

		Improvement Area A-2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
65000104010860000	Improvement Area A-2 Initial Parcel	$ 12,278,000.00	$ 905,933.13	$ -	$ 905,933.13
Total[c]		**$ 12,278,000.00**	**$ 905,933.13**	**$ -**	**$ 905,933.13**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing. Future allocation of the Assessment will be done in accordance with **Section VI** of this 2025 A&R Service and Assessment Plan.

[b] Includes principal, interest, Annual Collection Costs, and upon issuance of Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds will include Additional Interest.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT J-2 – IMPROVEMENT AREA A-2 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 185,000.00	$ 613,900.00	$ 61,390.00	$ 45,643.13	$ 905,933.13
2027	$ 194,000.00	$ 604,650.00	$ 60,465.00	$ 37,531.23	$ 896,646.23
2028	$ 204,000.00	$ 594,950.00	$ 59,495.00	$ 38,281.85	$ 896,726.85
2029	$ 214,000.00	$ 584,750.00	$ 58,475.00	$ 39,047.49	$ 896,272.49
2030	$ 225,000.00	$ 574,050.00	$ 57,405.00	$ 39,828.44	$ 896,283.44
2031	$ 236,000.00	$ 562,800.00	$ 56,280.00	$ 40,625.01	$ 895,705.01
2032	$ 248,000.00	$ 551,000.00	$ 55,100.00	$ 41,437.51	$ 895,537.51
2033	$ 260,000.00	$ 538,600.00	$ 53,860.00	$ 42,266.26	$ 894,726.26
2034	$ 273,000.00	$ 525,600.00	$ 52,560.00	$ 43,111.59	$ 894,271.59
2035	$ 287,000.00	$ 511,950.00	$ 51,195.00	$ 43,973.82	$ 894,118.82
2036	$ 301,000.00	$ 497,600.00	$ 49,760.00	$ 44,853.30	$ 893,213.30
2037	$ 316,000.00	$ 482,550.00	$ 48,255.00	$ 45,750.37	$ 892,555.37
2038	$ 332,000.00	$ 466,750.00	$ 46,675.00	$ 46,665.38	$ 892,090.38
2039	$ 348,000.00	$ 450,150.00	$ 45,015.00	$ 47,598.69	$ 890,763.69
2040	$ 366,000.00	$ 432,750.00	$ 43,275.00	$ 48,550.66	$ 890,575.66
2041	$ 384,000.00	$ 414,450.00	$ 41,445.00	$ 49,521.67	$ 889,416.67
2042	$ 403,000.00	$ 395,250.00	$ 39,525.00	$ 50,512.10	$ 888,287.10
2043	$ 423,000.00	$ 375,100.00	$ 37,510.00	$ 51,522.34	$ 887,132.34
2044	$ 445,000.00	$ 353,950.00	$ 35,395.00	$ 52,552.79	$ 886,897.79
2045	$ 467,000.00	$ 331,700.00	$ 33,170.00	$ 53,603.85	$ 885,473.85
2046	$ 490,000.00	$ 308,350.00	$ 30,835.00	$ 54,675.93	$ 883,860.93
2047	$ 515,000.00	$ 283,850.00	$ 28,385.00	$ 55,769.45	$ 883,004.45
2048	$ 540,000.00	$ 258,100.00	$ 25,810.00	$ 56,884.84	$ 880,794.84
2049	$ 568,000.00	$ 231,100.00	$ 23,110.00	$ 58,022.54	$ 880,232.54
2050	$ 596,000.00	$ 202,700.00	$ 20,270.00	$ 59,182.99	$ 878,152.99
2051	$ 626,000.00	$ 172,900.00	$ 17,290.00	$ 60,366.65	$ 876,556.65
2052	$ 657,000.00	$ 141,600.00	$ 14,160.00	$ 61,573.98	$ 874,333.98
2053	$ 690,000.00	$ 108,750.00	$ 10,875.00	$ 62,805.46	$ 872,430.46
2054	$ 724,000.00	$ 74,250.00	$ 7,425.00	$ 64,061.57	$ 869,736.57
2055	$ 761,000.00	$ 38,050.00	$ 3,805.00	$ 65,342.80	$ 868,197.80
Total	**$ 12,278,000.00**	**$ 11,682,150.00**	**$ 1,168,215.00**	**$ 1,501,563.69**	**$ 26,629,928.69**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-2 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT K-1 – IMPROVEMENT AREA A-3.1 ASSESSMENT ROLL

		Improvement Area A-3.1			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
65000103010740300	Improvement Area A-3.1 Initial Parcel	$ 11,677,000.00	$ 860,789.75	$ -	$ 860,789.75
Total[c]		**$ 11,677,000.00**	**$ 860,789.75**	**$ -**	**$ 860,789.75**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing. Future allocation of the Assessment will be done in accordance with **Section VI** of this 2025 A&R Service and Assessment Plan.

[b] Includes principal, interest, Annual Collection Costs, and upon issuance of Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds will include Additional Interest.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT K-2 – IMPROVEMENT AREA A-3.1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 176,000.00	$ 583,850.00	$ 58,385.00	$ 42,554.75	$ 860,789.75
2027	$ 185,000.00	$ 575,050.00	$ 57,505.00	$ 37,604.69	$ 855,159.69
2028	$ 194,000.00	$ 565,800.00	$ 56,580.00	$ 38,356.78	$ 854,736.78
2029	$ 203,000.00	$ 556,100.00	$ 55,610.00	$ 39,123.92	$ 853,833.92
2030	$ 214,000.00	$ 545,950.00	$ 54,595.00	$ 39,906.40	$ 854,451.40
2031	$ 224,000.00	$ 535,250.00	$ 53,525.00	$ 40,704.53	$ 853,479.53
2032	$ 235,000.00	$ 524,050.00	$ 52,405.00	$ 41,518.62	$ 852,973.62
2033	$ 247,000.00	$ 512,300.00	$ 51,230.00	$ 42,348.99	$ 852,878.99
2034	$ 260,000.00	$ 499,950.00	$ 49,995.00	$ 43,195.97	$ 853,140.97
2035	$ 273,000.00	$ 486,950.00	$ 48,695.00	$ 44,059.89	$ 852,704.89
2036	$ 286,000.00	$ 473,300.00	$ 47,330.00	$ 44,941.09	$ 851,571.09
2037	$ 301,000.00	$ 459,000.00	$ 45,900.00	$ 45,839.91	$ 851,739.91
2038	$ 316,000.00	$ 443,950.00	$ 44,395.00	$ 46,756.71	$ 851,101.71
2039	$ 331,000.00	$ 428,150.00	$ 42,815.00	$ 47,691.84	$ 849,656.84
2040	$ 348,000.00	$ 411,600.00	$ 41,160.00	$ 48,645.68	$ 849,405.68
2041	$ 365,000.00	$ 394,200.00	$ 39,420.00	$ 49,618.59	$ 848,238.59
2042	$ 384,000.00	$ 375,950.00	$ 37,595.00	$ 50,610.96	$ 848,155.96
2043	$ 403,000.00	$ 356,750.00	$ 35,675.00	$ 51,623.18	$ 847,048.18
2044	$ 423,000.00	$ 336,600.00	$ 33,660.00	$ 52,655.64	$ 845,915.64
2045	$ 444,000.00	$ 315,450.00	$ 31,545.00	$ 53,708.75	$ 844,703.75
2046	$ 466,000.00	$ 293,250.00	$ 29,325.00	$ 54,782.93	$ 843,357.93
2047	$ 490,000.00	$ 269,950.00	$ 26,995.00	$ 55,878.59	$ 842,823.59
2048	$ 514,000.00	$ 245,450.00	$ 24,545.00	$ 56,996.16	$ 840,991.16
2049	$ 540,000.00	$ 219,750.00	$ 21,975.00	$ 58,136.08	$ 839,861.08
2050	$ 567,000.00	$ 192,750.00	$ 19,275.00	$ 59,298.80	$ 838,323.80
2051	$ 595,000.00	$ 164,400.00	$ 16,440.00	$ 60,484.78	$ 836,324.78
2052	$ 625,000.00	$ 134,650.00	$ 13,465.00	$ 61,694.48	$ 834,809.48
2053	$ 656,000.00	$ 103,400.00	$ 10,340.00	$ 62,928.37	$ 832,668.37
2054	$ 689,000.00	$ 70,600.00	$ 7,060.00	$ 64,186.94	$ 830,846.94
2055	$ 723,000.00	$ 36,150.00	$ 3,615.00	$ 65,470.68	$ 828,235.68
Total	**$ 11,677,000.00**	**$ 11,110,550.00**	**$ 1,111,055.00**	**$ 1,501,324.70**	**$ 25,399,929.70**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-3.1 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT L-1 – IMPROVEMENT AREA A-3.2 ASSESSMENT ROLL

		Improvement Area A-3.2	
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]
65000103010740000	Improvement Area A-3.2 Initial Parcel	$ 1,140,000.00	$ 81,216.03
Total[c]		**$ 1,140,000.00**	**$ 81,216.03**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing. Future allocation of the Assessment will be done in accordance with **Section VI** of this 2025 A&R Service and Assessment Plan.

[b] Includes principal, interest, Annual Collection Costs, and upon issuance of Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds will include Additional Interest.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT L-2 – IMPROVEMENT AREA A-3.2 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 17,000.00	$ 57,000.00	$ 5,700.00	$ 1,516.03	$ 81,216.03
2027	$ 18,000.00	$ 56,150.00	$ 5,615.00	$ 9,973.84	$ 89,738.84
2028	$ 19,000.00	$ 55,250.00	$ 5,525.00	$ 10,173.31	$ 89,948.31
2029	$ 20,000.00	$ 54,300.00	$ 5,430.00	$ 10,376.78	$ 90,106.78
2030	$ 21,000.00	$ 53,300.00	$ 5,330.00	$ 10,584.32	$ 90,214.32
2031	$ 22,000.00	$ 52,250.00	$ 5,225.00	$ 10,796.01	$ 90,271.01
2032	$ 23,000.00	$ 51,150.00	$ 5,115.00	$ 11,011.93	$ 90,276.93
2033	$ 24,000.00	$ 50,000.00	$ 5,000.00	$ 11,232.17	$ 90,232.17
2034	$ 25,000.00	$ 48,800.00	$ 4,880.00	$ 11,456.81	$ 90,136.81
2035	$ 27,000.00	$ 47,550.00	$ 4,755.00	$ 11,685.95	$ 90,990.95
2036	$ 28,000.00	$ 46,200.00	$ 4,620.00	$ 11,919.67	$ 90,739.67
2037	$ 29,000.00	$ 44,800.00	$ 4,480.00	$ 12,158.06	$ 90,438.06
2038	$ 31,000.00	$ 43,350.00	$ 4,335.00	$ 12,401.22	$ 91,086.22
2039	$ 32,000.00	$ 41,800.00	$ 4,180.00	$ 12,649.24	$ 90,629.24
2040	$ 34,000.00	$ 40,200.00	$ 4,020.00	$ 12,902.22	$ 91,122.22
2041	$ 36,000.00	$ 38,500.00	$ 3,850.00	$ 13,160.26	$ 91,510.26
2042	$ 38,000.00	$ 36,700.00	$ 3,670.00	$ 13,423.47	$ 91,793.47
2043	$ 39,000.00	$ 34,800.00	$ 3,480.00	$ 13,691.94	$ 90,971.94
2044	$ 41,000.00	$ 32,850.00	$ 3,285.00	$ 13,965.78	$ 91,100.78
2045	$ 43,000.00	$ 30,800.00	$ 3,080.00	$ 14,245.10	$ 91,125.10
2046	$ 46,000.00	$ 28,650.00	$ 2,865.00	$ 14,530.00	$ 92,045.00
2047	$ 48,000.00	$ 26,350.00	$ 2,635.00	$ 14,820.60	$ 91,805.60
2048	$ 50,000.00	$ 23,950.00	$ 2,395.00	$ 15,117.01	$ 91,462.01
2049	$ 53,000.00	$ 21,450.00	$ 2,145.00	$ 15,419.35	$ 92,014.35
2050	$ 55,000.00	$ 18,800.00	$ 1,880.00	$ 15,727.74	$ 91,407.74
2051	$ 58,000.00	$ 16,050.00	$ 1,605.00	$ 16,042.29	$ 91,697.29
2052	$ 61,000.00	$ 13,150.00	$ 1,315.00	$ 16,363.14	$ 91,828.14
2053	$ 64,000.00	$ 10,100.00	$ 1,010.00	$ 16,690.40	$ 91,800.40
2054	$ 67,000.00	$ 6,900.00	$ 690.00	$ 17,024.21	$ 91,614.21
2055	$ 71,000.00	$ 3,550.00	$ 355.00	$ 17,364.69	$ 92,269.69
Total	**$ 1,140,000.00**	**$ 1,084,700.00**	**$ 108,470.00**	**$ 388,423.54**	**$ 2,721,593.54**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-3.2 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT M-1 – IMPROVEMENT AREA A-4 ASSESSMENT ROLL

		Improvement Area A-4			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
65000104010860000	Improvement Area A-4 Initial Parcel	$ 7,582,000.00	$ 571,443.77	$ -	$ 571,443.77
Total[c]		**$ 7,582,000.00**	**$ 571,443.77**	**$ -**	**$ 571,443.77**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing. Future allocation of the Assessment will be done in accordance with **Section VI** of this 2025 A&R Service and Assessment Plan.

[b] Includes principal, interest, Annual Collection Costs, and upon issuance of Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds will include Additional Interest.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT M-2 – IMPROVEMENT AREA A-4 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 114,000.00	$ 379,100.00	$ 37,910.00	$ 40,433.77	$ 571,443.77
2027	$ 120,000.00	$ 373,400.00	$ 37,340.00	$ 29,280.89	$ 560,020.89
2028	$ 126,000.00	$ 367,400.00	$ 36,740.00	$ 29,866.50	$ 560,006.50
2029	$ 132,000.00	$ 361,100.00	$ 36,110.00	$ 30,463.83	$ 559,673.83
2030	$ 139,000.00	$ 354,500.00	$ 35,450.00	$ 31,073.11	$ 560,023.11
2031	$ 146,000.00	$ 347,550.00	$ 34,755.00	$ 31,694.57	$ 559,999.57
2032	$ 153,000.00	$ 340,250.00	$ 34,025.00	$ 32,328.46	$ 559,603.46
2033	$ 161,000.00	$ 332,600.00	$ 33,260.00	$ 32,975.03	$ 559,835.03
2034	$ 169,000.00	$ 324,550.00	$ 32,455.00	$ 33,634.53	$ 559,639.53
2035	$ 177,000.00	$ 316,100.00	$ 31,610.00	$ 34,307.22	$ 559,017.22
2036	$ 186,000.00	$ 307,250.00	$ 30,725.00	$ 34,993.36	$ 558,968.36
2037	$ 195,000.00	$ 297,950.00	$ 29,795.00	$ 35,693.23	$ 558,438.23
2038	$ 205,000.00	$ 288,200.00	$ 28,820.00	$ 36,407.09	$ 558,427.09
2039	$ 215,000.00	$ 277,950.00	$ 27,795.00	$ 37,135.23	$ 557,880.23
2040	$ 226,000.00	$ 267,200.00	$ 26,720.00	$ 37,877.93	$ 557,797.93
2041	$ 237,000.00	$ 255,900.00	$ 25,590.00	$ 38,635.49	$ 557,125.49
2042	$ 249,000.00	$ 244,050.00	$ 24,405.00	$ 39,408.20	$ 556,863.20
2043	$ 261,000.00	$ 231,600.00	$ 23,160.00	$ 40,196.36	$ 555,956.36
2044	$ 275,000.00	$ 218,550.00	$ 21,855.00	$ 41,000.29	$ 556,405.29
2045	$ 288,000.00	$ 204,800.00	$ 20,480.00	$ 41,820.30	$ 555,100.30
2046	$ 303,000.00	$ 190,400.00	$ 19,040.00	$ 42,656.71	$ 555,096.71
2047	$ 318,000.00	$ 175,250.00	$ 17,525.00	$ 43,509.84	$ 554,284.84
2048	$ 334,000.00	$ 159,350.00	$ 15,935.00	$ 44,380.04	$ 553,665.04
2049	$ 350,000.00	$ 142,650.00	$ 14,265.00	$ 45,267.64	$ 552,182.64
2050	$ 368,000.00	$ 125,150.00	$ 12,515.00	$ 46,172.99	$ 551,837.99
2051	$ 386,000.00	$ 106,750.00	$ 10,675.00	$ 47,096.45	$ 550,521.45
2052	$ 406,000.00	$ 87,450.00	$ 8,745.00	$ 48,038.38	$ 550,233.38
2053	$ 426,000.00	$ 67,150.00	$ 6,715.00	$ 48,999.15	$ 548,864.15
2054	$ 447,000.00	$ 45,850.00	$ 4,585.00	$ 49,979.13	$ 547,414.13
2055	$ 470,000.00	$ 23,500.00	$ 2,350.00	$ 50,978.71	$ 546,828.71
Total	**$ 7,582,000.00**	**$ 7,213,500.00**	**$ 721,350.00**	**$ 1,176,304.43**	**$ 16,693,154.43**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT N-1 – IMPROVEMENT AREA A-5 ASSESSMENT ROLL

		Improvement Area A-5	
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]
381945800N0970000	25	$ 12,888.89	$ 1,079.78
381945800N0980000	25	$ 12,888.89	$ 1,079.78
381945800N0990000	25	$ 12,888.89	$ 1,079.78
381945800N09X0000	Non-Benefited Property	$ -	$ -
381945800N1000000	25	$ 12,888.89	$ 1,079.78
381945800N1010000	25	$ 12,888.89	$ 1,079.78
381945800N1020000	25	$ 12,888.89	$ 1,079.78
381945800N1030000	25	$ 12,888.89	$ 1,079.78
381945800N1040000	25	$ 12,888.89	$ 1,079.78
381945800N1050000	25	$ 12,888.89	$ 1,079.78
Total[c]		**$ 116,000.01**	**$ 9,718.02**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Includes principal, interest, and Annual Collection Costs.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT N-2 – IMPROVEMENT AREA A-5 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Annual Installment[b]
2026	$ 2,000.00	$ 5,800.00	$ 1,918.00	$ 9,718.00
2027	$ 2,000.00	$ 5,700.00	$ 1,956.36	$ 9,656.36
2028	$ 2,000.00	$ 5,600.00	$ 1,995.49	$ 9,595.49
2029	$ 2,000.00	$ 5,500.00	$ 2,035.40	$ 9,535.40
2030	$ 2,000.00	$ 5,400.00	$ 2,076.11	$ 9,476.11
2031	$ 2,000.00	$ 5,300.00	$ 2,117.63	$ 9,417.63
2032	$ 2,000.00	$ 5,200.00	$ 2,159.98	$ 9,359.98
2033	$ 2,000.00	$ 5,100.00	$ 2,203.18	$ 9,303.18
2034	$ 3,000.00	$ 5,000.00	$ 2,247.24	$ 10,247.24
2035	$ 3,000.00	$ 4,850.00	$ 2,292.18	$ 10,142.18
2036	$ 3,000.00	$ 4,700.00	$ 2,338.02	$ 10,038.02
2037	$ 3,000.00	$ 4,550.00	$ 2,384.78	$ 9,934.78
2038	$ 3,000.00	$ 4,400.00	$ 2,432.48	$ 9,832.48
2039	$ 3,000.00	$ 4,250.00	$ 2,481.13	$ 9,731.13
2040	$ 3,000.00	$ 4,100.00	$ 2,530.75	$ 9,630.75
2041	$ 4,000.00	$ 3,950.00	$ 2,581.37	$ 10,531.37
2042	$ 4,000.00	$ 3,750.00	$ 2,633.00	$ 10,383.00
2043	$ 4,000.00	$ 3,550.00	$ 2,685.66	$ 10,235.66
2044	$ 4,000.00	$ 3,350.00	$ 2,739.37	$ 10,089.37
2045	$ 4,000.00	$ 3,150.00	$ 2,794.16	$ 9,944.16
2046	$ 5,000.00	$ 2,950.00	$ 2,850.04	$ 10,800.04
2047	$ 5,000.00	$ 2,700.00	$ 2,907.04	$ 10,607.04
2048	$ 5,000.00	$ 2,450.00	$ 2,965.18	$ 10,415.18
2049	$ 5,000.00	$ 2,200.00	$ 3,024.48	$ 10,224.48
2050	$ 6,000.00	$ 1,950.00	$ 3,084.97	$ 11,034.97
2051	$ 6,000.00	$ 1,650.00	$ 3,146.67	$ 10,796.67
2052	$ 6,000.00	$ 1,350.00	$ 3,209.60	$ 10,559.60
2053	$ 7,000.00	$ 1,050.00	$ 3,273.79	$ 11,323.79
2054	$ 7,000.00	$ 700.00	$ 3,339.27	$ 11,039.27
2055	$ 7,000.00	$ 350.00	$ 3,406.06	$ 10,756.06
Total	**$ 116,000.00**	**$ 110,550.00**	**$ 77,809.39**	**$ 304,359.39**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT O-1 – IMPROVEMENT AREA C-1 ASSESSMENT ROLL

		Improvement Area C-1			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381946000A0010000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000A0020000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000A0030000	11	$ 43,113.68	$ 3,567.86	$ -	$ 3,567.86
381946000A0040000	11	$ 43,113.68	$ 3,567.86	$ -	$ 3,567.86
381946000A0050000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000A0060000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000A0070000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000A0080000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000A01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946000B0010000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0020000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0030000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0040000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0050000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0060000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0070000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0080000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0090000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0100000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0110000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0120000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0130000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0140000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0150000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0160000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0170000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0180000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0190000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946000B0200000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0210000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0220000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0230000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0240000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0250000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0260000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0270000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0280000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0290000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0300000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000B0310000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000B0320000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000B0330000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000C0010000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0020000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0030000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0040000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0050000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0060000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0070000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13

		Improvement Area C-1			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381946000C0080000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0090000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0100000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0110000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0120000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0130000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0140000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0150000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0160000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0170000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000C0180000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000D0020000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0030000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0040000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0050000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0060000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0070000	10	$ 40,516.47	$ 3,352.93	$ (140.46)	$ 3,212.47
381946000D0080000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0090000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0100000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0110000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0120000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0130000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0140000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0150000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0160000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0170000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0180000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0190000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D01R0000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946000D0200000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0210000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0220000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0230000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000D0240000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000E0010000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0020000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0030000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0040000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0050000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0060000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0070000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0080000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0090000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0100000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0110000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0120000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0130000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0140000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13

		Improvement Area C-1			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381946000E0150000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0160000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000E0170000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0010000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0020000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0030000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0040000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0050000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0060000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0070000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0080000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0090000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0100000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0110000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0120000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0130000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0140000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0150000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0160000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0170000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0180000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0190000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946000F0200000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0210000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0220000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000F0230000	11	$ 43,113.68	$ 3,567.86	$ (212.73)	$ 3,355.13
381946000G0010000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0020000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0030000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0040000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0060000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0070000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0080000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0090000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0100000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0110000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0120000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0130000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0140000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0150000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0160000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0170000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0180000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0190000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946000G0200000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0210000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0220000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000G0230000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20

		Improvement Area C-1			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
381946000G05R0000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0010000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0020000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0030000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0040000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0050000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0060000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0070000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0080000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0090000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0100000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0110000	10	$ 40,516.47	$ 3,352.93	$ (303.90)	$ 3,049.03
381946000H0120000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0130000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0140000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0150000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
381946000H0160000	10	$ 40,516.47	$ 3,352.93	$ (212.73)	$ 3,140.20
Total[c]		**$ 6,813,000.30**	**$ 563,807.94**	**$ (34,055.73)**	**$ 529,752.21**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.
[b] Includes principal, interest, Annual Collection Costs, and Additional Interest.
[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT O-2 – IMPROVEMENT AREA C-1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 114,000.00	$ 370,593.76	$ 34,065.00	$ -	$ 45,149.13	$ 563,807.89
2027	$ 119,000.00	$ 365,321.26	$ 33,495.00	$ -	$ 34,832.11	$ 552,648.37
2028	$ 125,000.00	$ 359,817.50	$ 32,900.00	$ -	$ 35,528.75	$ 553,246.25
2029	$ 130,000.00	$ 354,036.26	$ 32,275.00	$ -	$ 36,239.33	$ 552,550.59
2030	$ 136,000.00	$ 348,023.76	$ 31,625.00	$ -	$ 36,964.12	$ 552,612.88
2031	$ 142,000.00	$ 341,733.76	$ 30,945.00	$ -	$ 37,703.40	$ 552,382.16
2032	$ 149,000.00	$ 334,101.26	$ 30,235.00	$ -	$ 38,457.47	$ 551,793.73
2033	$ 157,000.00	$ 326,092.50	$ 29,490.00	$ -	$ 39,226.62	$ 551,809.12
2034	$ 165,000.00	$ 317,653.76	$ 28,705.00	$ -	$ 40,011.15	$ 551,369.91
2035	$ 174,000.00	$ 308,785.00	$ 27,880.00	$ -	$ 40,811.37	$ 551,476.37
2036	$ 183,000.00	$ 299,432.50	$ 27,010.00	$ -	$ 41,627.60	$ 551,070.10
2037	$ 193,000.00	$ 289,596.26	$ 26,095.00	$ -	$ 42,460.15	$ 551,151.41
2038	$ 203,000.00	$ 279,222.50	$ 25,130.00	$ -	$ 43,309.35	$ 550,661.85
2039	$ 214,000.00	$ 268,311.26	$ 24,115.00	$ -	$ 44,175.54	$ 550,601.80
2040	$ 226,000.00	$ 256,808.76	$ 23,045.00	$ -	$ 45,059.05	$ 550,912.81
2041	$ 238,000.00	$ 244,661.26	$ 21,915.00	$ -	$ 45,960.23	$ 550,536.49
2042	$ 251,000.00	$ 231,868.76	$ 20,725.00	$ -	$ 46,879.43	$ 550,473.19
2043	$ 264,000.00	$ 218,377.50	$ 19,470.00	$ -	$ 47,817.02	$ 549,664.52
2044	$ 279,000.00	$ 204,187.50	$ 18,150.00	$ -	$ 48,773.36	$ 550,110.86
2045	$ 295,000.00	$ 188,493.76	$ 16,755.00	$ -	$ 49,748.83	$ 549,997.59
2046	$ 312,000.00	$ 171,900.00	$ 15,280.00	$ -	$ 50,743.81	$ 549,923.81
2047	$ 329,000.00	$ 154,350.00	$ 13,720.00	$ -	$ 51,758.69	$ 548,828.69
2048	$ 348,000.00	$ 135,843.76	$ 12,075.00	$ -	$ 52,793.86	$ 548,712.62
2049	$ 368,000.00	$ 116,268.76	$ 10,335.00	$ -	$ 53,849.74	$ 548,453.50
2050	$ 390,000.00	$ 95,568.76	$ 8,495.00	$ -	$ 54,926.73	$ 548,990.49
2051	$ 412,000.00	$ 73,631.26	$ 6,545.00	$ -	$ 56,025.26	$ 548,201.52
2052	$ 436,000.00	$ 50,456.26	$ 4,485.00	$ -	$ 57,145.77	$ 548,087.03
2053	$ 461,000.00	$ 25,931.26	$ 2,305.00	$ (486,931.26)	$ 58,288.69	$ 60,593.69
Total	**$ 6,813,000.00**	**$ 6,731,068.94**	**$ 607,265.00**	**$ (486,931.26)**	**$ 1,276,266.56**	**$ 14,940,669.24**

Footnotes:

[a] Interest on the Improvement Area C-1 Bonds is calculated at a 4.625%, 5.375%, and 5.625% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT P-1 – IMPROVEMENT AREA C-2 ASSESSMENT ROLL

		Improvement Area C-2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount[c]	Net Annual Installment Due 1/31/2026
381946500B0340000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0350000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0360000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0370000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0380000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0390000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B03X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946500B0400000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0410000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0420000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0430000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0440000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0450000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0460000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0470000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0480000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0490000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0500000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0510000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500B0520000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0530000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0540000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0550000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0560000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0570000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0580000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0590000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0600000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0610000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0620000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0630000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0640000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0650000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0660000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0670000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0680000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0690000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500B0700000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0250000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0260000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22

		Improvement Area C-2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount[c]	Net Annual Installment Due 1/31/2026
381946500D0270000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0280000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0290000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D02X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946500D0300000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0310000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0320000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0330000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0340000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500D0350000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500J0010000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500J0020000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500J0030000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500J0040000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500J0050000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500J0060000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500J0070000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500J0080000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0010000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0020000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0030000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0040000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0050000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0060000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0070000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0080000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0090000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0100000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500K0110000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500K0120000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500K0130000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500K0140000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0010000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0020000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0030000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0040000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0050000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0060000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0070000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0080000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54

		Improvement Area C-2			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount[c]	Net Annual Installment Due 1/31/2026
381946500L0090000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0100000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0110000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0120000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0130000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0140000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0150000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0160000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0170000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0180000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0190000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0200000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0210000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0220000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0230000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0240000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0250000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0260000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500L0270000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500M0010000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500M0020000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500M0030000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500M0040000	12	$ 32,311.22	$ 2,864.88	$ (46.34)	$ 2,818.54
381946500N0010000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500N0020000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
381946500N0030000	13	$ 34,382.45	$ 3,048.53	$ (49.31)	$ 2,999.22
Total[d]		**$ 3,466,000.00**	**$ 307,313.67**	**$ (4,970.41)**	**$ 302,343.26**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Includes principal, interest, Annual Collection Costs, and Additional Interest.

[c] The TIRZ No. 15 Annual Credit Amount applicable to Improvement Area C-2 was collected from last year's Improvement Area C-2 Initial Parcel (65000102010500200) and has been subdivided pro rata based on the ratio of outstanding Assessment of each Lot Type within Improvement Area C-2 to the outstanding total Improvement Area C-2 Assessment.

[d] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT P-2 – IMPROVEMENT AREA C-2 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 62,000.00	$ 191,632.50	$ 17,330.00	$ -	$ 36,351.36	$ 307,313.86
2027	$ 64,000.00	$ 188,765.00	$ 17,020.00	$ -	$ 25,858.39	$ 295,643.39
2028	$ 66,000.00	$ 185,805.00	$ 16,700.00	$ -	$ 26,375.55	$ 294,880.55
2029	$ 69,000.00	$ 182,752.50	$ 16,370.00	$ -	$ 26,903.06	$ 295,025.56
2030	$ 72,000.00	$ 179,561.26	$ 16,025.00	$ -	$ 27,441.12	$ 295,027.38
2031	$ 74,000.00	$ 176,231.26	$ 15,665.00	$ -	$ 27,989.94	$ 293,886.20
2032	$ 78,000.00	$ 172,068.76	$ 15,295.00	$ -	$ 28,549.74	$ 293,913.50
2033	$ 82,000.00	$ 167,681.26	$ 14,905.00	$ -	$ 29,120.73	$ 293,706.99
2034	$ 86,000.00	$ 163,068.76	$ 14,495.00	$ -	$ 29,703.14	$ 293,266.90
2035	$ 90,000.00	$ 158,231.26	$ 14,065.00	$ -	$ 30,297.20	$ 292,593.46
2036	$ 95,000.00	$ 153,168.76	$ 13,615.00	$ -	$ 30,903.14	$ 292,686.90
2037	$ 100,000.00	$ 147,825.00	$ 13,140.00	$ -	$ 31,521.20	$ 292,486.20
2038	$ 105,000.00	$ 142,200.00	$ 12,640.00	$ -	$ 32,151.62	$ 291,991.62
2039	$ 110,000.00	$ 136,293.76	$ 12,115.00	$ -	$ 32,794.65	$ 291,203.41
2040	$ 116,000.00	$ 130,106.26	$ 11,565.00	$ -	$ 33,450.54	$ 291,121.80
2041	$ 122,000.00	$ 123,581.26	$ 10,985.00	$ -	$ 34,119.55	$ 290,685.81
2042	$ 128,000.00	$ 116,718.76	$ 10,375.00	$ -	$ 34,801.94	$ 289,895.70
2043	$ 135,000.00	$ 109,518.76	$ 9,735.00	$ -	$ 35,497.98	$ 289,751.74
2044	$ 142,000.00	$ 101,925.00	$ 9,060.00	$ -	$ 36,207.94	$ 289,192.94
2045	$ 149,000.00	$ 93,937.50	$ 8,350.00	$ -	$ 36,932.10	$ 288,219.60
2046	$ 157,000.00	$ 85,556.26	$ 7,605.00	$ -	$ 37,670.74	$ 287,832.00
2047	$ 166,000.00	$ 76,725.00	$ 6,820.00	$ -	$ 38,424.15	$ 287,969.15
2048	$ 174,000.00	$ 67,387.50	$ 5,990.00	$ -	$ 39,192.63	$ 286,570.13
2049	$ 184,000.00	$ 57,600.00	$ 5,120.00	$ -	$ 39,976.48	$ 286,696.48
2050	$ 194,000.00	$ 47,250.00	$ 4,200.00	$ -	$ 40,776.01	$ 286,226.01
2051	$ 204,000.00	$ 36,337.50	$ 3,230.00	$ -	$ 41,591.53	$ 285,159.03
2052	$ 215,000.00	$ 24,862.50	$ 2,210.00	$ -	$ 42,423.36	$ 284,495.86
2053	$ 227,000.00	$ 12,768.76	$ 1,135.00	$ (253,632.50)	$ 43,271.83	$ 30,543.09
Total	**$ 3,466,000.00**	**$ 3,429,560.14**	**$ 305,760.00**	**$ (253,632.50)**	**$ 950,297.62**	**$ 7,897,985.26**

Footnotes:

[a] Interest on the Improvement Area C-2 Bonds is calculated at a 4.625% and 5.625% rate for bonds maturing 2030 and 2053, respectively.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT Q-1 – IMPROVEMENT AREA C-3 ASSESSMENT ROLL

		Improvement Area C-3			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount[c]	Net Annual Installment Due 1/31/2026
381946800K01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946800Z0010000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946800Z0020000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946800Z0030000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946800Z0040000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946800Z0050000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946800Z0060000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946800Z0070000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946800Z0080000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194680AA0010000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194680AA0020000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194680AA0030000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194680AA0040000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194680BB01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
38194680CC01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
38194680DD01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946900B01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946900B1390000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900B1400000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900B1410000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900B1420000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0050000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0060000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0070000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0080000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0090000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0100000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0110000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0120000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0130000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0140000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0150000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0160000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0170000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0180000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0190000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M01X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946900M0200000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0210000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0220000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77

		Improvement Area C-3			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount[c]	Net Annual Installment Due 1/31/2026
381946900M0230000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0240000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0250000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0260000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0270000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0280000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0290000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M02X0000	Non-Benefited Property	$ -	$ -	$ -	$ -
381946900M0300000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0310000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0320000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0330000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0340000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900M0350000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900M0360000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900M0370000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900M0380000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900M0390000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900M0400000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900N0040000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0050000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0060000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0070000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0080000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0090000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0100000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0110000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0120000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0130000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0140000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0150000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0160000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900N0170000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900P0010000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0020000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0030000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0040000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0050000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0060000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0070000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84

		Improvement Area C-3			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount[c]	Net Annual Installment Due 1/31/2026
381946900P0080000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0090000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0100000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0110000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0120000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900P0130000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0010000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0020000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0030000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0040000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0050000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0060000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0070000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0080000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0090000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0100000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0110000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0120000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0130000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0140000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0150000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0160000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0170000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0180000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0190000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0200000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Q0210000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Y0430000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Y0440000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Y0450000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Z0090000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900Z0100000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900Z0110000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900Z0120000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900Z0130000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900Z0140000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900Z0150000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900Z0160000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
381946900Z0170000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
381946900Z0180000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84

		Improvement Area C-3			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount[c]	Net Annual Installment Due 1/31/2026
3819469 00Z0190000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0200000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0210000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0220000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0230000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0240000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0250000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0260000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0270000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0280000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0290000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0300000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0310000	14	$ 34,675.24	$ 2,613.57	$ (49.73)	$ 2,563.84
3819469 00Z0320000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0330000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0340000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0350000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0360000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0370000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0380000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0390000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0400000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0410000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0420000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0430000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0440000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0450000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
3819469 00Z0460000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194690AA0050000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194690AA0060000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194690AA0070000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194690AA0080000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194690AA0090000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
38194690AA0100000	15	$ 36,986.92	$ 2,787.81	$ (53.04)	$ 2,734.77
Total[d]		**$ 5,303,000.00**	**$ 399,702.15**	**$ (7,604.76)**	**$ 392,097.39**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Includes principal, interest, Annual Collection Costs, and Additional Interest.

[c] The TIRZ No. 15 Annual Credit Amount applicable to Improvement Area C-3 was collected from last year's Improvement Area C-3 Initial Parcel (65000102010500200) and has been subdivided pro rata based on the ratio of outstanding Assessment of each Lot Type within Improvement Area C-3 to the outstanding total Improvement Area C-3 Assessment.

[d] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT Q-2 – IMPROVEMENT AREA C-3 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 90,000.00	$ 267,067.50	$ 26,515.00	$ -	$ 16,120.01	$ 399,702.51
2027	$ 94,000.00	$ 263,242.50	$ 26,065.00	$ -	$ 25,254.57	$ 408,562.07
2028	$ 99,000.00	$ 259,247.50	$ 25,595.00	$ -	$ 25,759.66	$ 409,602.16
2029	$ 103,000.00	$ 255,040.00	$ 25,100.00	$ -	$ 26,274.85	$ 409,414.85
2030	$ 108,000.00	$ 250,662.50	$ 24,585.00	$ -	$ 26,800.35	$ 410,047.85
2031	$ 112,000.00	$ 246,072.50	$ 24,045.00	$ -	$ 27,336.36	$ 409,453.86
2032	$ 117,000.00	$ 241,312.50	$ 23,485.00	$ -	$ 27,883.09	$ 409,680.59
2033	$ 123,000.00	$ 235,462.50	$ 22,900.00	$ -	$ 28,440.75	$ 409,803.25
2034	$ 130,000.00	$ 229,312.50	$ 22,285.00	$ -	$ 29,009.57	$ 410,607.07
2035	$ 137,000.00	$ 222,812.50	$ 21,635.00	$ -	$ 29,589.76	$ 411,037.26
2036	$ 144,000.00	$ 215,962.50	$ 20,950.00	$ -	$ 30,181.56	$ 411,094.06
2037	$ 152,000.00	$ 208,762.50	$ 20,230.00	$ -	$ 30,785.19	$ 411,777.69
2038	$ 159,000.00	$ 201,162.50	$ 19,470.00	$ -	$ 31,400.89	$ 411,033.39
2039	$ 168,000.00	$ 193,212.50	$ 18,675.00	$ -	$ 32,028.91	$ 411,916.41
2040	$ 177,000.00	$ 184,812.50	$ 17,835.00	$ -	$ 32,669.49	$ 412,316.99
2041	$ 186,000.00	$ 175,962.50	$ 16,950.00	$ -	$ 33,322.88	$ 412,235.38
2042	$ 196,000.00	$ 166,662.50	$ 16,020.00	$ -	$ 33,989.34	$ 412,671.84
2043	$ 206,000.00	$ 156,862.50	$ 15,040.00	$ -	$ 34,669.13	$ 412,571.63
2044	$ 217,000.00	$ 146,562.50	$ 14,010.00	$ -	$ 35,362.51	$ 412,935.01
2045	$ 229,000.00	$ 135,712.50	$ 12,925.00	$ -	$ 36,069.76	$ 413,707.26
2046	$ 242,000.00	$ 123,690.00	$ 11,780.00	$ -	$ 36,791.16	$ 414,261.16
2047	$ 255,000.00	$ 110,985.00	$ 10,570.00	$ -	$ 37,526.98	$ 414,081.98
2048	$ 269,000.00	$ 97,597.50	$ 9,295.00	$ -	$ 38,277.52	$ 414,170.02
2049	$ 284,000.00	$ 83,475.00	$ 7,950.00	$ -	$ 39,043.07	$ 414,468.07
2050	$ 300,000.00	$ 68,565.00	$ 6,530.00	$ -	$ 39,823.93	$ 414,918.93
2051	$ 317,000.00	$ 52,815.00	$ 5,030.00	$ -	$ 40,620.41	$ 415,465.41
2052	$ 335,000.00	$ 36,172.50	$ 3,445.00	$ -	$ 41,432.82	$ 416,050.32
2053	$ 354,000.00	$ 18,585.00	$ 1,770.00	$ (372,585.00)	$ 42,261.48	$ 44,031.48
Total	**$ 5,303,000.00**	**$ 4,847,792.50**	**$ 470,685.00**	**$ (372,585.00)**	**$ 908,726.00**	**$ 11,157,618.50**

Footnotes:

[a] Interest on the Improvement Area C-3 Bonds is calculated at a 4.25%, 5.00%, and 5.25% rate for bonds maturing 2031, 2044, and 2053, respectively.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT R-1 – IMPROVEMENT AREA C-4 ASSESSMENT ROLL

		Improvement Area C-4			
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b]	TIRZ No. 15 Annual Credit Amount	Net Annual Installment Due 1/31/2026
65000101510260200	Improvement Area C-4 Initial Parcel	$ 14,043,000.00	$ 1,037,953.43	$ -	$ 1,037,953.43
Total[c]		**$ 14,043,000.00**	**$ 1,037,953.43**	**$ -**	**$ 1,037,953.43**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing. Future allocation of the Assessment will be done in accordance with **Section VI** of this 2025 A&R Service and Assessment Plan.

[b] Includes principal, interest, Annual Collection Costs, and upon issuance of Improvement Area C-4 Bonds will include Additional Interest.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT R-2 – IMPROVEMENT AREA C-4 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 211,000.00	$ 702,150.00	$ 70,215.00	$ 54,588.43	$ 1,037,953.43
2027	$ 222,000.00	$ 691,600.00	$ 69,160.00	$ 45,990.20	$ 1,028,750.20
2028	$ 233,000.00	$ 680,500.00	$ 68,050.00	$ 46,910.00	$ 1,028,460.00
2029	$ 245,000.00	$ 668,850.00	$ 66,885.00	$ 47,848.20	$ 1,028,583.20
2030	$ 257,000.00	$ 656,600.00	$ 65,660.00	$ 48,805.16	$ 1,028,065.16
2031	$ 270,000.00	$ 643,750.00	$ 64,375.00	$ 49,781.26	$ 1,027,906.26
2032	$ 283,000.00	$ 630,250.00	$ 63,025.00	$ 50,776.89	$ 1,027,051.89
2033	$ 297,000.00	$ 616,100.00	$ 61,610.00	$ 51,792.43	$ 1,026,502.43
2034	$ 312,000.00	$ 601,250.00	$ 60,125.00	$ 52,828.28	$ 1,026,203.28
2035	$ 328,000.00	$ 585,650.00	$ 58,565.00	$ 53,884.85	$ 1,026,099.85
2036	$ 344,000.00	$ 569,250.00	$ 56,925.00	$ 54,962.55	$ 1,025,137.55
2037	$ 361,000.00	$ 552,050.00	$ 55,205.00	$ 56,061.80	$ 1,024,316.80
2038	$ 380,000.00	$ 534,000.00	$ 53,400.00	$ 57,183.04	$ 1,024,583.04
2039	$ 399,000.00	$ 515,000.00	$ 51,500.00	$ 58,326.70	$ 1,023,826.70
2040	$ 419,000.00	$ 495,050.00	$ 49,505.00	$ 59,493.23	$ 1,023,048.23
2041	$ 439,000.00	$ 474,100.00	$ 47,410.00	$ 60,683.09	$ 1,021,193.09
2042	$ 461,000.00	$ 452,150.00	$ 45,215.00	$ 61,896.75	$ 1,020,261.75
2043	$ 484,000.00	$ 429,100.00	$ 42,910.00	$ 63,134.69	$ 1,019,144.69
2044	$ 509,000.00	$ 404,900.00	$ 40,490.00	$ 64,397.38	$ 1,018,787.38
2045	$ 534,000.00	$ 379,450.00	$ 37,945.00	$ 65,685.33	$ 1,017,080.33
2046	$ 561,000.00	$ 352,750.00	$ 35,275.00	$ 66,999.04	$ 1,016,024.04
2047	$ 589,000.00	$ 324,700.00	$ 32,470.00	$ 68,339.02	$ 1,014,509.02
2048	$ 618,000.00	$ 295,250.00	$ 29,525.00	$ 69,705.80	$ 1,012,480.80
2049	$ 649,000.00	$ 264,350.00	$ 26,435.00	$ 71,099.92	$ 1,010,884.92
2050	$ 682,000.00	$ 231,900.00	$ 23,190.00	$ 72,521.92	$ 1,009,611.92
2051	$ 716,000.00	$ 197,800.00	$ 19,780.00	$ 73,972.36	$ 1,007,552.36
2052	$ 752,000.00	$ 162,000.00	$ 16,200.00	$ 75,451.81	$ 1,005,651.81
2053	$ 789,000.00	$ 124,400.00	$ 12,440.00	$ 76,960.85	$ 1,002,800.85
2054	$ 829,000.00	$ 84,950.00	$ 8,495.00	$ 78,500.07	$ 1,000,945.07
2055	$ 870,000.00	$ 43,500.00	$ 4,350.00	$ 80,070.07	$ 997,920.07
Total	**$ 14,043,000.00**	**$ 13,363,350.00**	**$ 1,336,335.00**	**$ 1,838,651.12**	**$ 30,581,336.12**

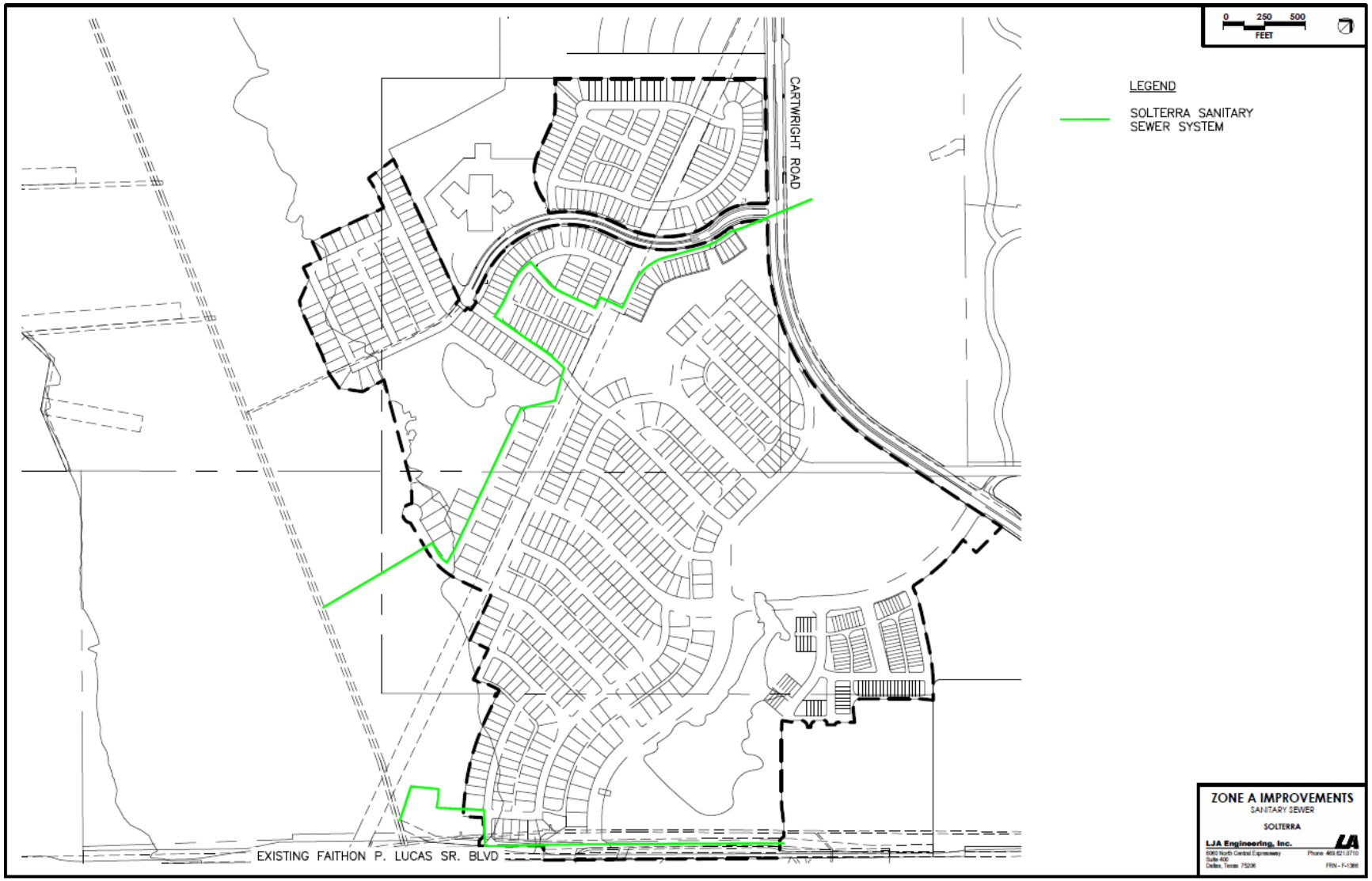
Footnotes:

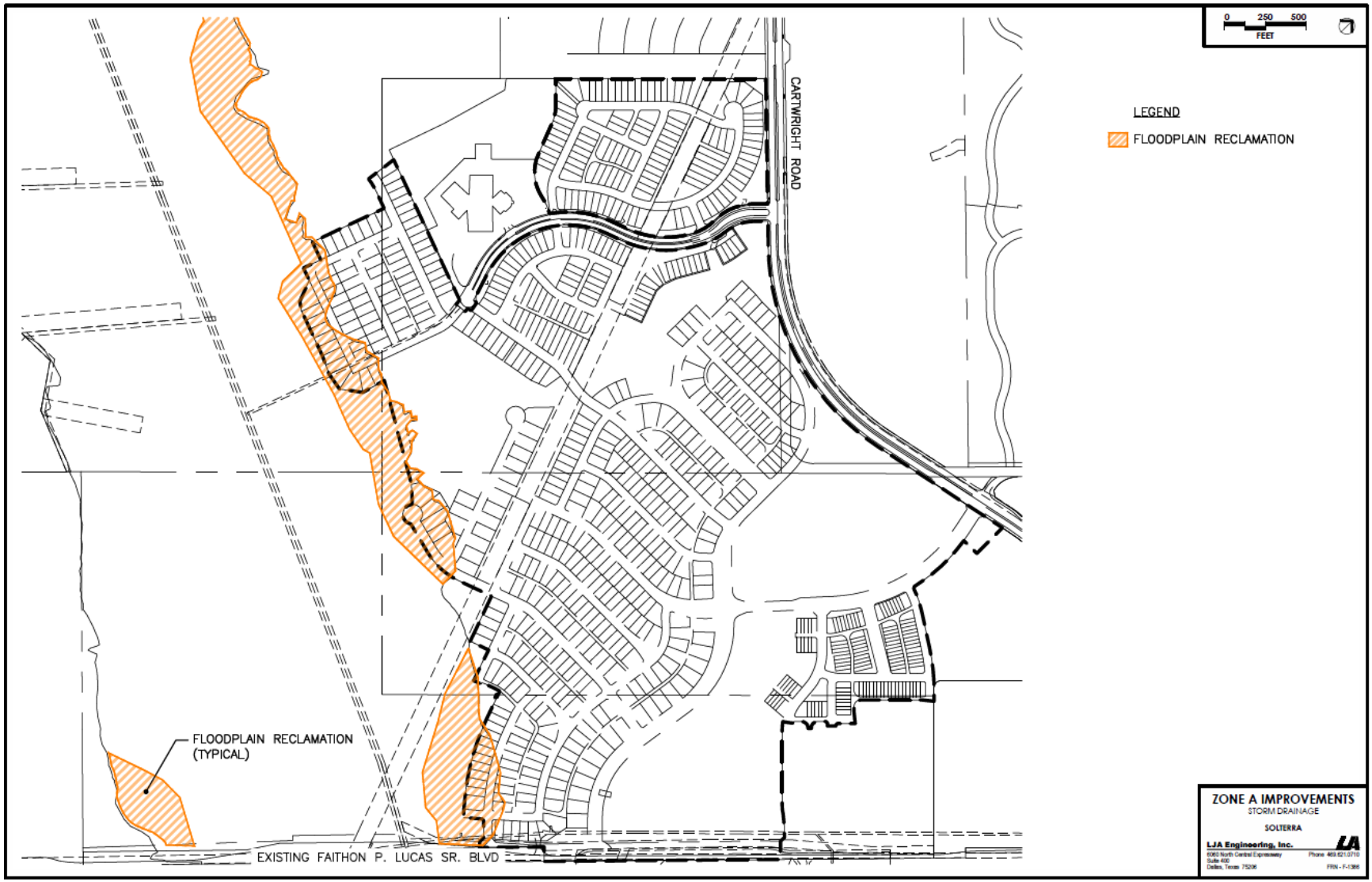
[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area C-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area C-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT S-1 – MAPS OF IMPROVEMENT ZONE A IMPROVEMENTS

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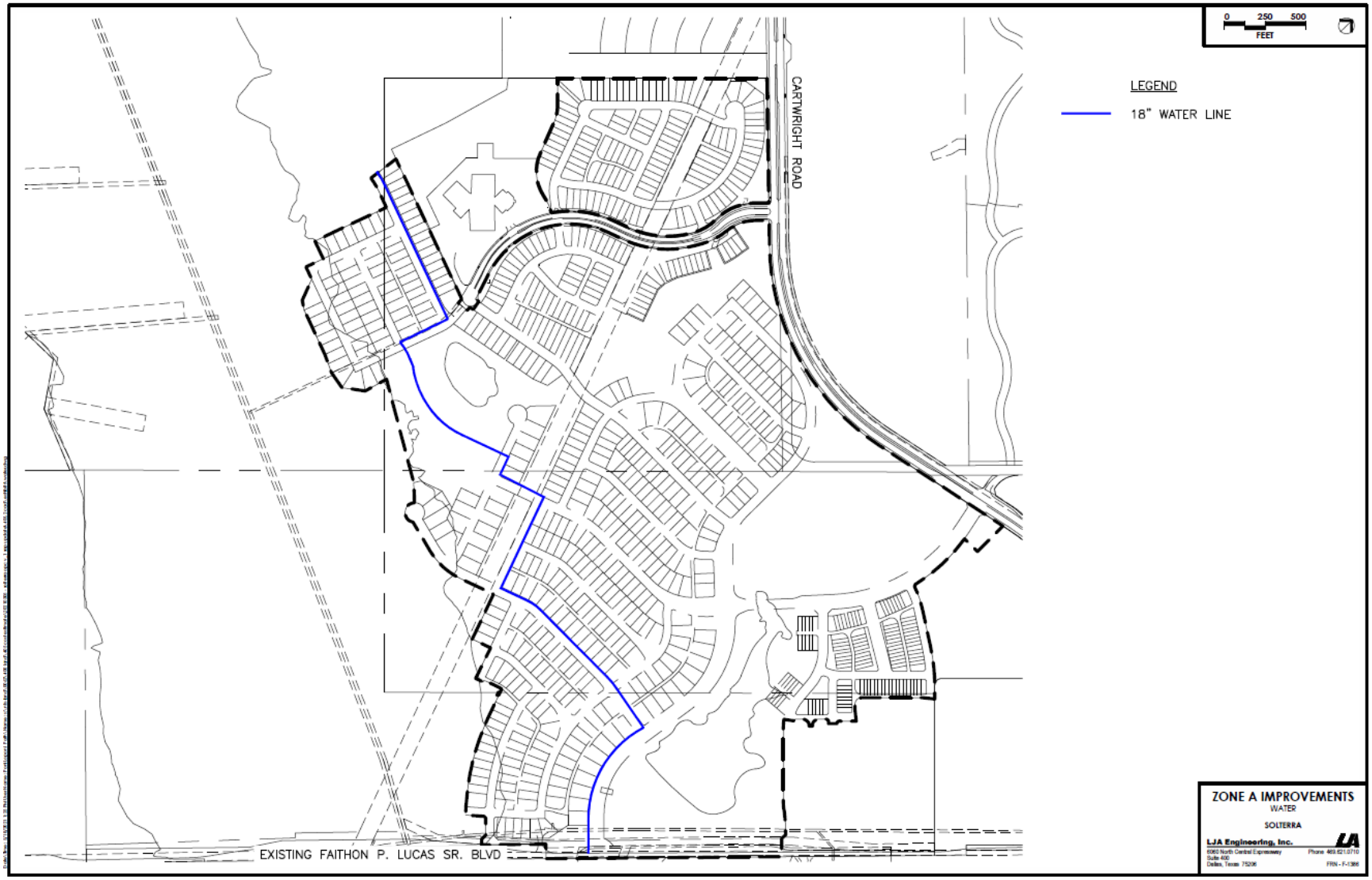
LEGEND
FLOODPLAIN RECLAMATION
CARTWRIGHT ROAD
FLOODPLAIN RECLAMATION
(TYPICAL)
EXISTING FAITHON P. LUCAS SR. BLVD
ZONE A IMPROVEMENTS
STORM DRAINAGE
SOLTERRA
LJA Engineering, Inc.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LEGEND
18" WATER LINE
CARTWRIGHT ROAD
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ZONE A IMPROVEMENTS
WATER
SOLTERRA
LJA Engineering, Inc.

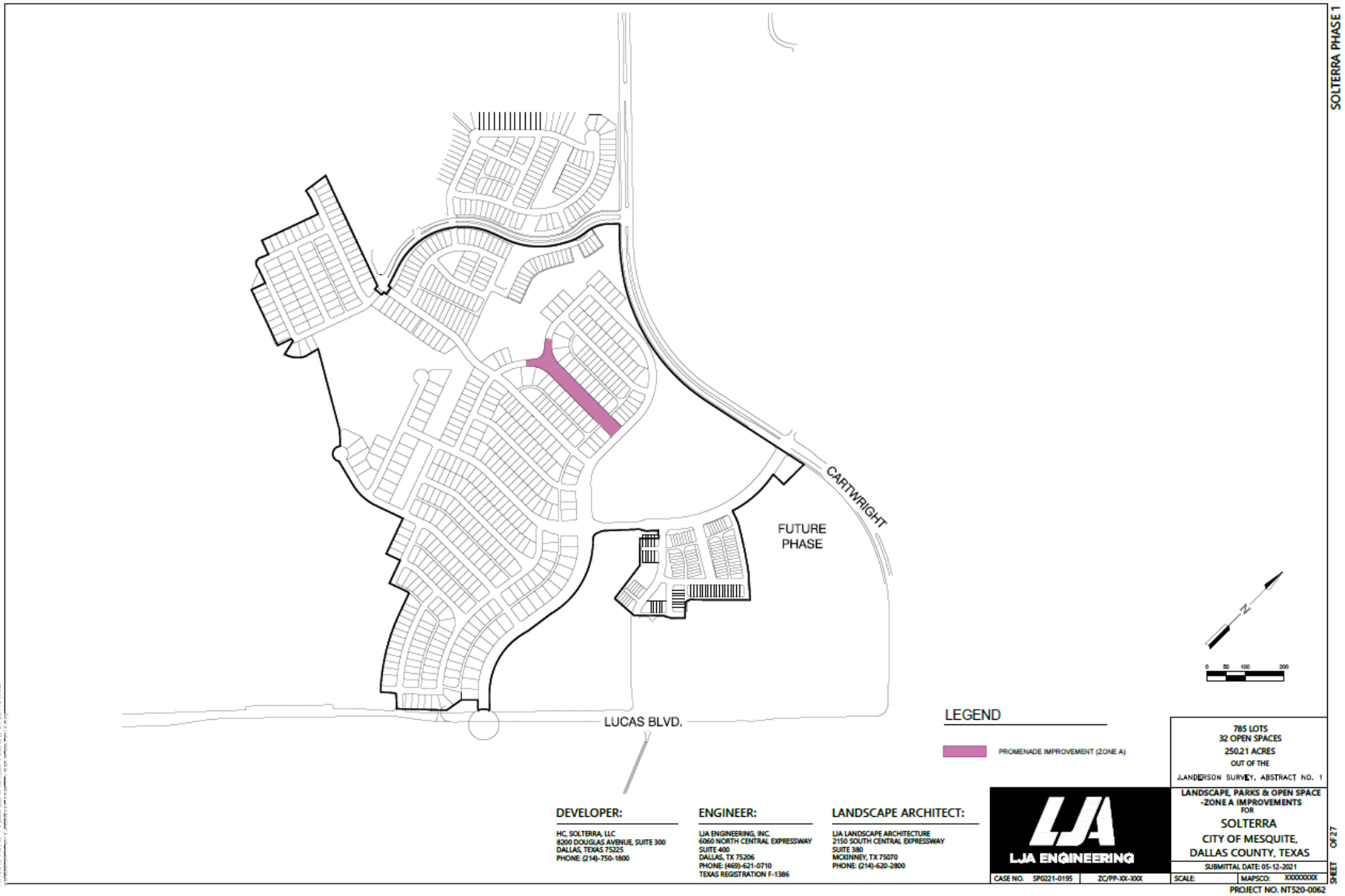
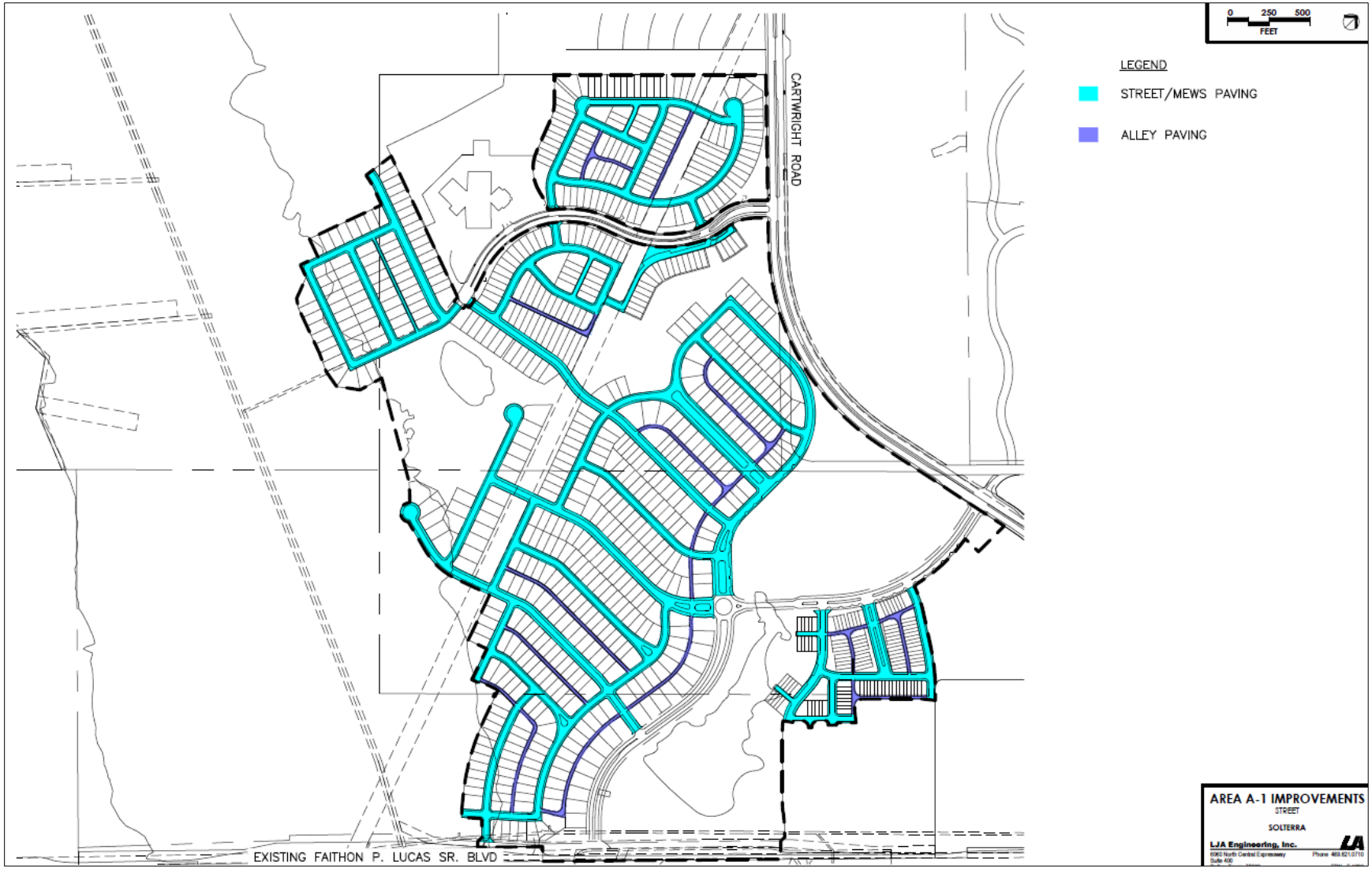

SOLTERRA PHASE 1
CARTWRIGHT
FUTURE PHASE
LUCAS BLVD.
N
0 50 100 200
LEGEND
PROMENADE IMPROVEMENT (ZONE A)
785 LOTS
32 OPEN SPACES
250.21 ACRES
OUT OF THE
J.ANDERSON SURVEY, ABSTRACT NO. 1
DEVELOPER:
HC, SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: (214)-750-1800
ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75206
PHONE: (469)-621-0710
TEXAS REGISTRATION F-1386
LANDSCAPE ARCHITECT:
LJA LANDSCAPE ARCHITECTURE
2150 SOUTH CENTRAL EXPRESSWAY
SUITE 380
MCKINNEY, TX 75070
PHONE: (214)-620-2800
LJA ENGINEERING
LANDSCAPE, PARKS & OPEN SPACE
-ZONE A IMPROVEMENTS
FOR
SOLTERRA
CITY OF MESQUITE,
DALLAS COUNTY, TEXAS
SUBMITTAL DATE: 05-12-2021
CASE NO. SP0221-0195
ZC/PP-XX-XXX
SCALE:
MAPSCO: XXXXXXXX
SHEET OF 27
PROJECT NO. NT520-0062

EXHIBIT S-2– MAPS OF IMPROVEMENT AREA A-1 IMPROVEMENTS



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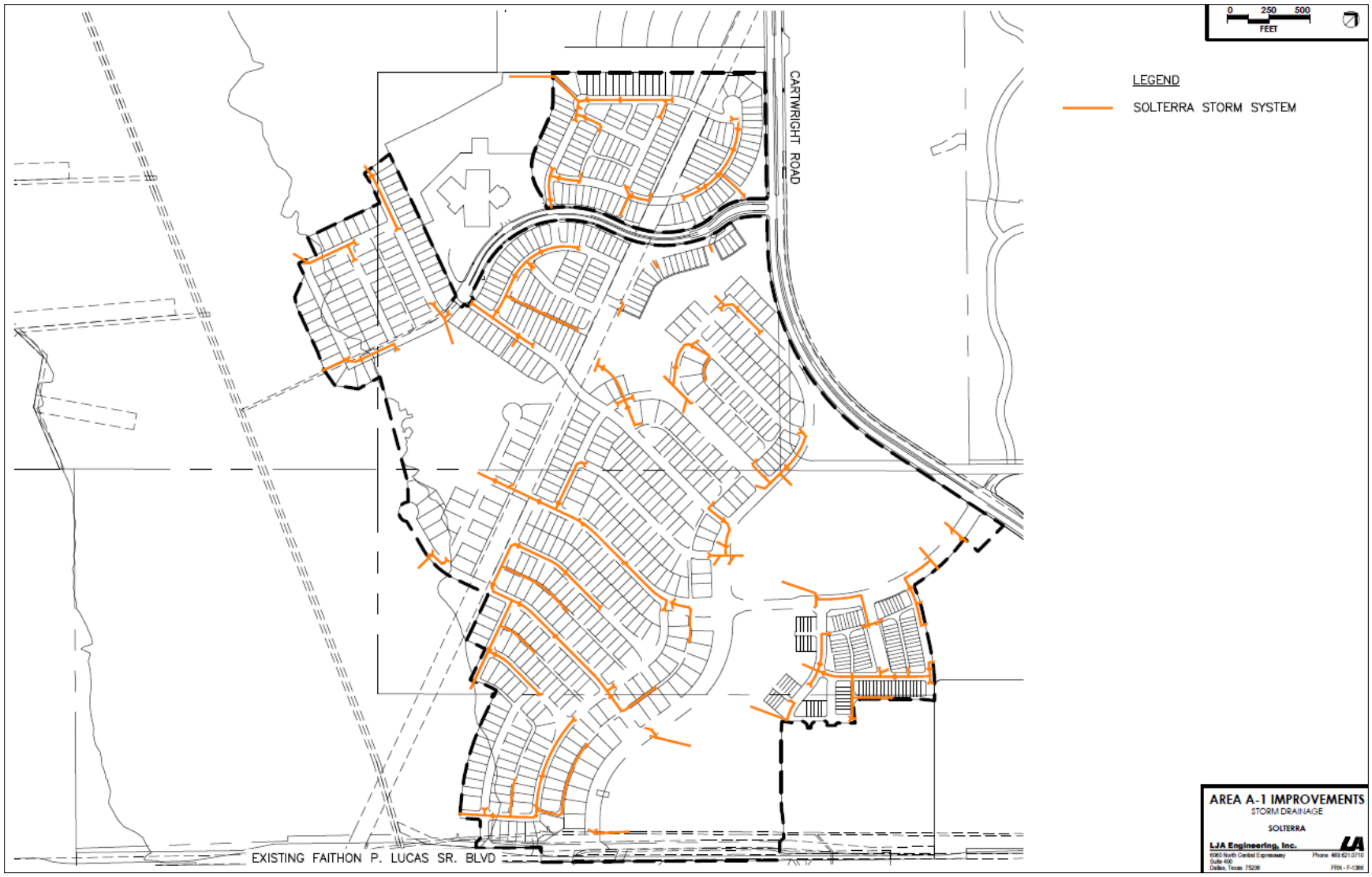
LEGEND
SOLTERRA SANITARY SEWER SYSTEM
CARTWRIGHT ROAD
EXISTING FAITHON P. LUCAS SR. BLVD
AREA A-1 IMPROVEMENTS
SANITARY SEWER
SOLTERRA
LJA Engineering, Inc.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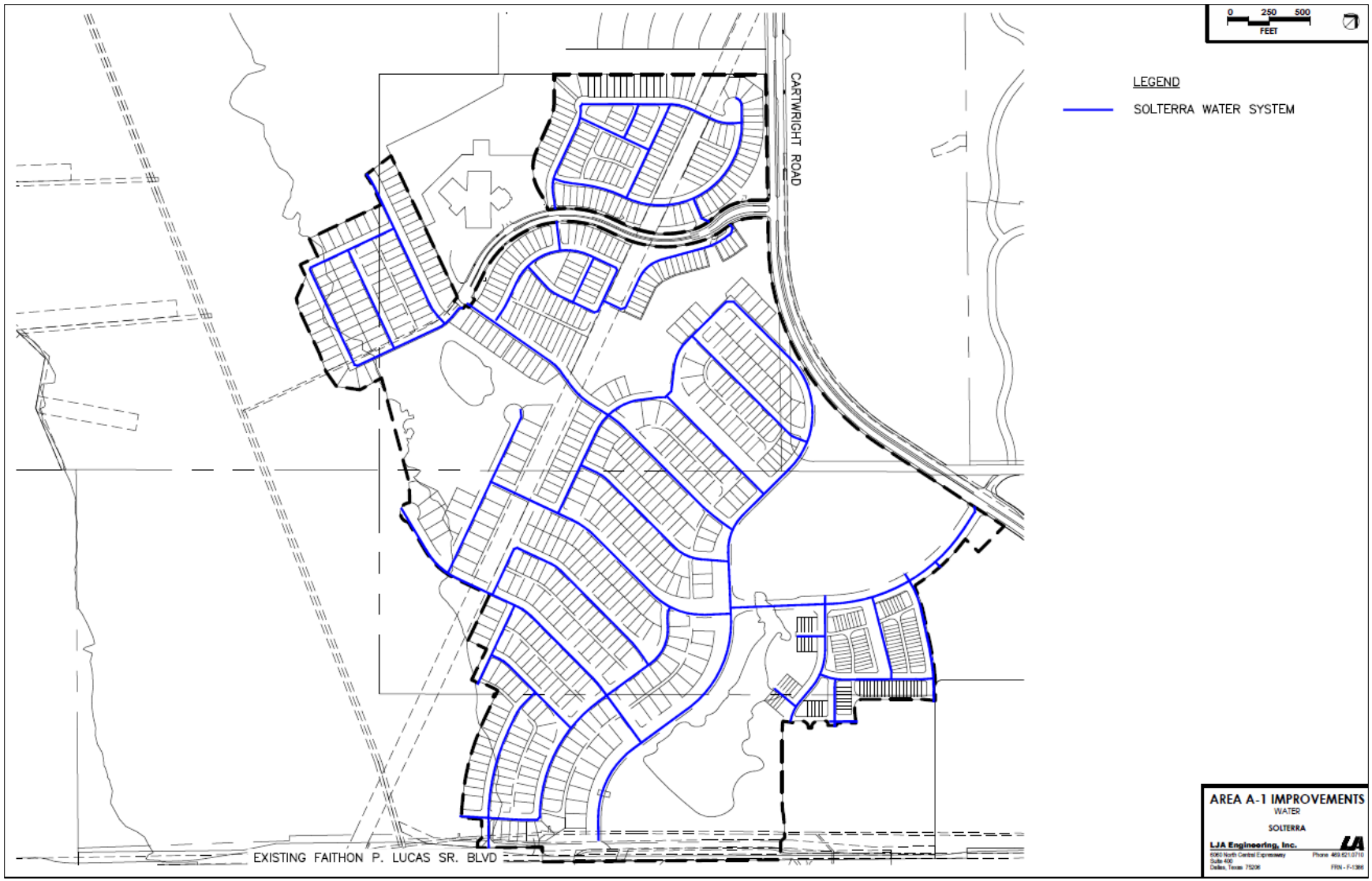
FEET
LEGEND
SOLTERRA STORM SYSTEM
CARTWRIGHT ROAD
EXISTING FAITHON P. LUCAS SR. BLVD
AREA A-1 IMPROVEMENTS
STORM DRAINAGE
SOLTERRA
LJA Engineering, Inc.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LEGEND
SOLTERRA WATER SYSTEM
CARTWRIGHT ROAD
EXISTING FAITHON P. LUCAS SR. BLVD
AREA A-1 IMPROVEMENTS
WATER
SOLTERRA
LJA Engineering, Inc.

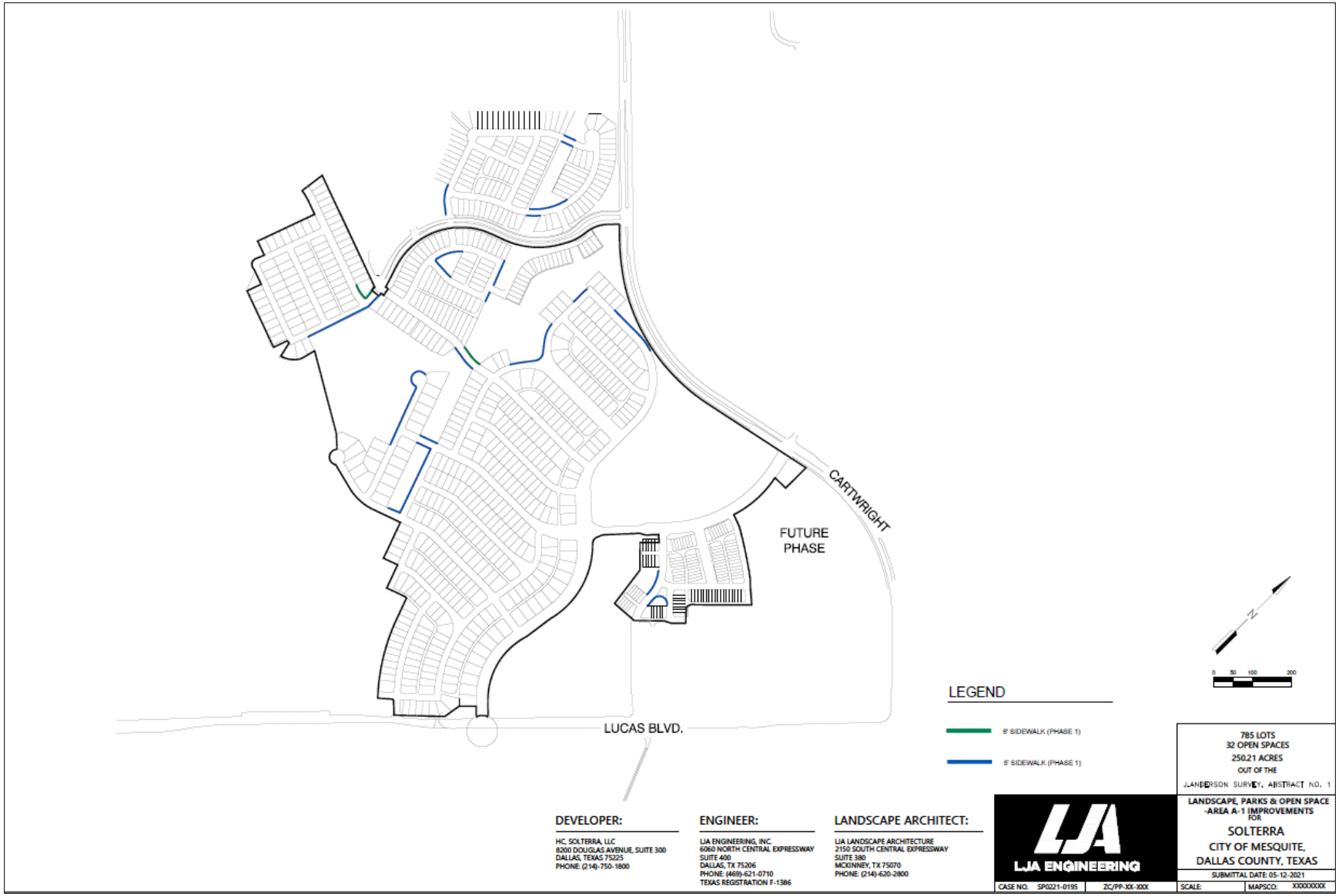
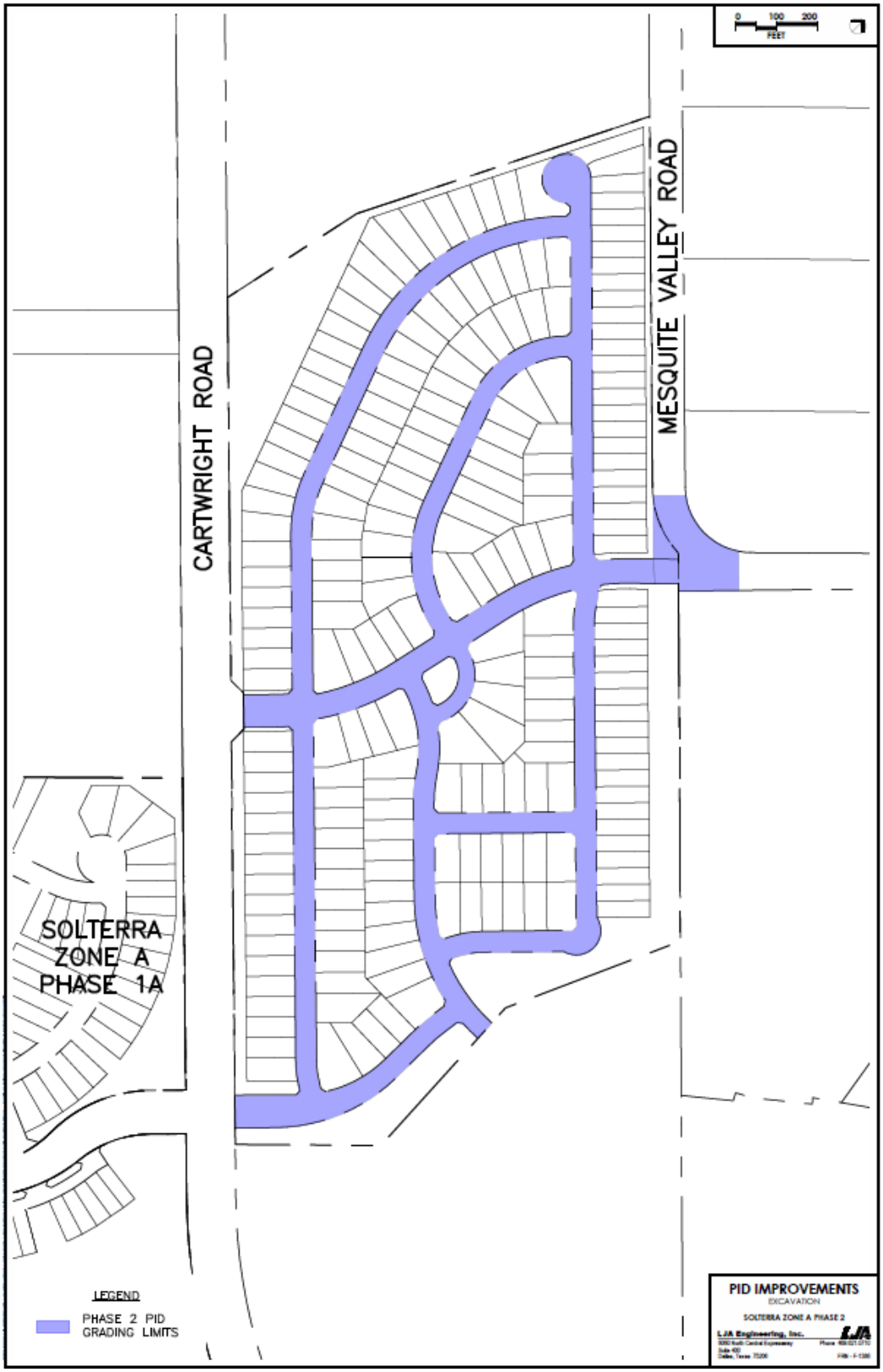
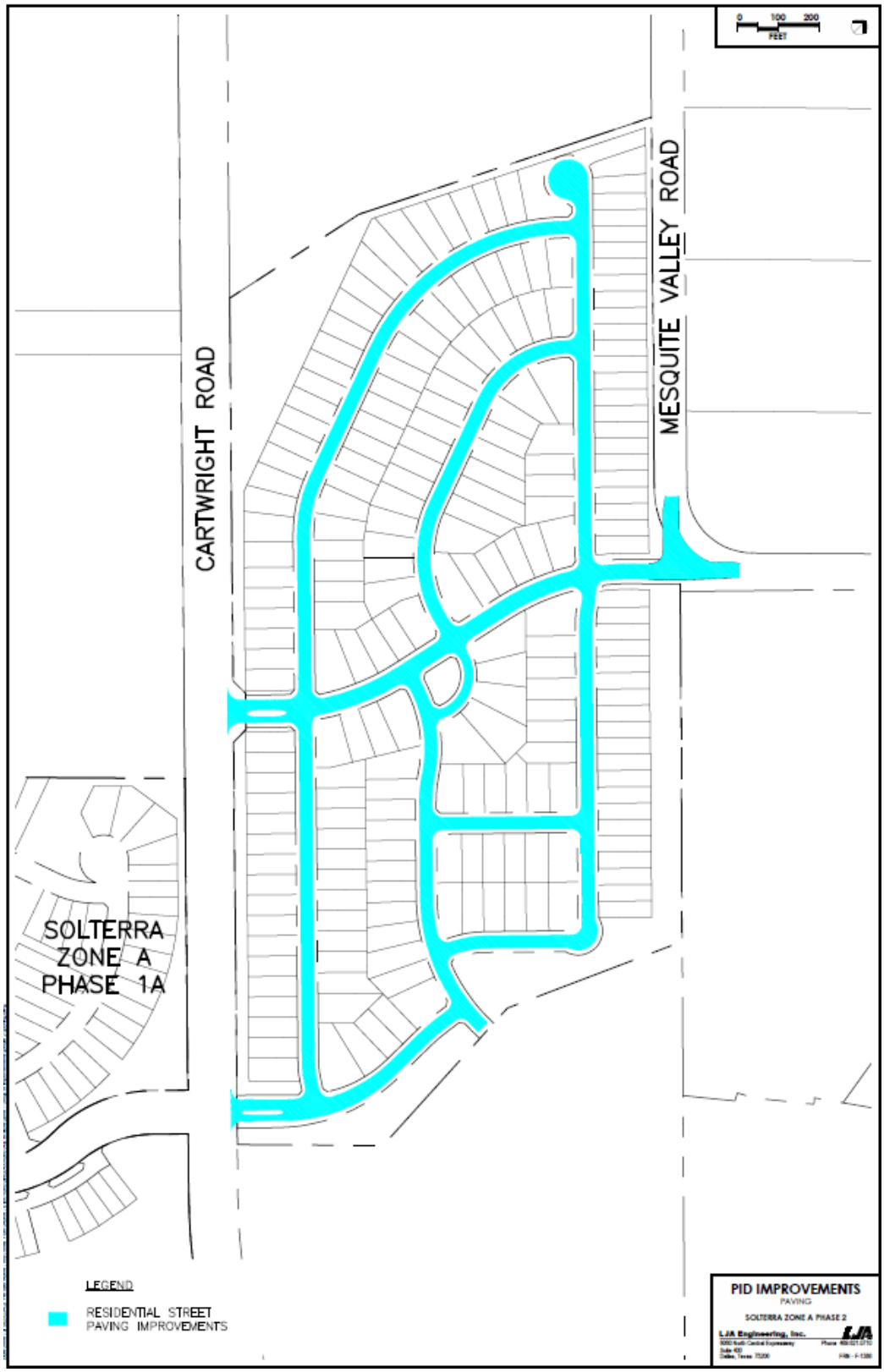

CARTWRIGHT
FUTURE PHASE
LUCAS BLVD.
LEGEND
6' SIDEWALK (PHASE 1)
5' SIDEWALK (PHASE 1)
N
0 50 100 200
785 LOTS
32 OPEN SPACES
250.21 ACRES
OUT OF THE
J.ANDERSON SURVEY, ABSTRACT NO. 1
DEVELOPER:
HC, SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: (214)-750-1800
ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75206
PHONE: (469)-621-0710
TEXAS REGISTRATION F-1386
LANDSCAPE ARCHITECT:
LJA LANDSCAPE ARCHITECTURE
2150 SOUTH CENTRAL EXPRESSWAY
SUITE 380
MCKINNEY, TX 75070
PHONE: (214)-620-2800
LJA ENGINEERING
LANDSCAPE, PARKS & OPEN SPACE
-AREA A-1 IMPROVEMENTS
FOR
SOLTERRA
CITY OF MESQUITE,
DALLAS COUNTY, TEXAS
SUBMITTAL DATE: 05-12-2021
CASE NO. SP0221-0195
ZC/PP-XX-XXX
SCALE:
MAPSCO: XXXXXXXX

EXHIBIT S-3 – MAPS OF IMPROVEMENT AREA A-2 IMPROVEMENTS

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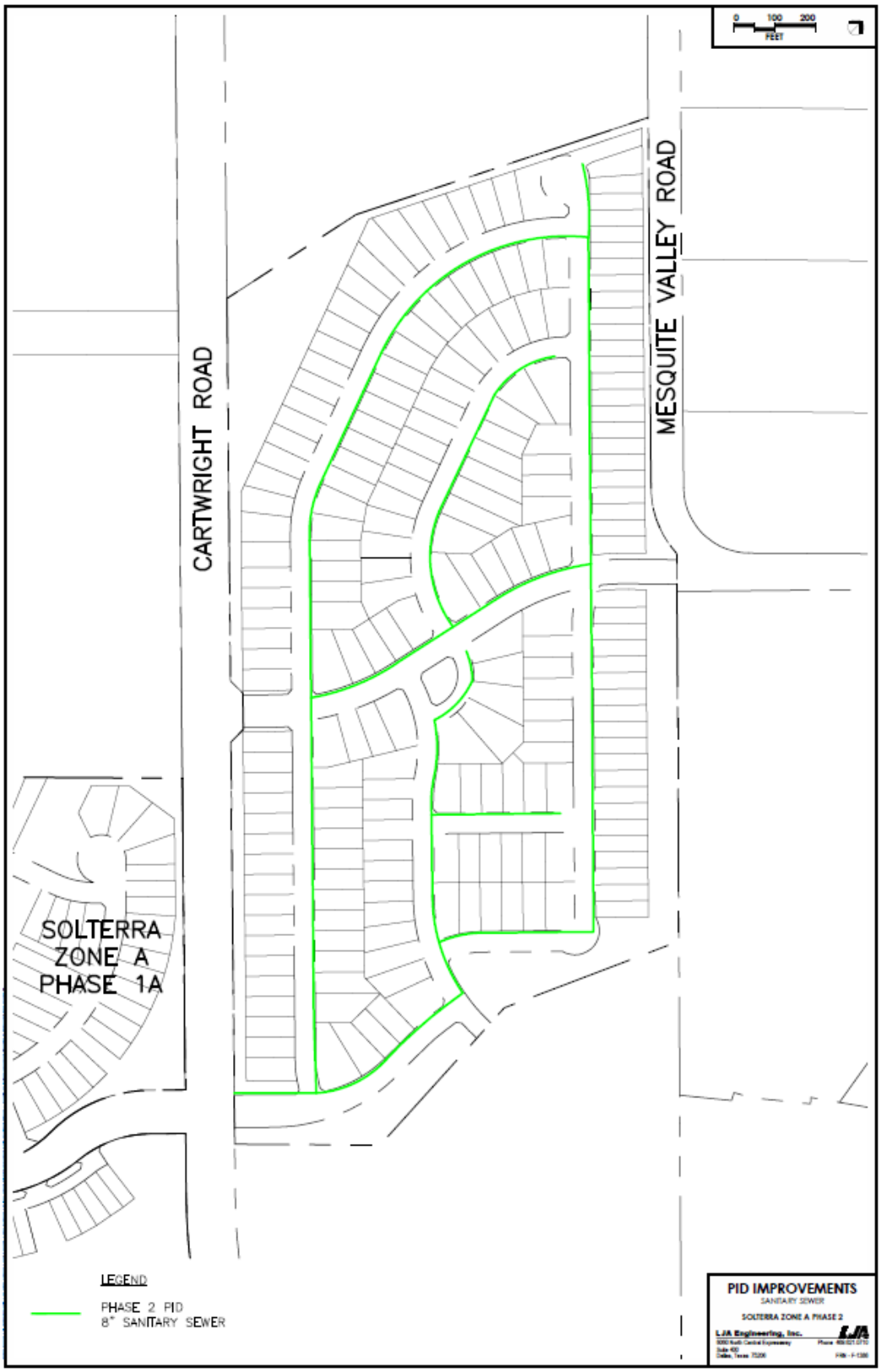
FEET
CARTWRIGHT ROAD
MESQUITE VALLEY ROAD
SOLTERRA
ZONE A
PHASE 1A
LEGEND
RESIDENTIAL STREET
PAVING IMPROVEMENTS
PID IMPROVEMENTS
PAVING
SOLTERRA ZONE A PHASE 2
LJA Engineering, Inc.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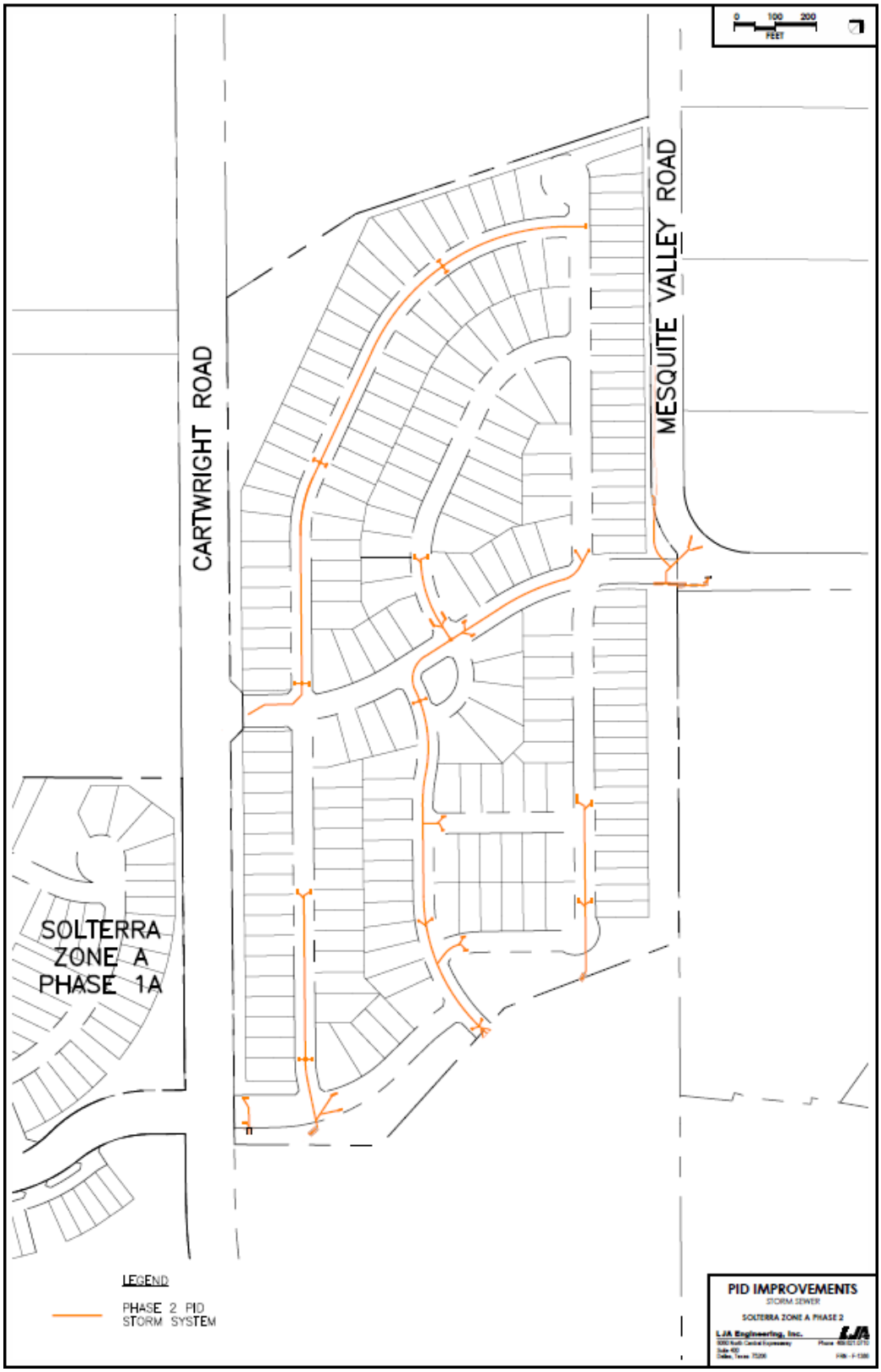
CARTWRIGHT ROAD
MESQUITE VALLEY ROAD
SOLTERRA
ZONE A
PHASE 1A
LEGEND
PHASE 2 PID
8" SANITARY SEWER
PID IMPROVEMENTS
SANITARY SEWER
SOLTERRA ZONE A PHASE 2
LJA Engineering, Inc.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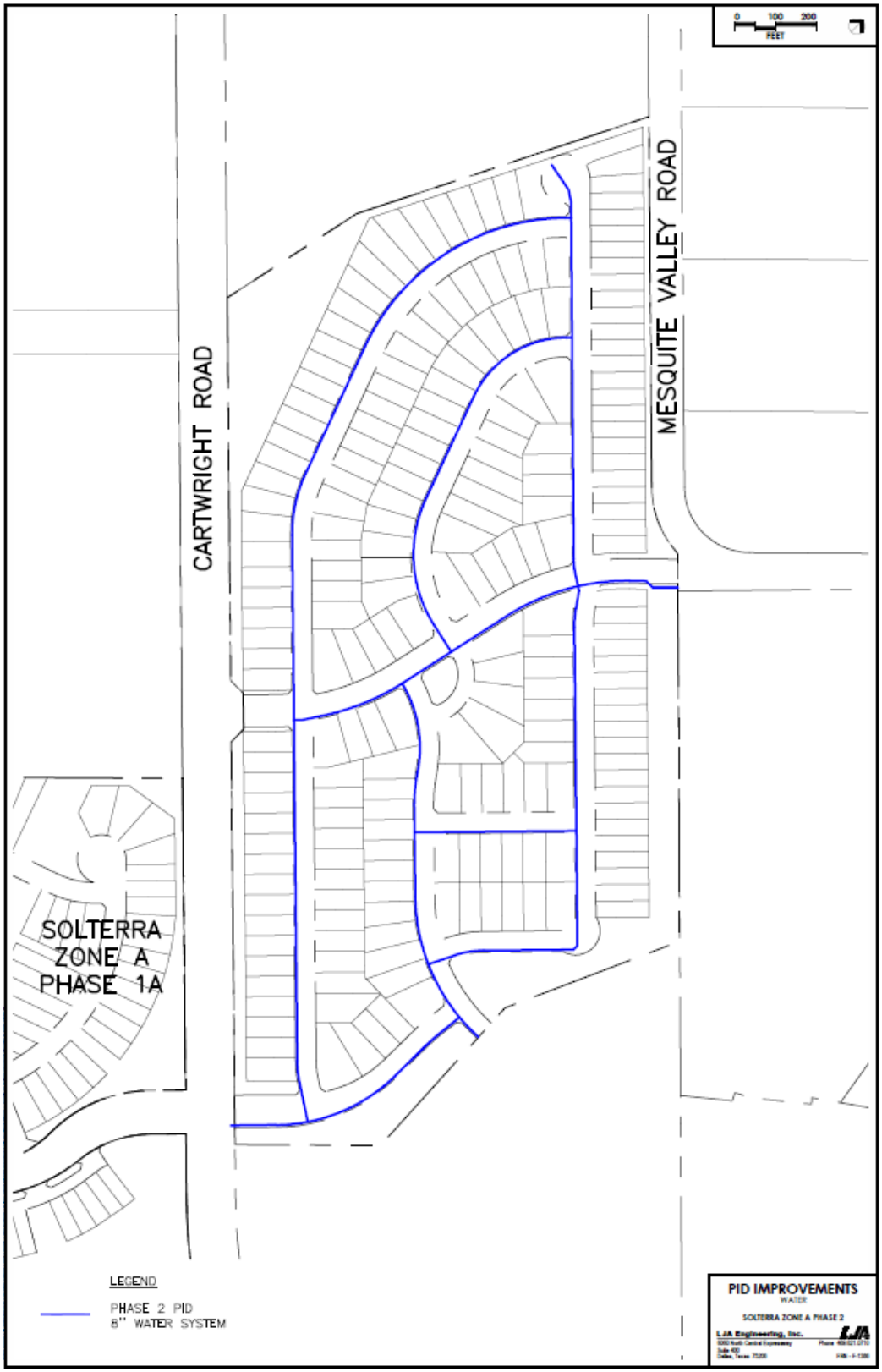
CARTWRIGHT ROAD
MESQUITE VALLEY ROAD
SOLTERRA
ZONE A
PHASE 1A
LEGEND
PHASE 2 PID
STORM SYSTEM
PID IMPROVEMENTS
STORM SEWER
SOLTERRA ZONE A PHASE 2
LJA Engineering, Inc.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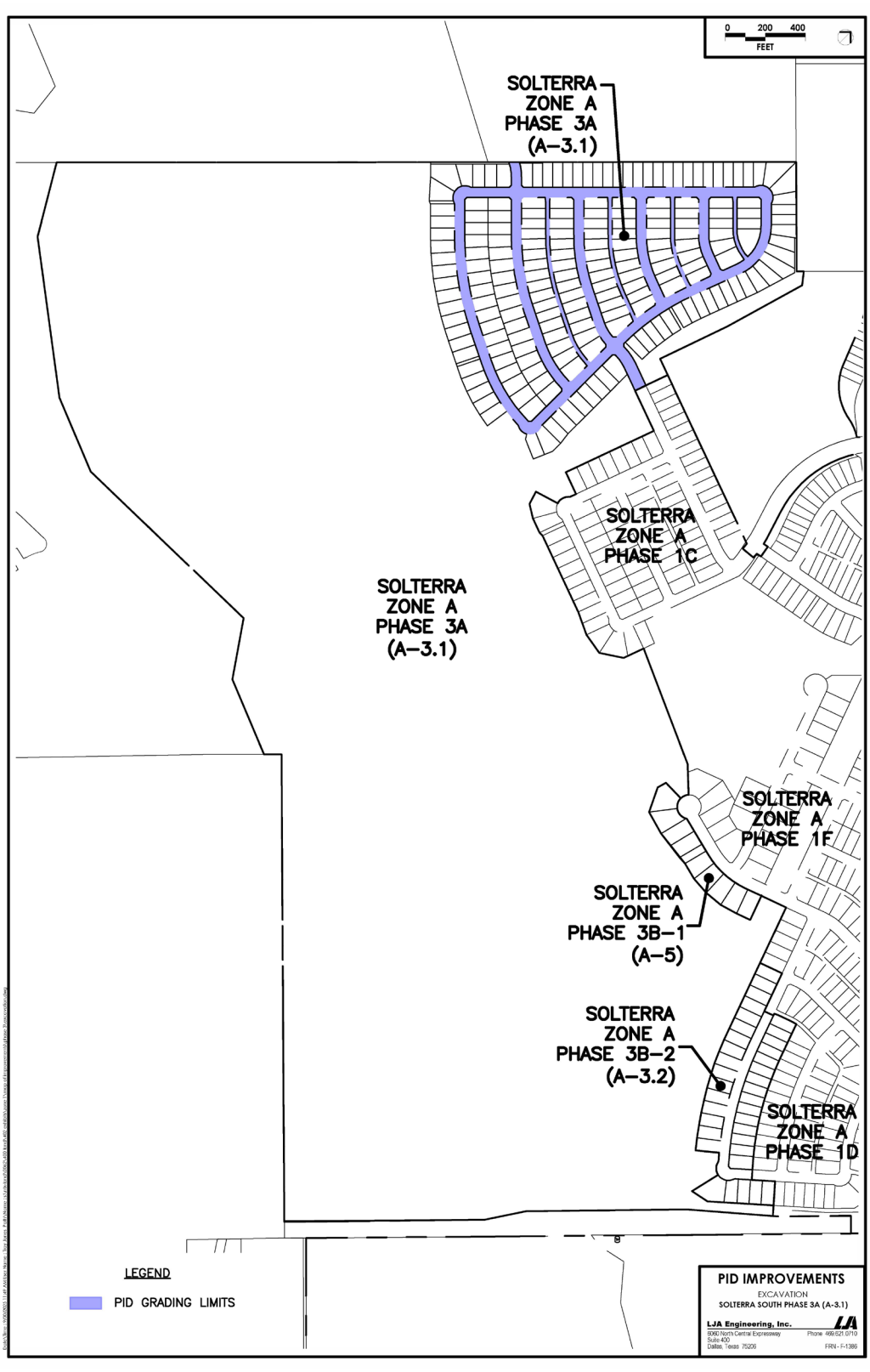
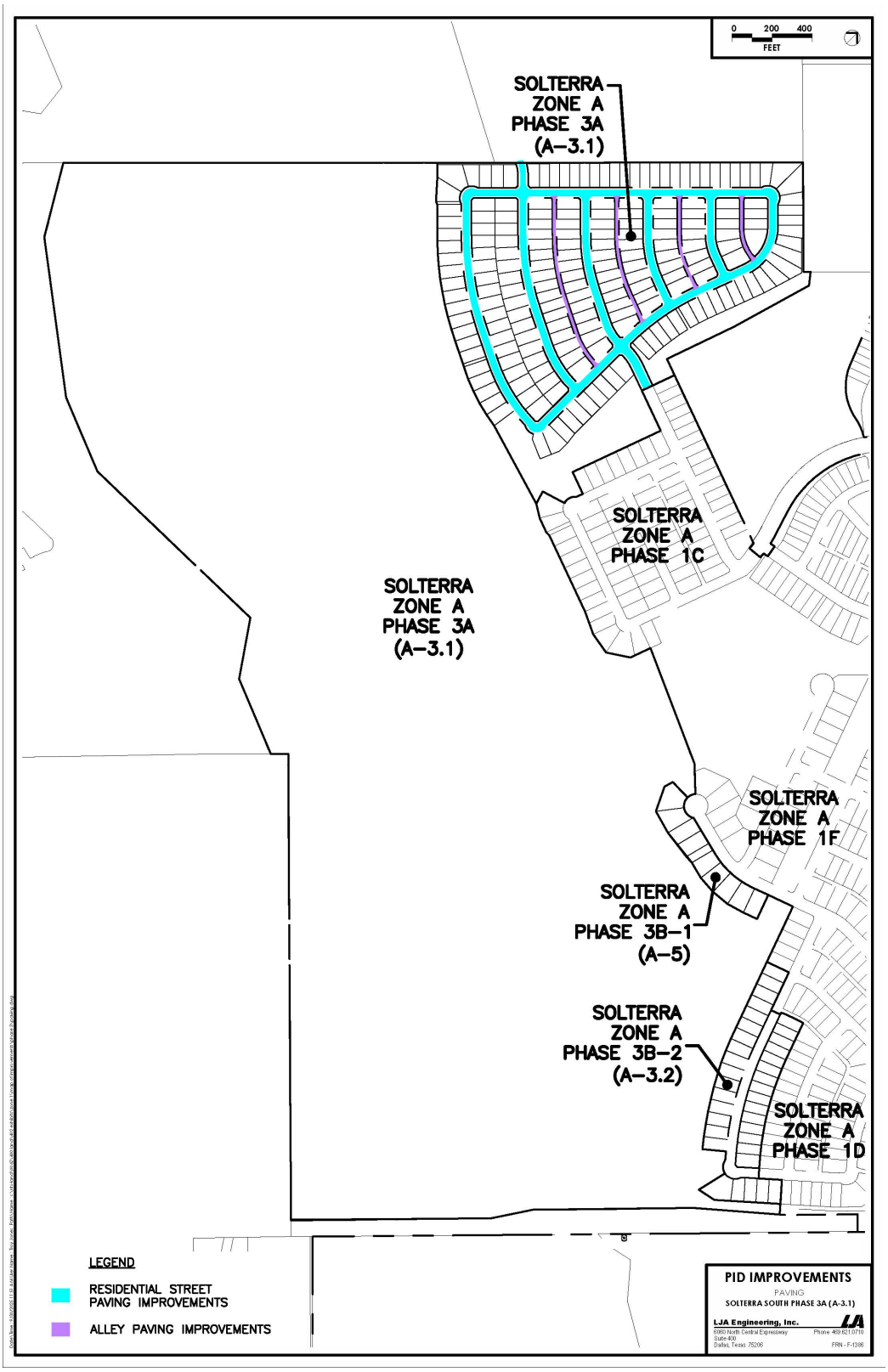
FEET
CARTWRIGHT ROAD
MESQUITE VALLEY ROAD
SOLTERRA
ZONE A
PHASE 1A
LEGEND
PHASE 2 PID
8" WATER SYSTEM
PID IMPROVEMENTS
WATER
SOLTERRA ZONE A PHASE 2
LJA Engineering, Inc.

EXHIBIT S-4 – MAPS OF IMPROVEMENT AREA A-3.1 IMPROVEMENTS

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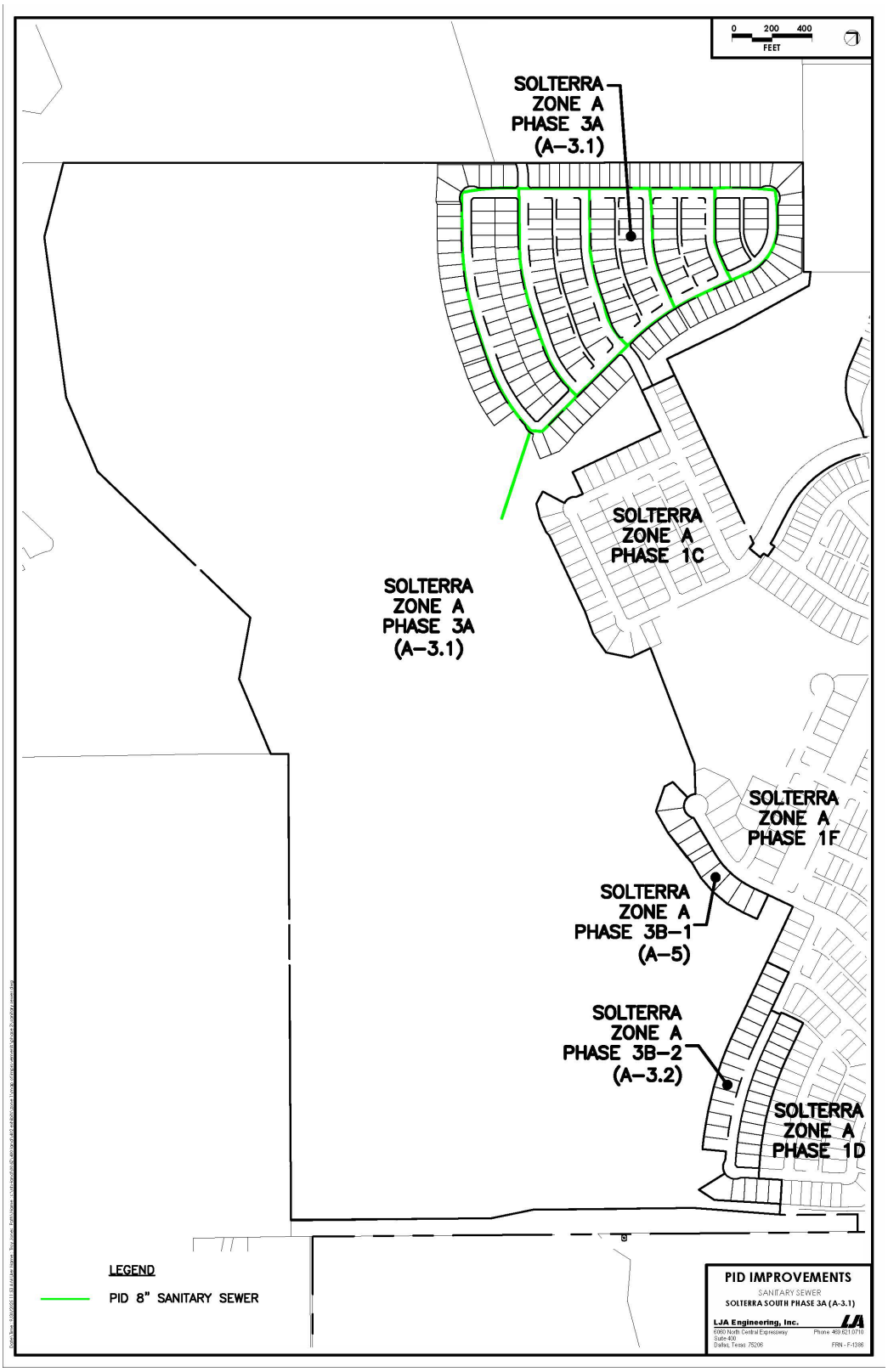
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1C
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1F
SOLTERRA ZONE A PHASE 3B-1 (A-5)
SOLTERRA ZONE A PHASE 3B-2 (A-3.2)
SOLTERRA ZONE A PHASE 1D
LEGEND
RESIDENTIAL STREET PAVING IMPROVEMENTS
ALLEY PAVING IMPROVEMENTS
PID IMPROVEMENTS
PAVING
SOLTERRA SOUTH PHASE 3A (A-3.1)
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386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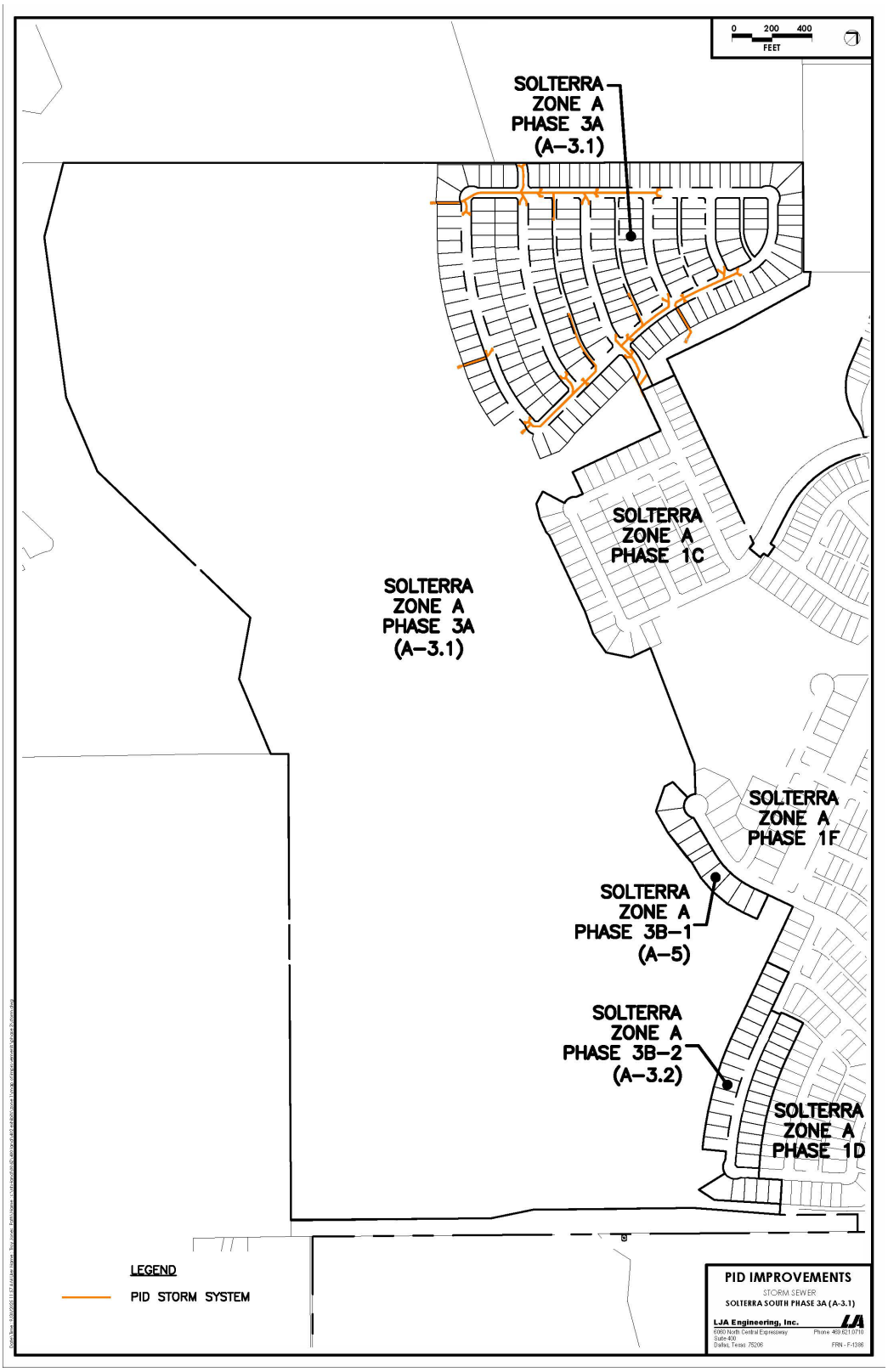
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1C
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1F
SOLTERRA ZONE A PHASE 3B-1 (A-5)
SOLTERRA ZONE A PHASE 3B-2 (A-3.2)
SOLTERRA ZONE A PHASE 1D
LEGEND
PID 8" SANITARY SEWER
PID IMPROVEMENTS
SANITARY SEWER
SOLTERRA SOUTH PHASE 3A (A-3.1)
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386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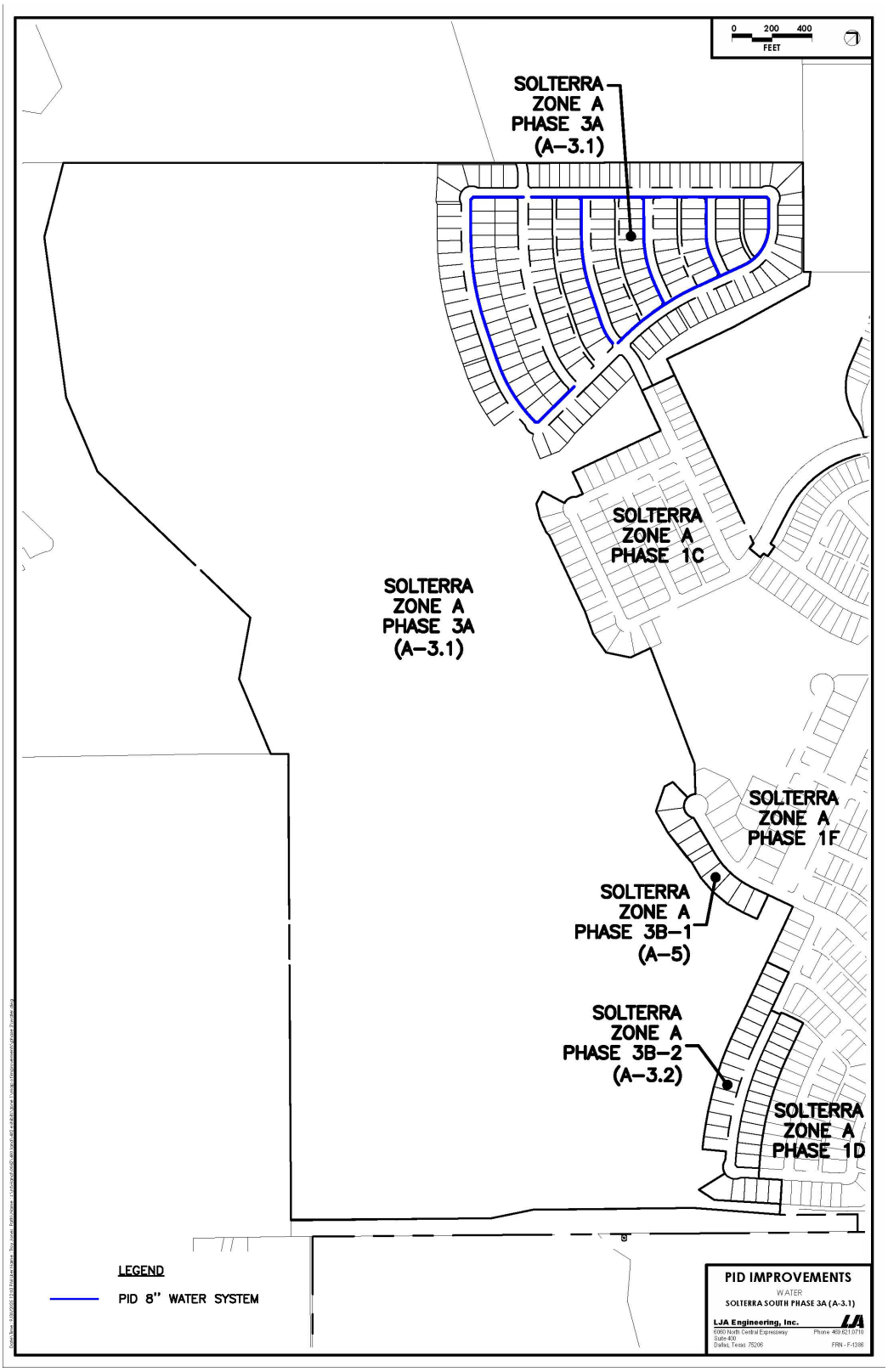
FEET
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1C
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1F
SOLTERRA ZONE A PHASE 3B-1 (A-5)
SOLTERRA ZONE A PHASE 3B-2 (A-3.2)
SOLTERRA ZONE A PHASE 1D
LEGEND
PID STORM SYSTEM
PID IMPROVEMENTS
STORM SEWER
SOLTERRA SOUTH PHASE 3A (A-3.1)
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386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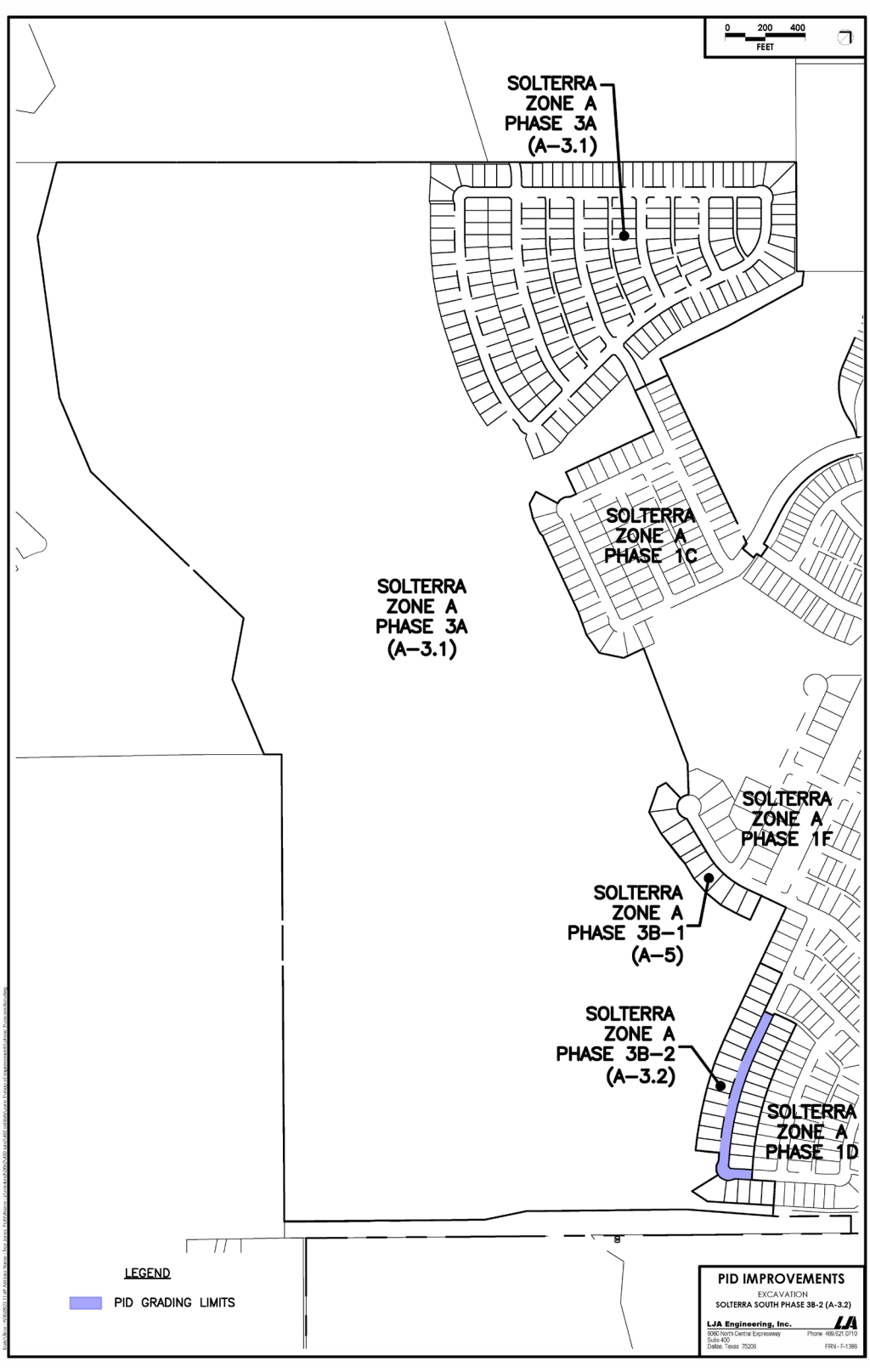
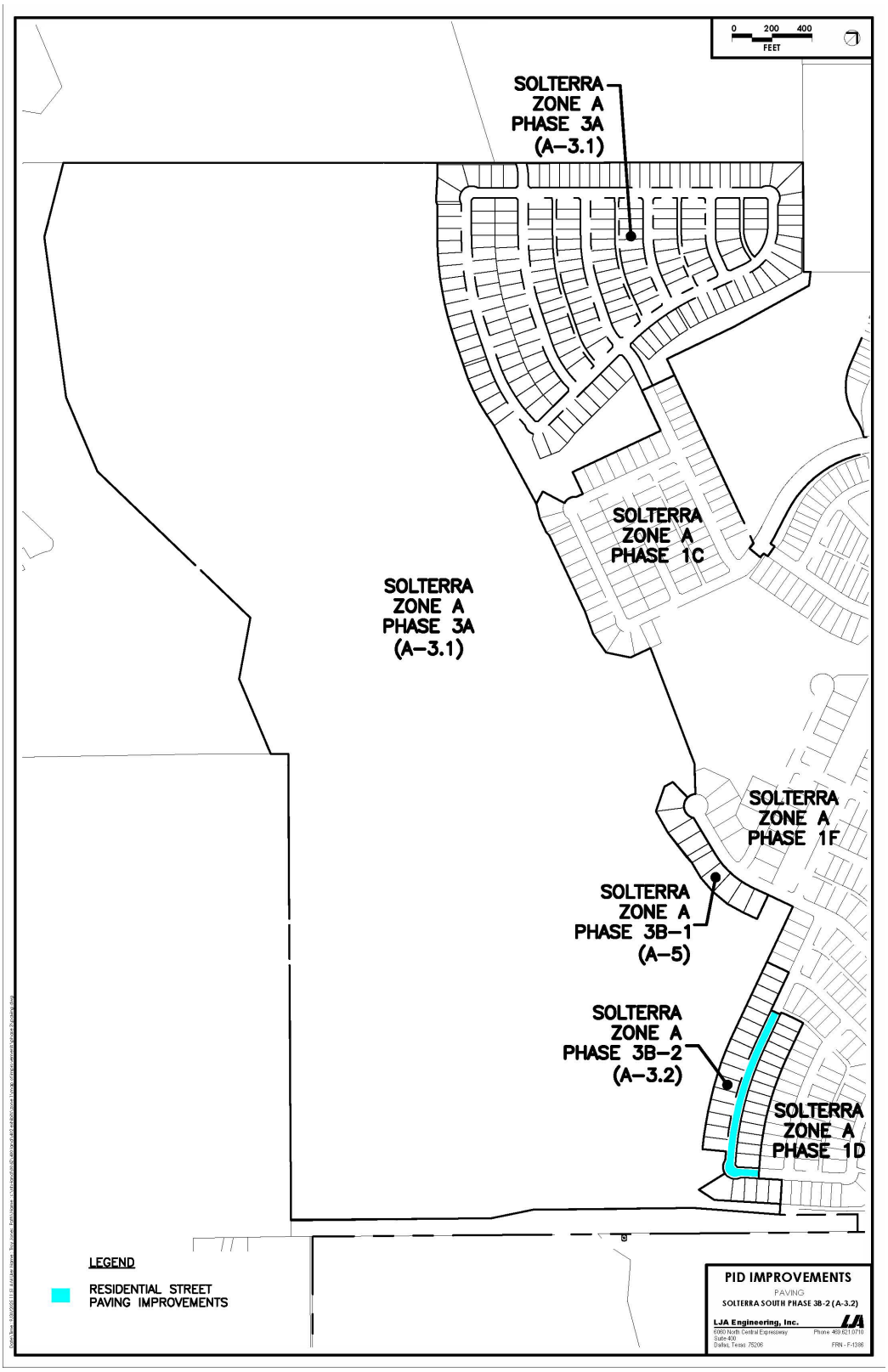
FEET
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1C
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1F
SOLTERRA ZONE A PHASE 3B-1 (A-5)
SOLTERRA ZONE A PHASE 3B-2 (A-3.2)
SOLTERRA ZONE A PHASE 1D
LEGEND
PID 8" WATER SYSTEM
PID IMPROVEMENTS
WATER
SOLTERRA SOUTH PHASE 3A (A-3.1)
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

EXHIBIT S-5 – MAPS OF IMPROVEMENT AREA A-3.2 IMPROVEMENTS

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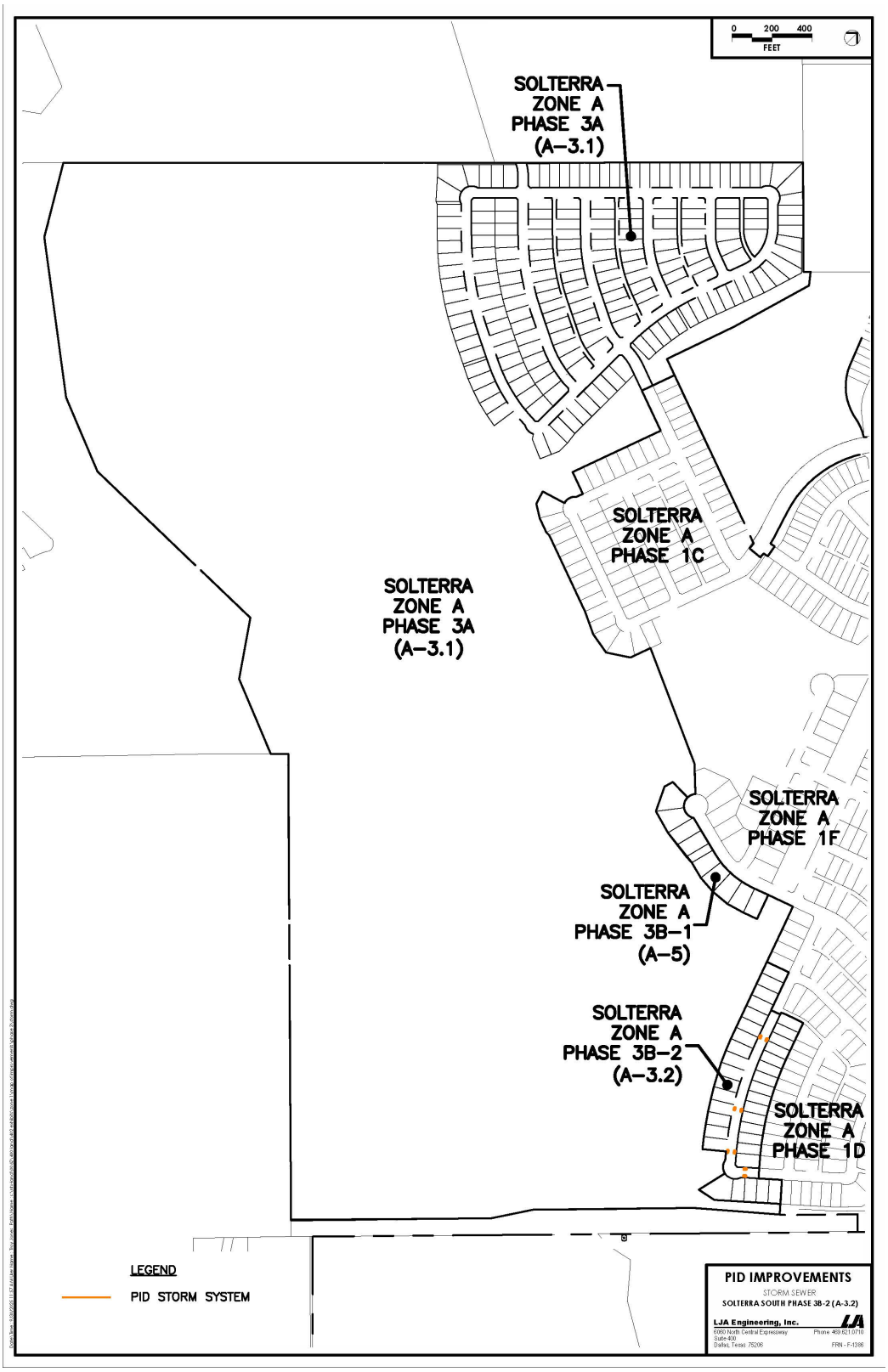
FEET
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1C
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1F
SOLTERRA ZONE A PHASE 3B-1 (A-5)
SOLTERRA ZONE A PHASE 3B-2 (A-3.2)
SOLTERRA ZONE A PHASE 1D
LEGEND
RESIDENTIAL STREET PAVING IMPROVEMENTS
PID IMPROVEMENTS
PAVING
SOLTERRA SOUTH PHASE 3B-2 (A-3.2)
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386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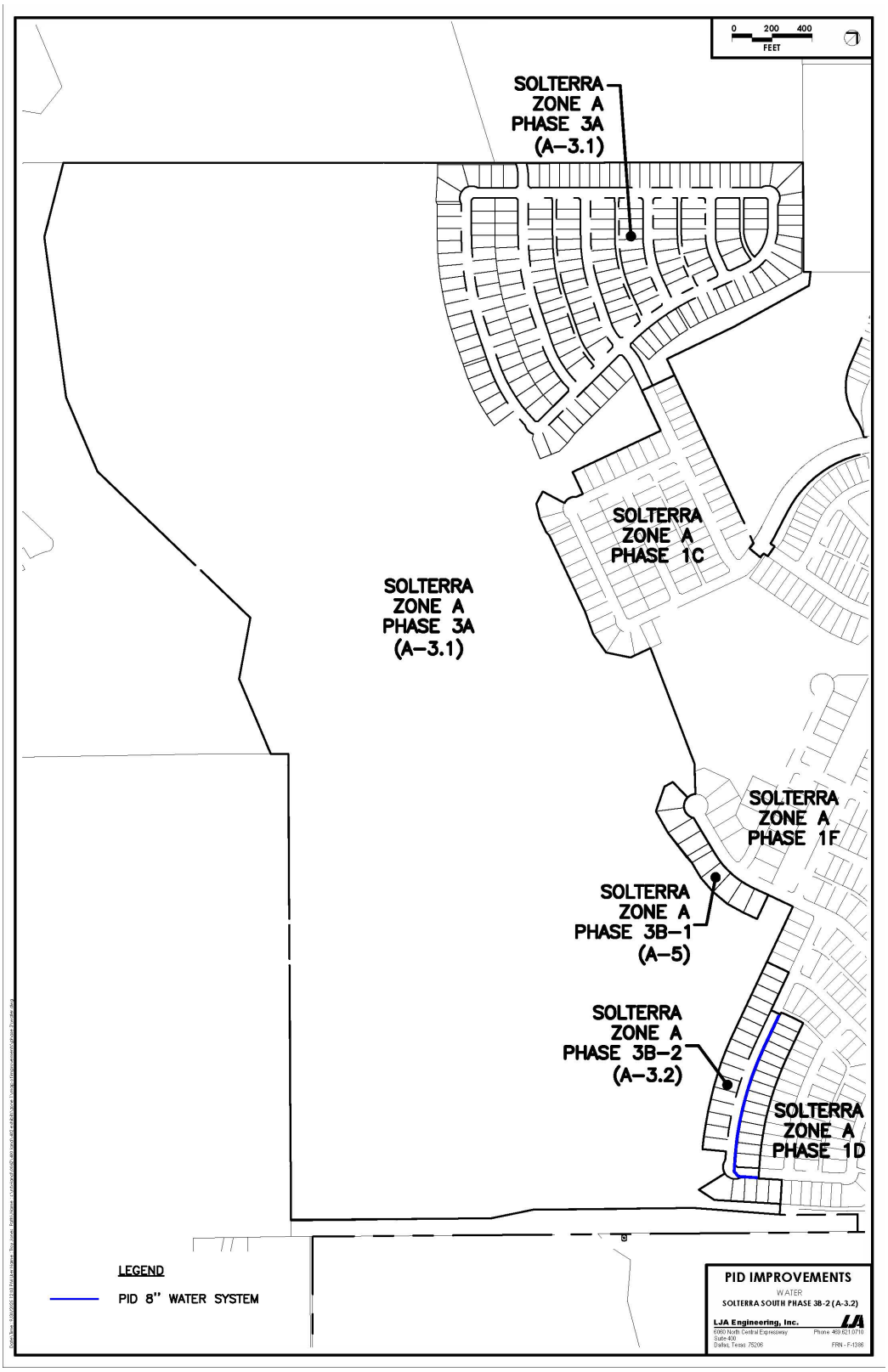
FEET
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1C
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1F
SOLTERRA ZONE A PHASE 3B-1 (A-5)
SOLTERRA ZONE A PHASE 3B-2 (A-3.2)
SOLTERRA ZONE A PHASE 1D
LEGEND
PID STORM SYSTEM
PID IMPROVEMENTS
STORM SEWER
SOLTERRA SOUTH PHASE 3B-2 (A-3.2)
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386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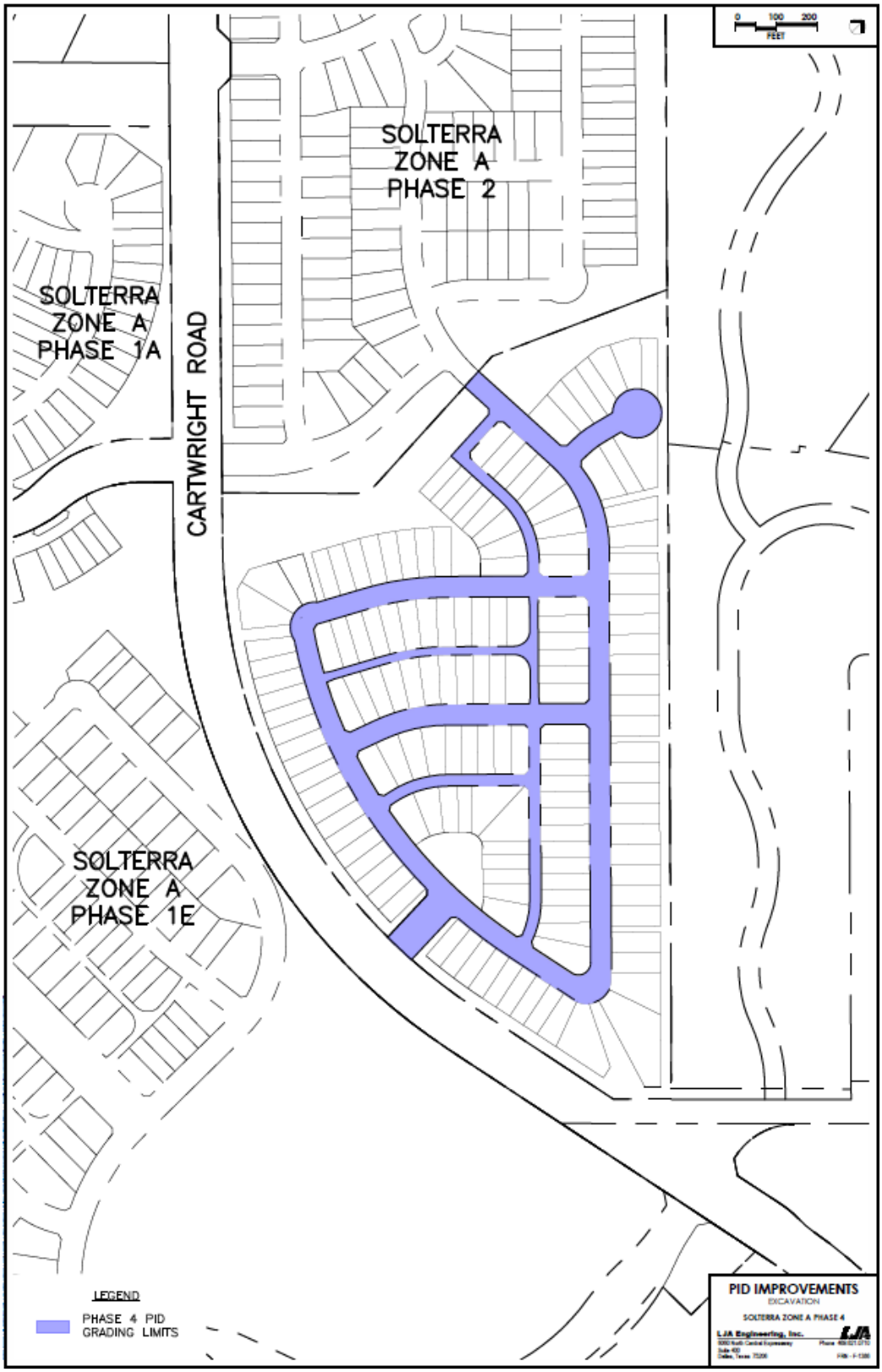
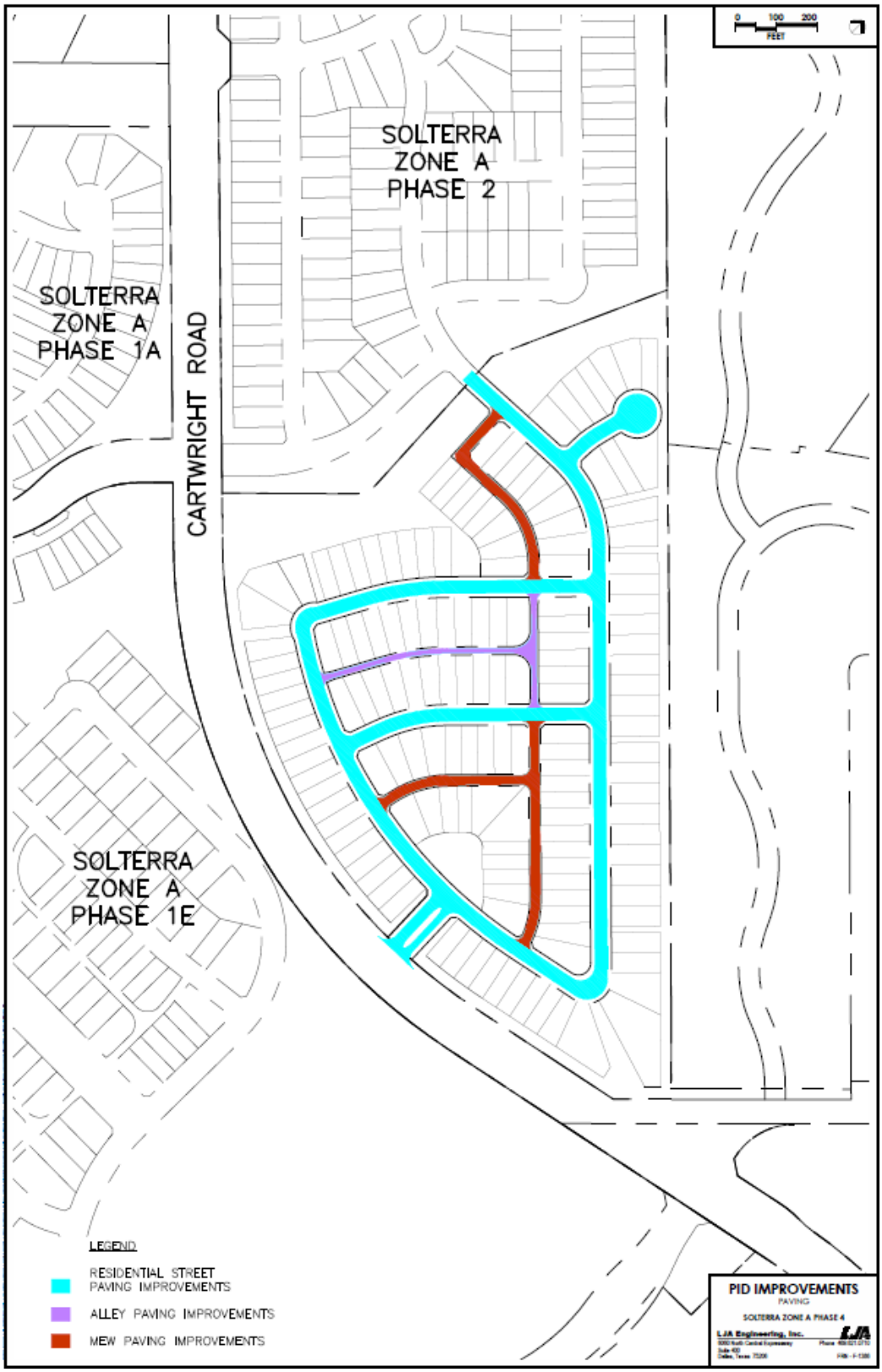
FEET
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1C
SOLTERRA ZONE A PHASE 3A (A-3.1)
SOLTERRA ZONE A PHASE 1F
SOLTERRA ZONE A PHASE 3B-1 (A-5)
SOLTERRA ZONE A PHASE 3B-2 (A-3.2)
SOLTERRA ZONE A PHASE 1D
LEGEND
PID 8" WATER SYSTEM
PID IMPROVEMENTS
WATER
SOLTERRA SOUTH PHASE 3B-2 (A-3.2)
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

EXHIBIT S-6 – MAPS OF IMPROVEMENT AREA A-4 IMPROVEMENTS

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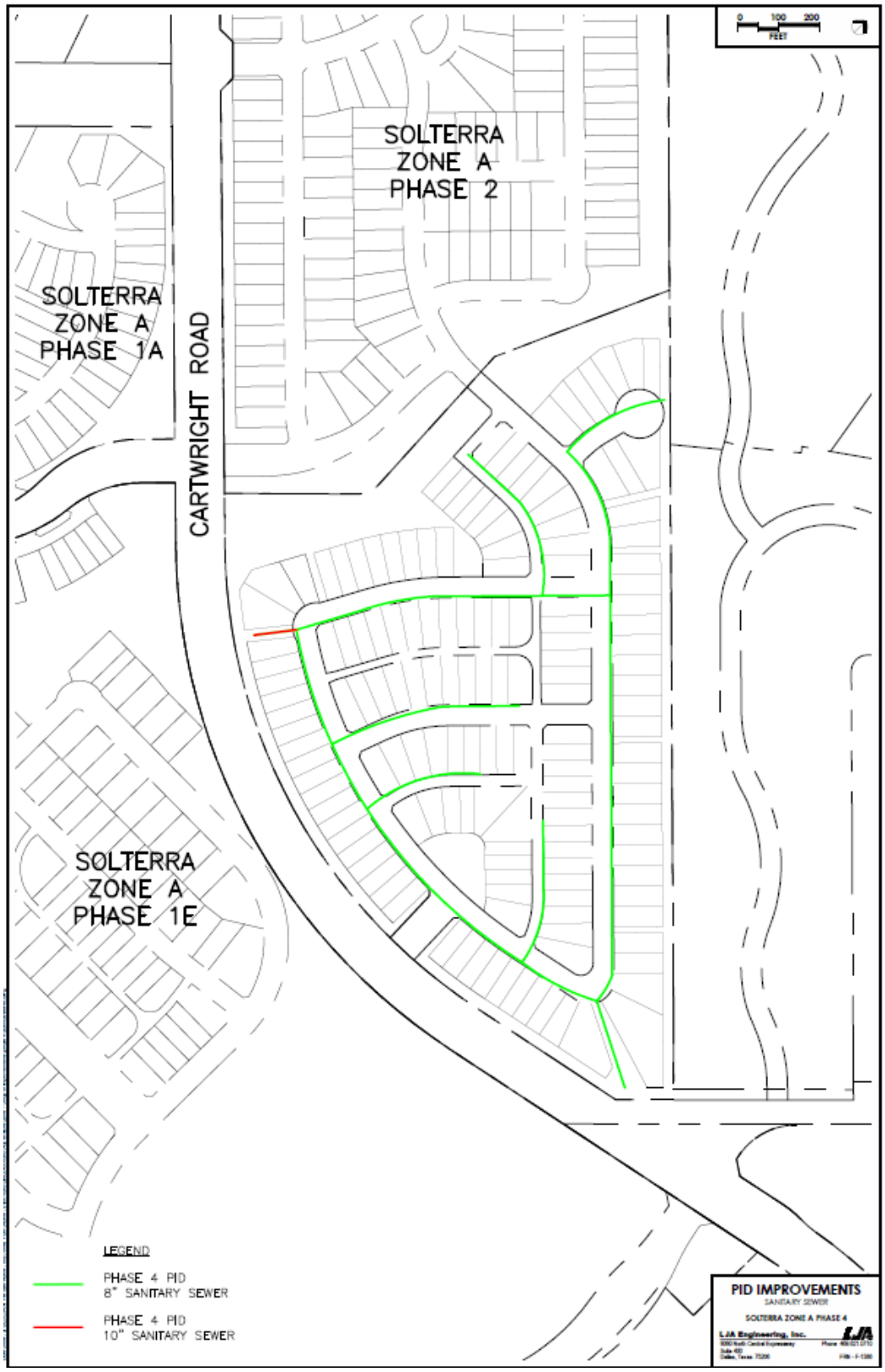
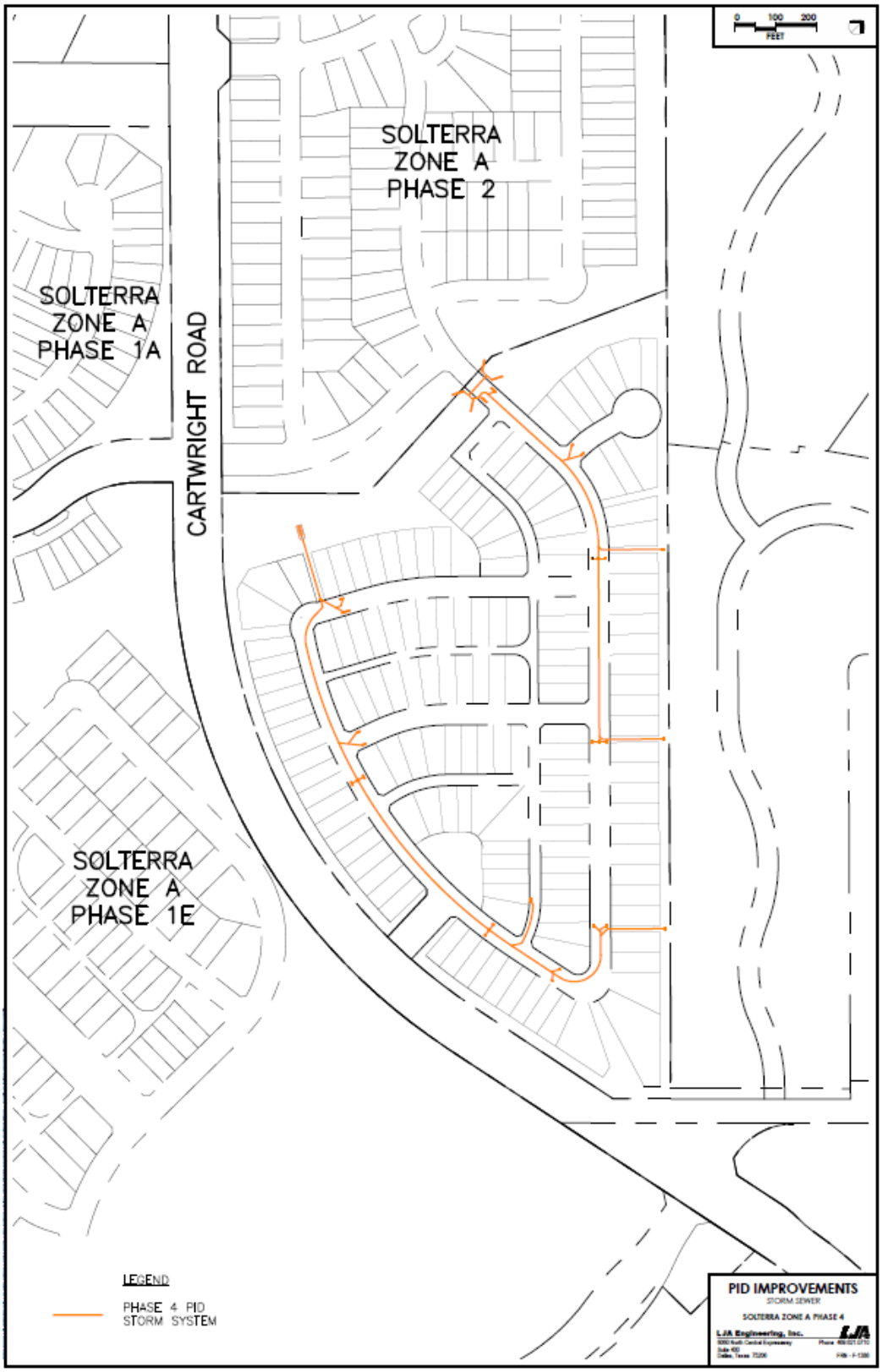
FEET
SOLTERRA
ZONE A
PHASE 2
SOLTERRA
ZONE A
PHASE 1A
CARTWRIGHT ROAD
SOLTERRA
ZONE A
PHASE 1E
LEGEND
RESIDENTIAL STREET
PAVING IMPROVEMENTS
ALLEY PAVING IMPROVEMENTS
MEW PAVING IMPROVEMENTS
PID IMPROVEMENTS
PAVING
SOLTERRA ZONE A PHASE 4
LJA Engineering, Inc.


0 100 200
FEET
SOLTERRA
ZONE A
PHASE 2
SOLTERRA
ZONE A
PHASE 1A
CARTWRIGHT ROAD
SOLTERRA
ZONE A
PHASE 1E
LEGEND
PHASE 4 PID
8" SANITARY SEWER
PHASE 4 PID
10" SANITARY SEWER
PID IMPROVEMENTS
SANITARY SEWER
SOLTERRA ZONE A PHASE 4
LJA Engineering, Inc.


0 100 200
FEET
SOLTERRA
ZONE A
PHASE 2
SOLTERRA
ZONE A
PHASE 1A
CARTWRIGHT ROAD
SOLTERRA
ZONE A
PHASE 1E
LEGEND
PHASE 4 PID
STORM SYSTEM
PID IMPROVEMENTS
STORM SEWER
SOLTERRA ZONE A PHASE 4
LJA Engineering, Inc.

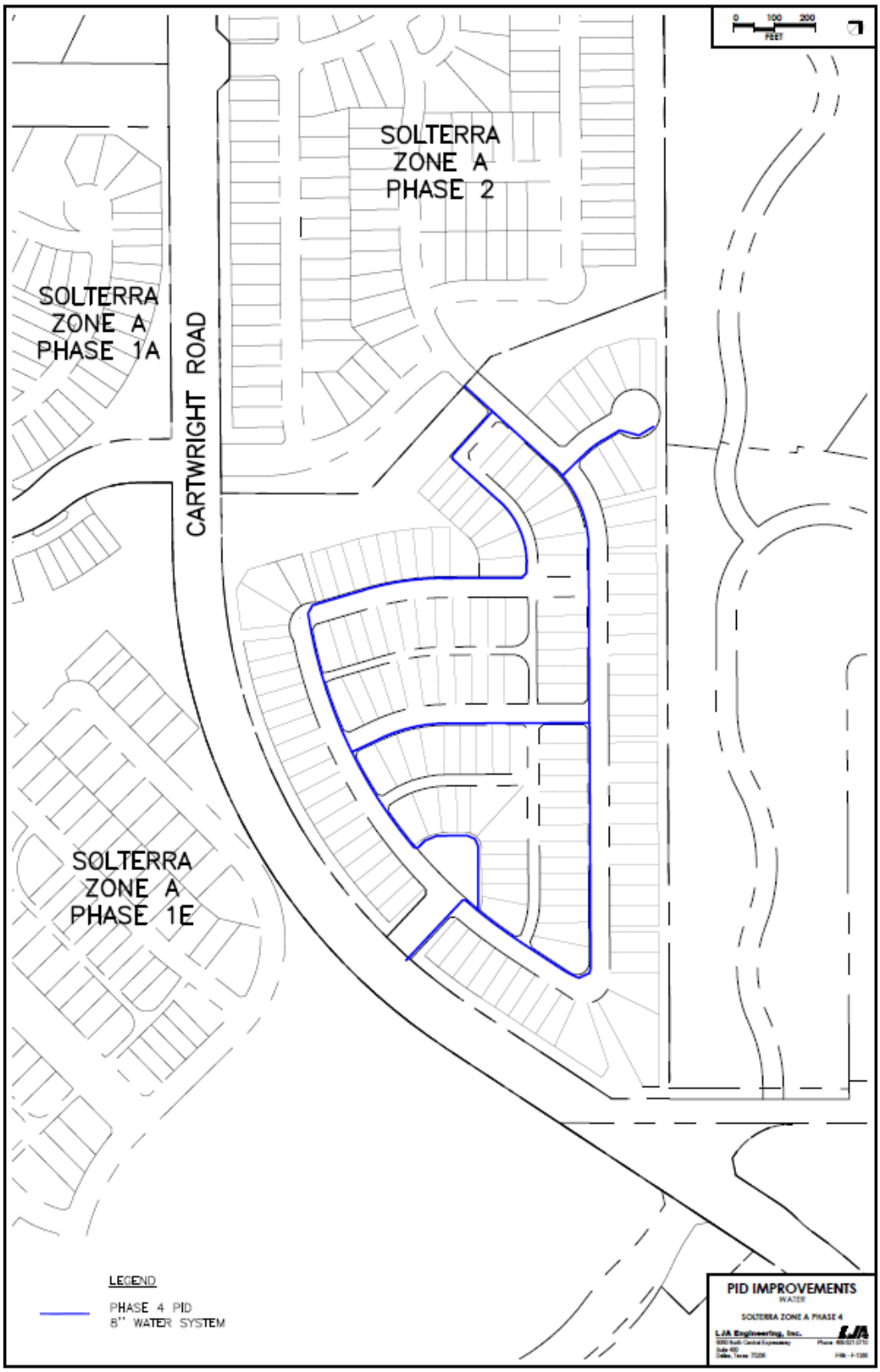
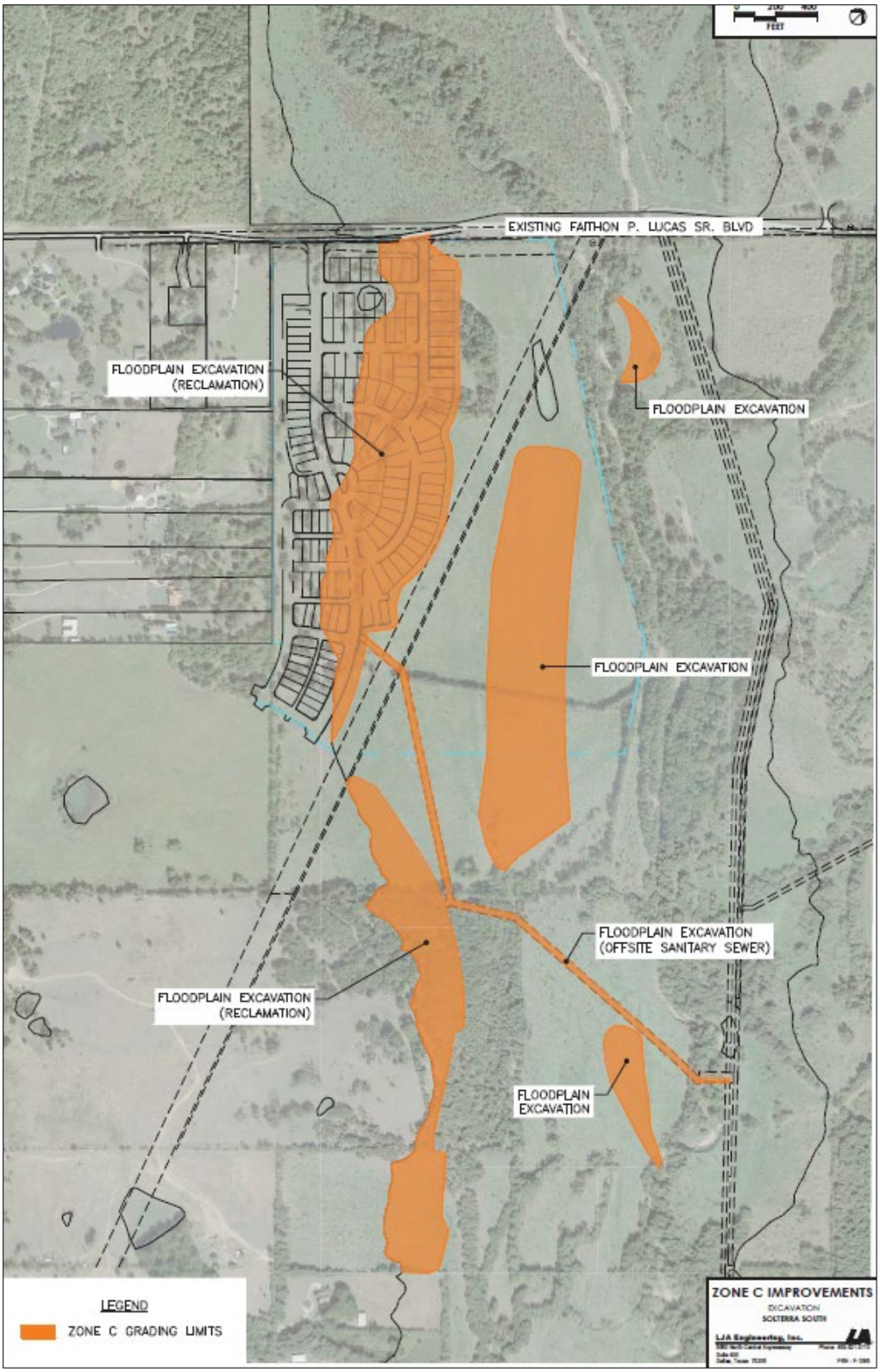
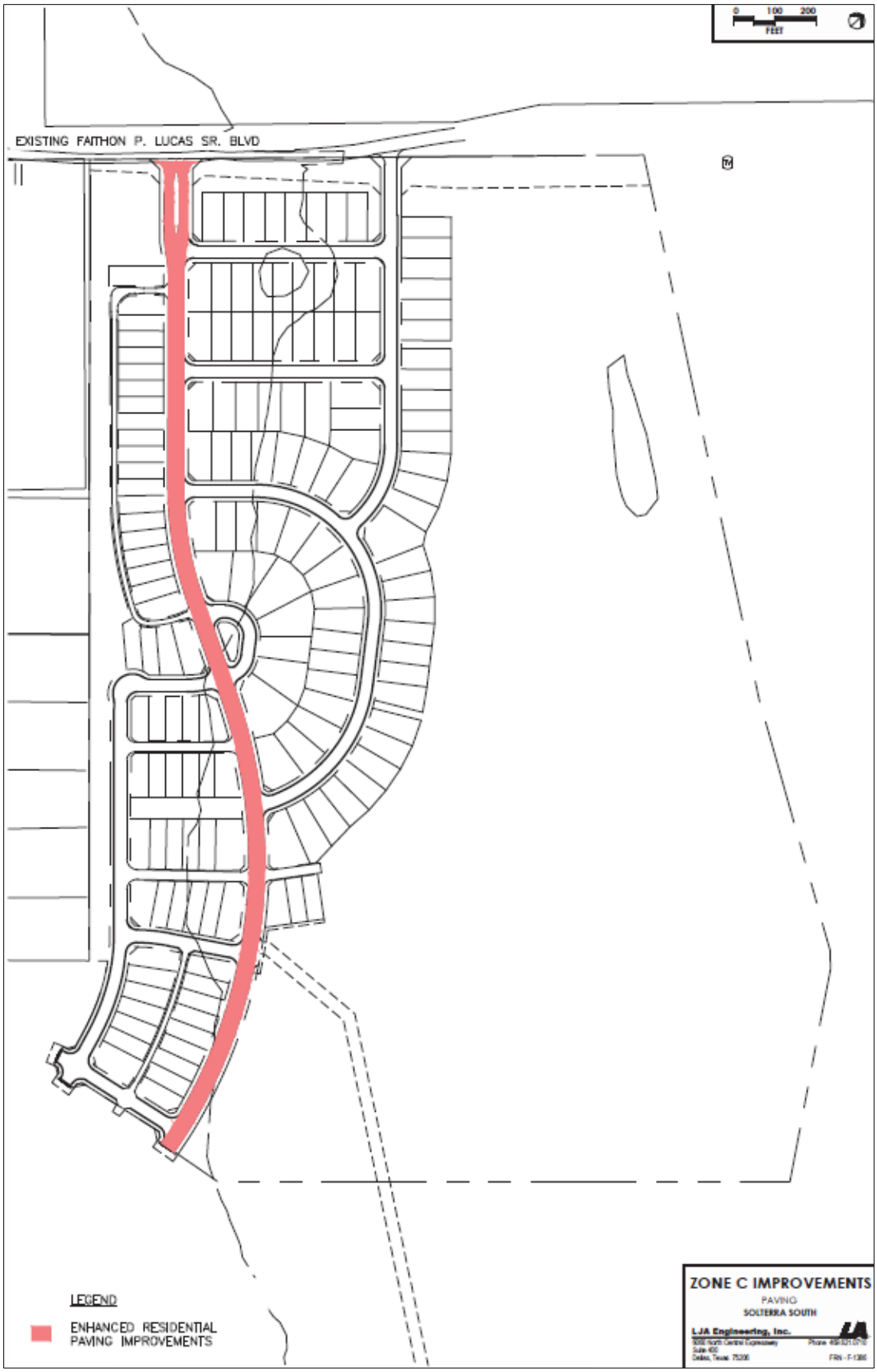
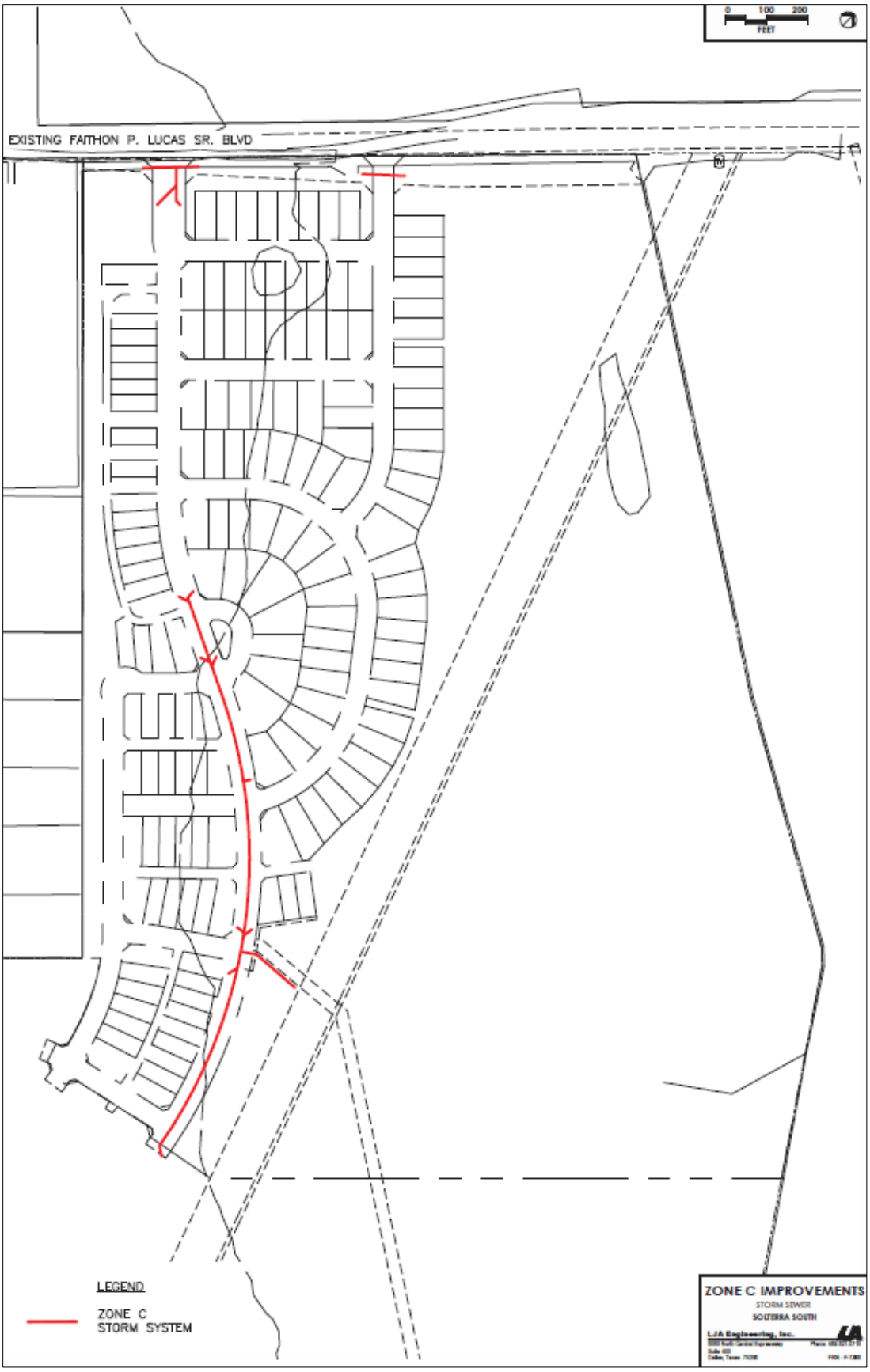

0 100 200
FEET
SOLTERRA
ZONE A
PHASE 2
SOLTERRA
ZONE A
PHASE 1A
CARTWRIGHT ROAD
SOLTERRA
ZONE A
PHASE 1E
LEGEND
PHASE 4 PID
8" WATER SYSTEM
PID IMPROVEMENTS
WATER
SOLTERRA ZONE A PHASE 4
LJA Engineering, Inc.

EXHIBIT S-7 – MAPS OF IMPROVEMENT ZONE C IMPROVEMENTS



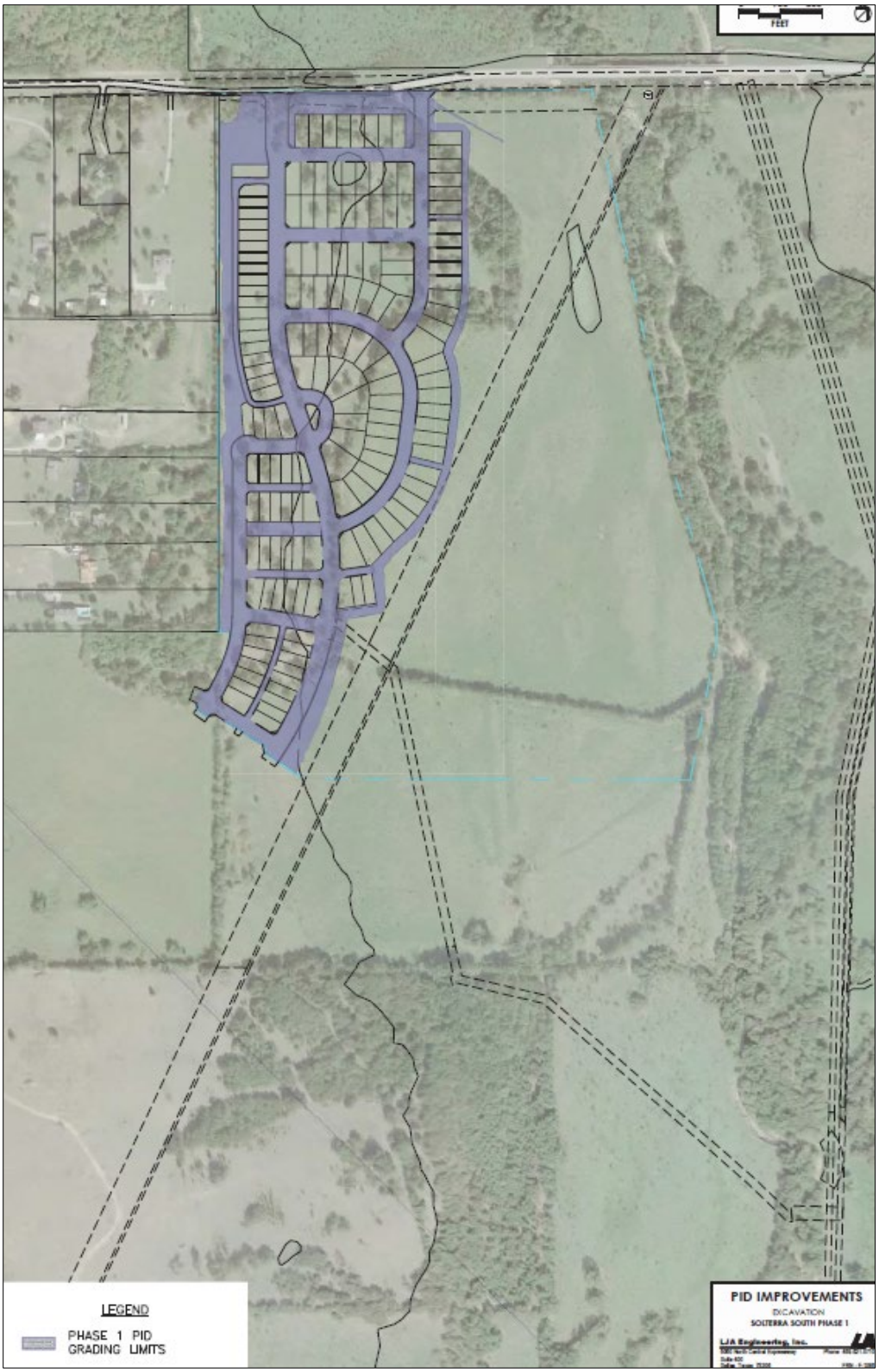

0 100 200
FEET
EXISTING FAITHON P. LUCAS SR. BLVD
LEGEND
ENHANCED RESIDENTIAL PAVING IMPROVEMENTS
ZONE C IMPROVEMENTS
PAVING
SOLTERRA SOUTH
LJA Engineering, Inc.

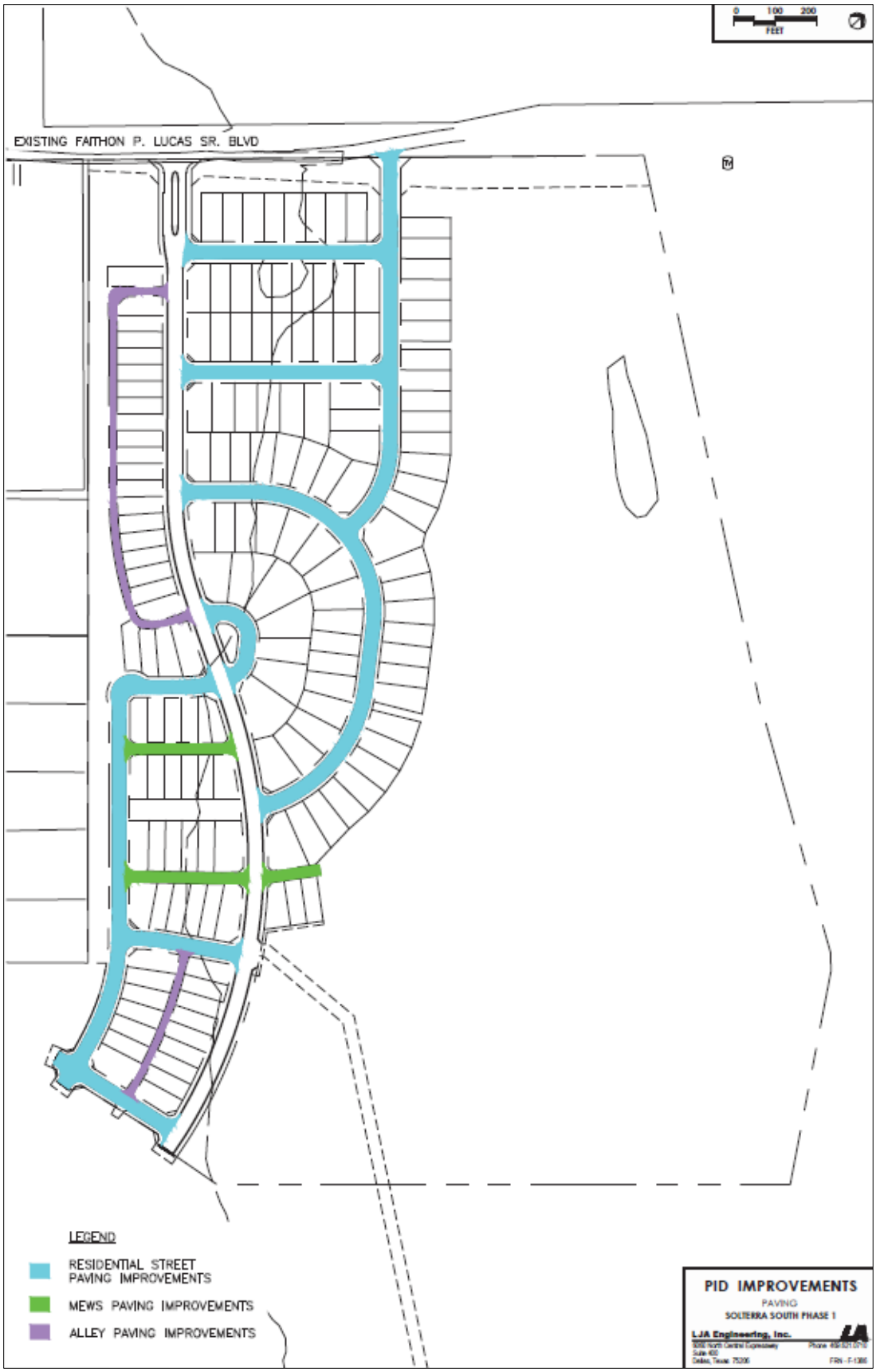
0 150 300
FEET
LEGEND
12" SANITARY SEWER
15" SANITARY SEWER
ZONE C IMPROVEMENTS
SANITARY SEWER
SOLTERRA SOUTH
LJA Engineering, Inc.


0 100 200
FEET
EXISTING FAITHON P. LUCAS SR. BLVD
LEGEND
ZONE C
STORM SYSTEM
ZONE C IMPROVEMENTS
STORM SEWER
SOLTERRA SOUTH
LJA Engineering, Inc.

0 100 200
FEET
EXISTING FAITHON P. LUCAS SR. BLVD
LEGEND
ZONE C
12" WATER SYSTEM
ZONE C IMPROVEMENTS
WATER DISTRUBITION
SOLTERRA SOUTH
LJA Engineering, Inc.

EXHIBIT S-8 – MAPS OF IMPROVEMENT AREA C-1 IMPROVEMENTS

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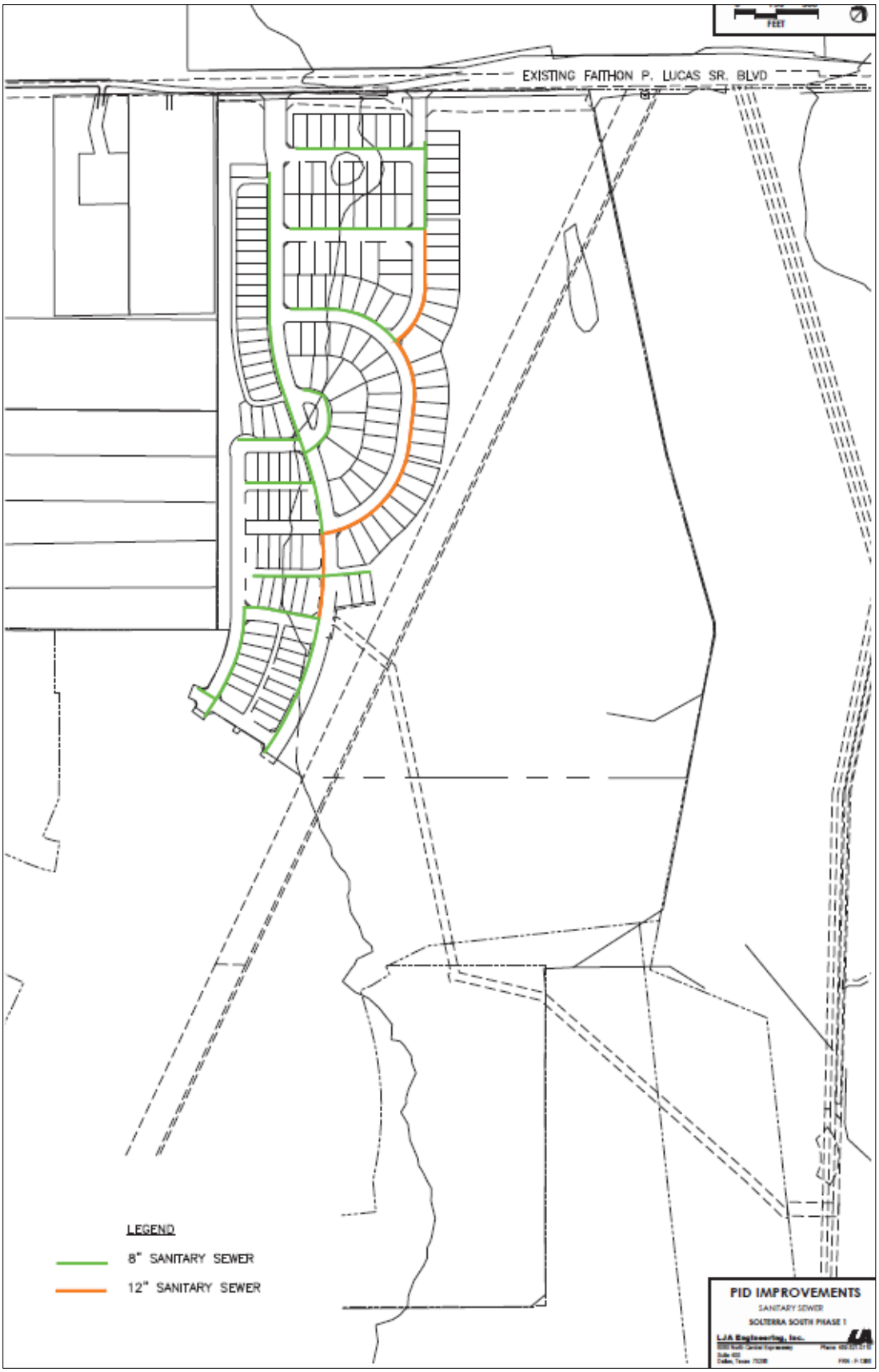
FEET
EXISTING FAITHON P. LUCAS SR. BLVD
LEGEND
RESIDENTIAL STREET PAVING IMPROVEMENTS
MEWS PAVING IMPROVEMENTS
ALLEY PAVING IMPROVEMENTS
PID IMPROVEMENTS
PAVING
SOLTERRA SOUTH PHASE 1
LJA Engineering, Inc.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EXISTING FAITHON P. LUCAS SR. BLVD
LEGEND
8" SANITARY SEWER
12" SANITARY SEWER
PID IMPROVEMENTS
SANITARY SEWER
SOLTERRA SOUTH PHASE 1
LJA Engineering, Inc.

0 100 200
FEET
EXISTING FAITHON P. LUCAS SR. BLVD
LEGEND
PHASE 1 PID
STORM SYSTEM
PID IMPROVEMENTS
STORM SEWER
SOLTERRA SOUTH PHASE 1
LJA Engineering, Inc.

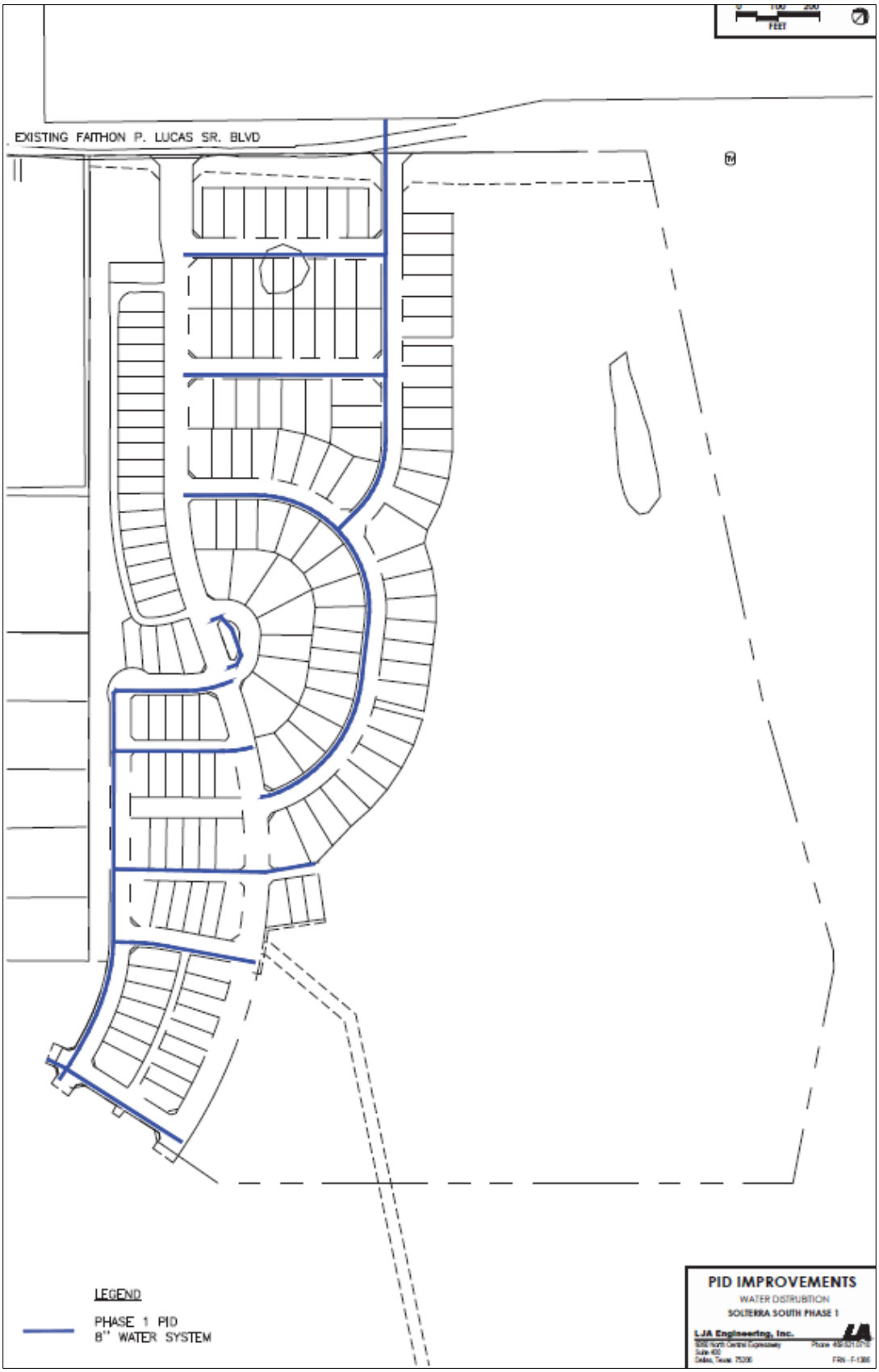
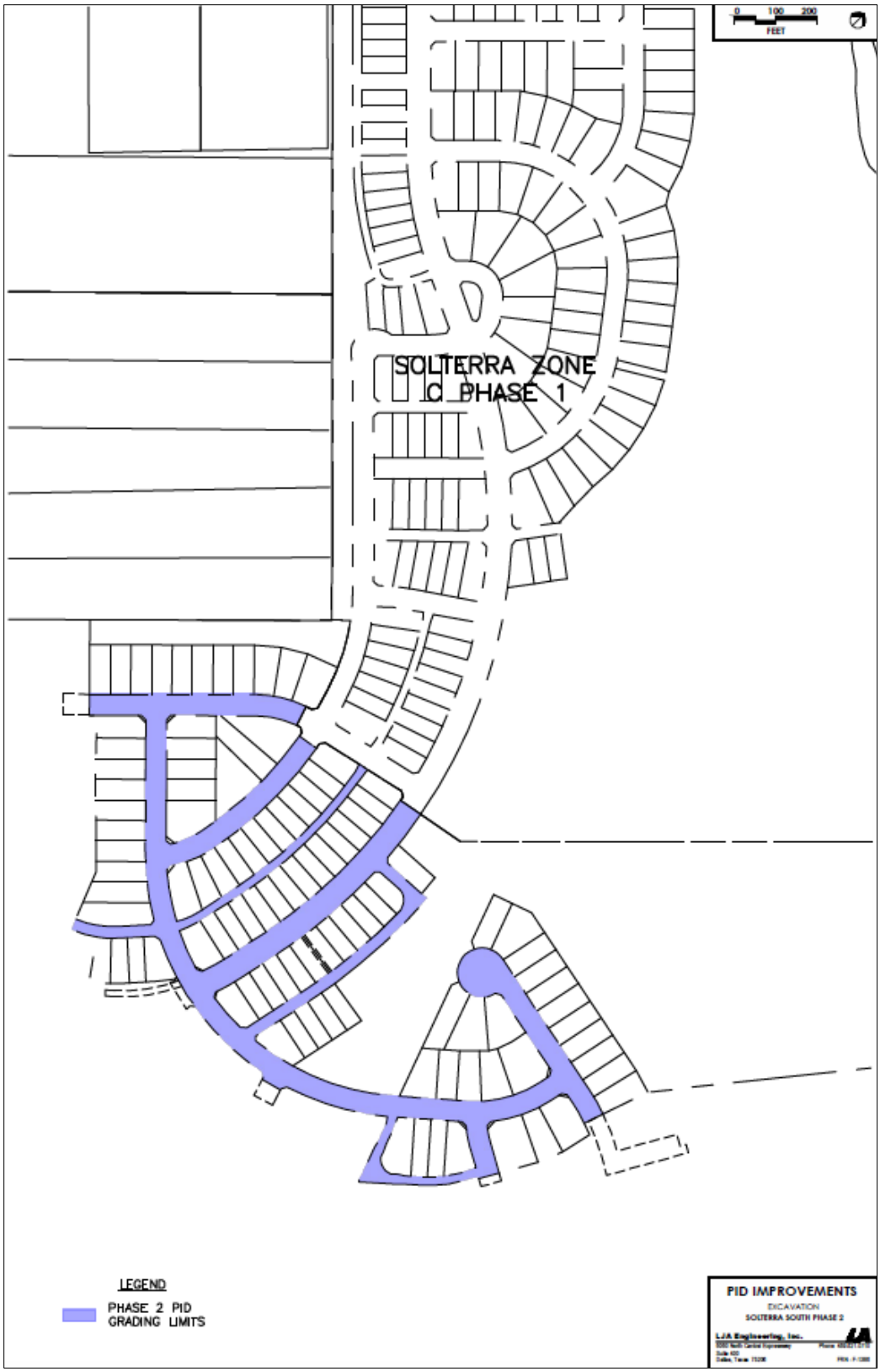
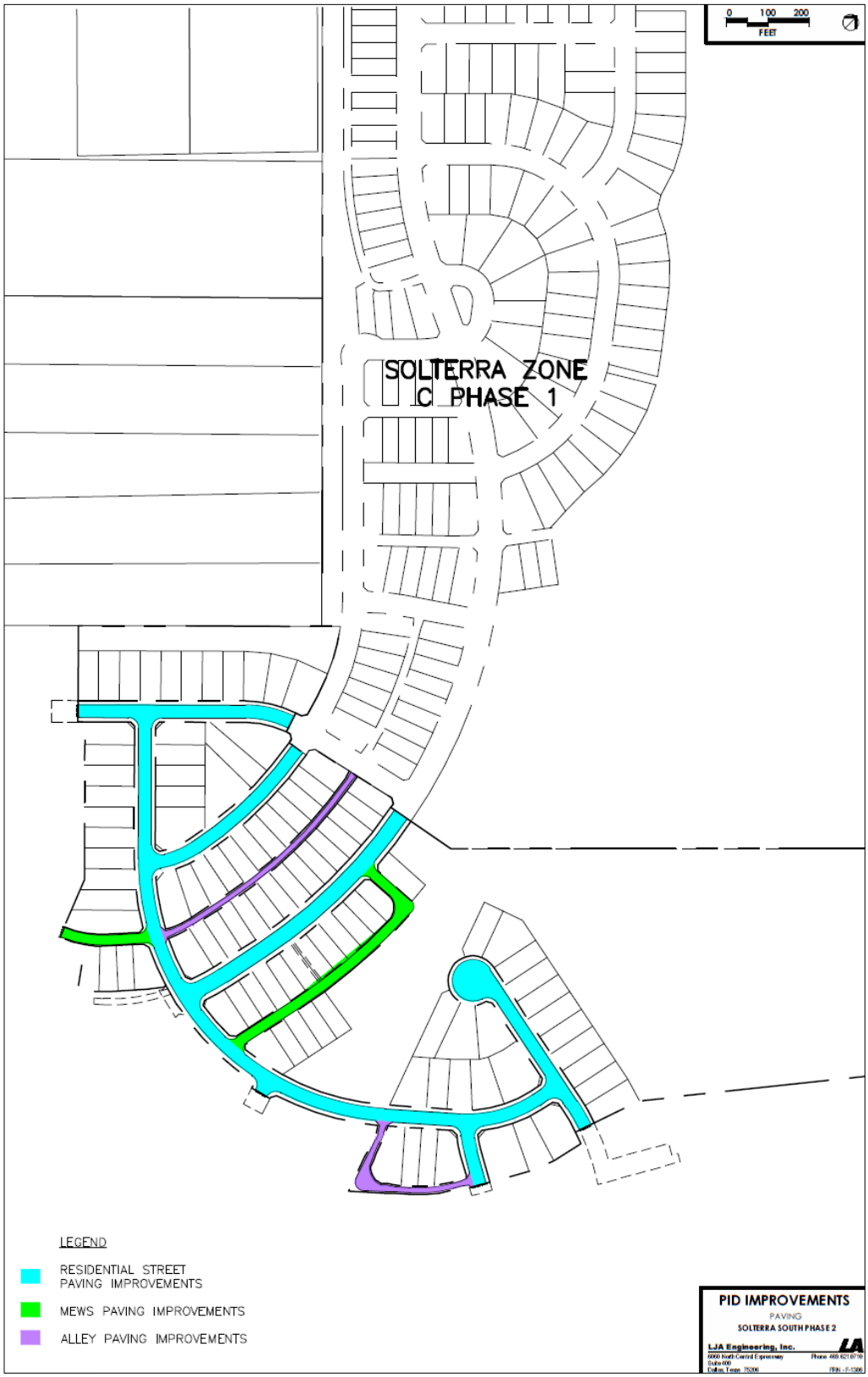

FEET
EXISTING FAITHON P. LUCAS SR. BLVD
LEGEND
PHASE 1 PID
8" WATER SYSTEM
PID IMPROVEMENTS
WATER DISTRIBUTION
SOLTERRA SOUTH PHASE 1
LJA Engineering, Inc.

EXHIBIT S-9 – MAPS OF IMPROVEMENT AREA C-2 IMPROVEMENTS




0 100 200
FEET
SOLTERRA ZONE
C PHASE 1
LEGEND
RESIDENTIAL STREET
PAVING IMPROVEMENTS
MEWS PAVING IMPROVEMENTS
ALLEY PAVING IMPROVEMENTS
PID IMPROVEMENTS
PAVING
SOLTERRA SOUTH PHASE 2
LJA Engineering, Inc.

0 100 200
FEET
SOLTERRA ZONE
C PHASE 1
LEGEND
PHASE 2 PID
12" SEWER SYSTEM
PHASE 2 PID
8" SEWER SYSTEM
PID IMPROVEMENTS
SANITARY SEWER
SOLTERRA SOUTH PHASE 2
LJA Engineering, Inc.

0 100 200
FEET
SOLTERRA ZONE
C PHASE 1
LEGEND
PHASE 2 PID
STORM SYSTEM
PID IMPROVEMENTS
STORM SEWER
SOLTERRA SOUTH PHASE 2
LJA Engineering, Inc.

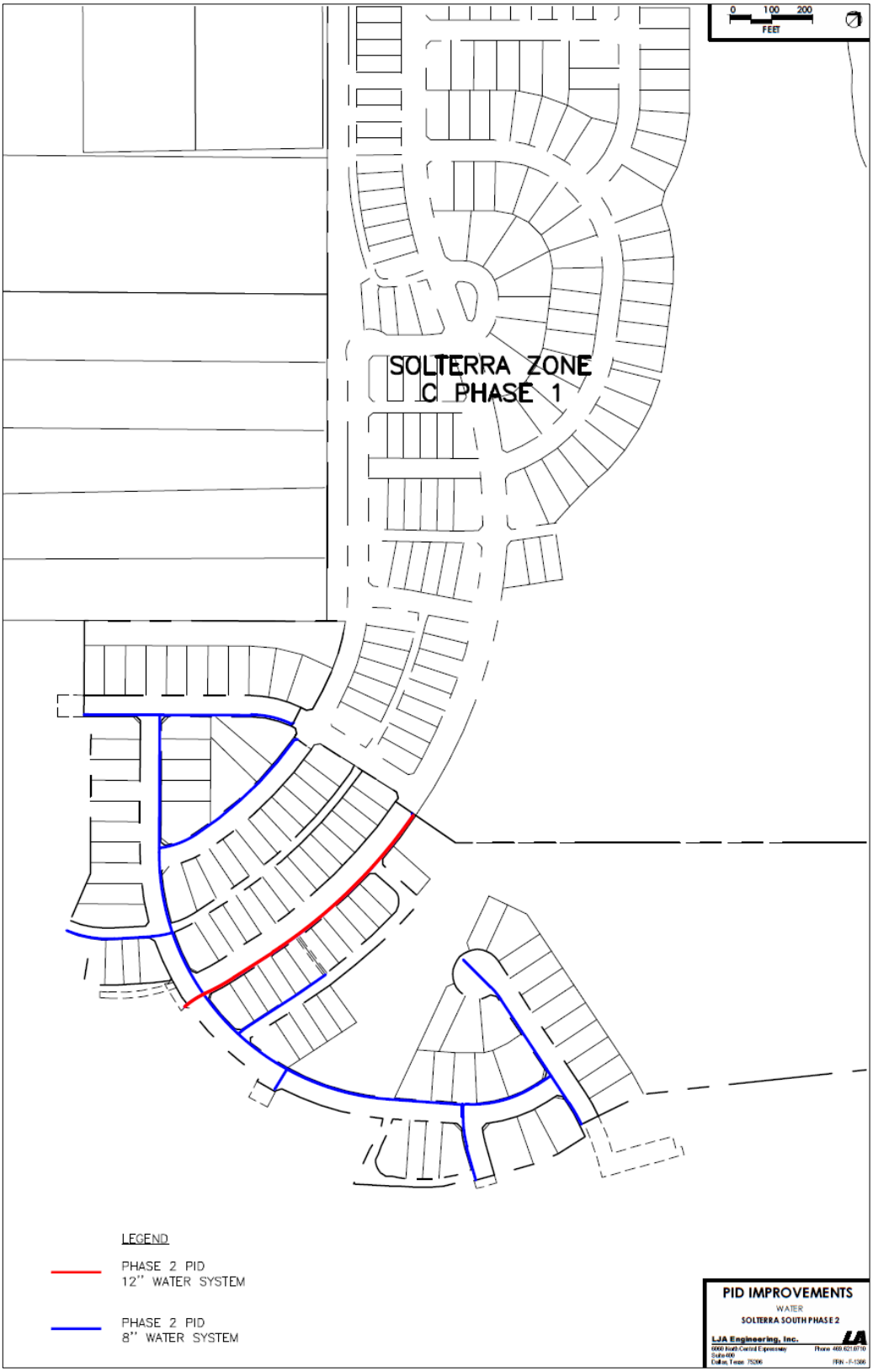
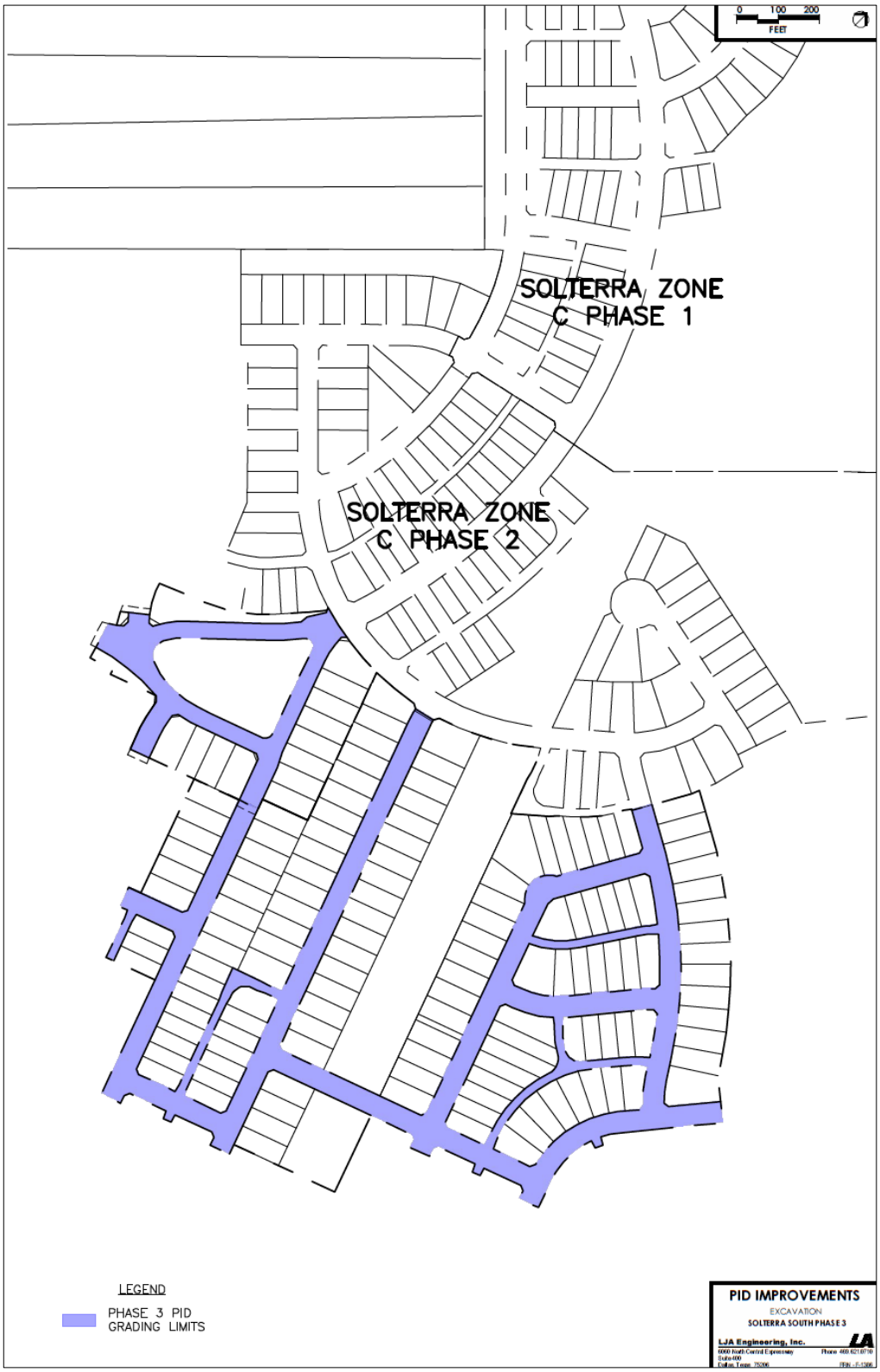
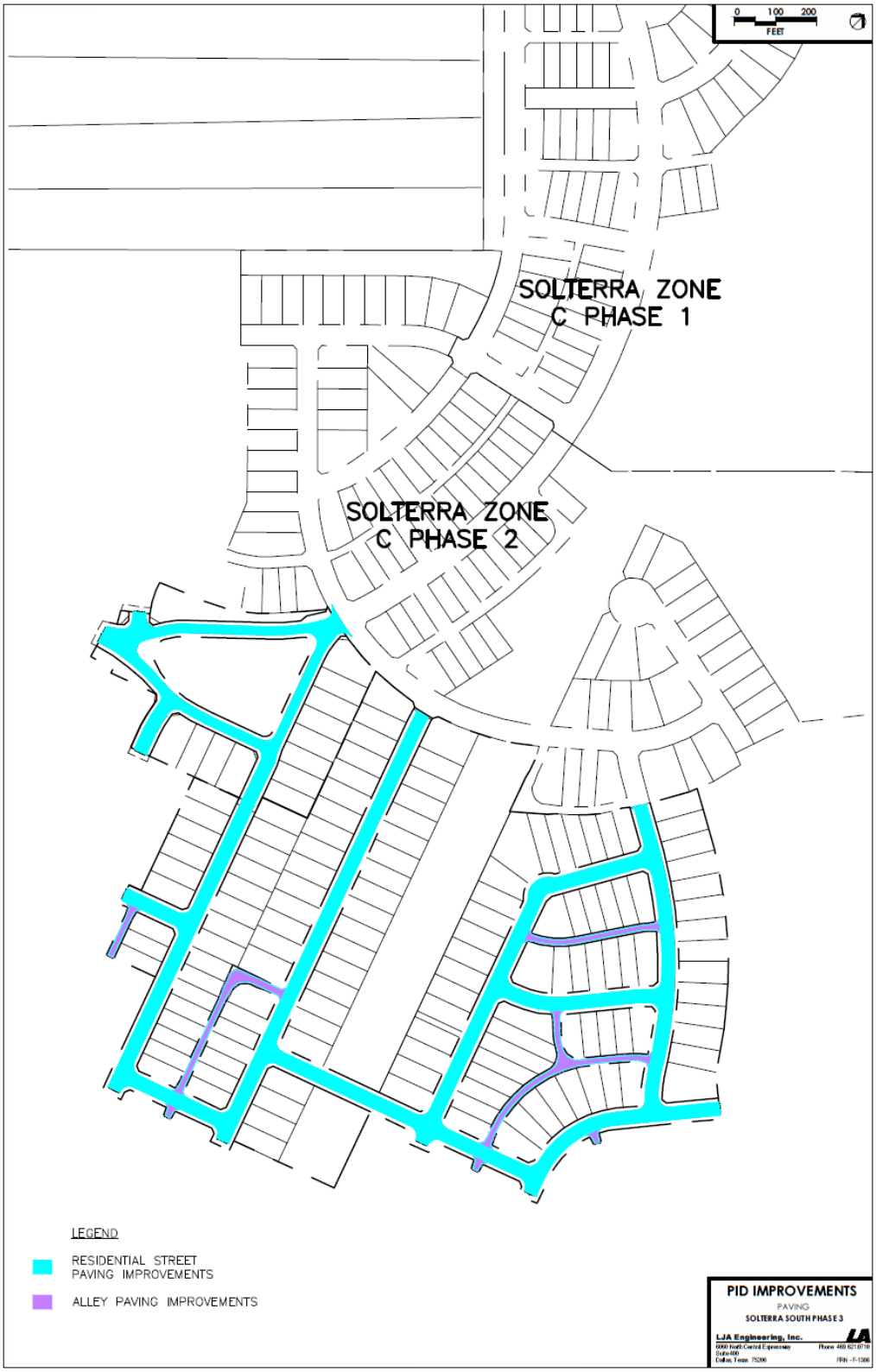
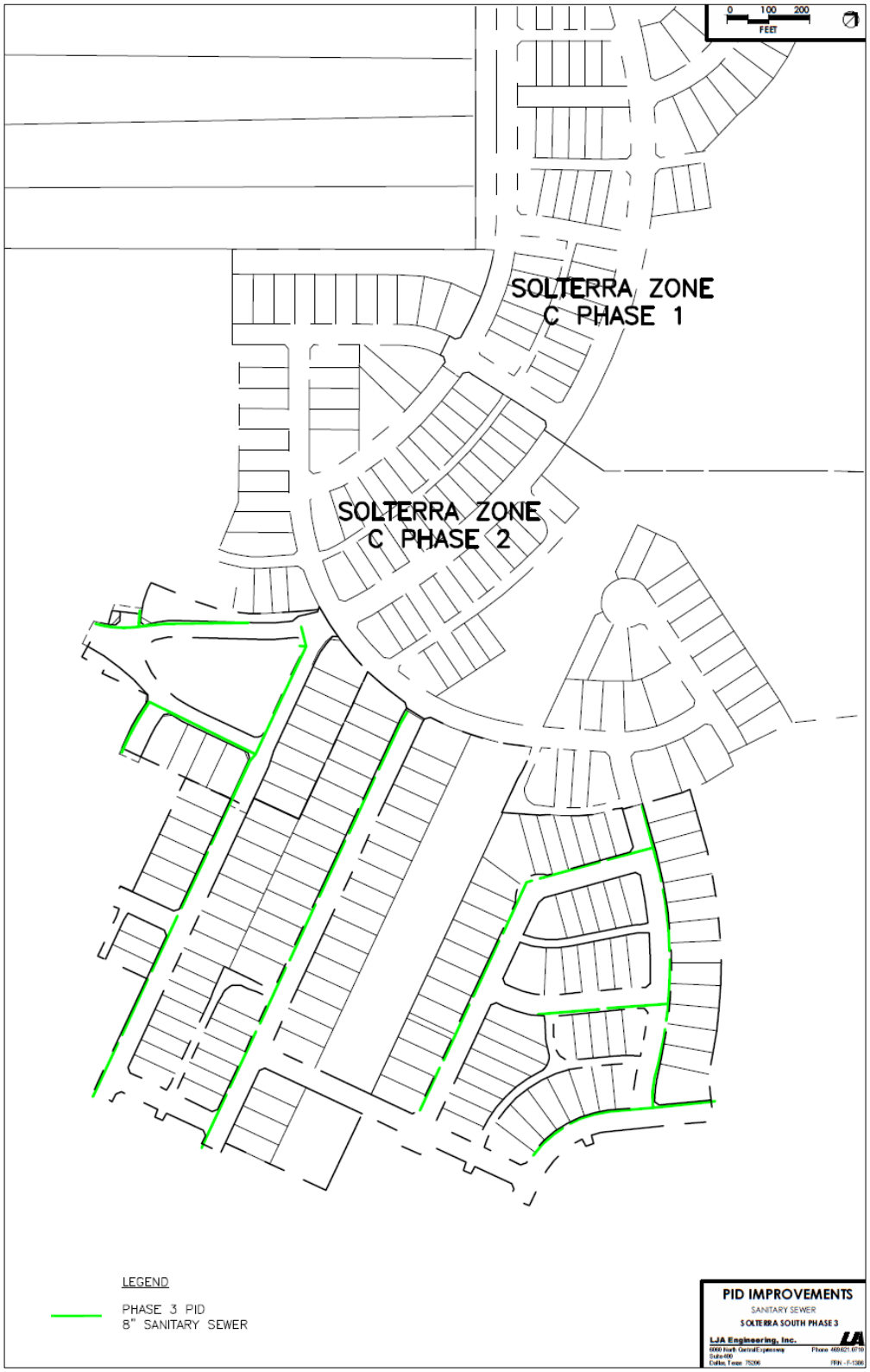
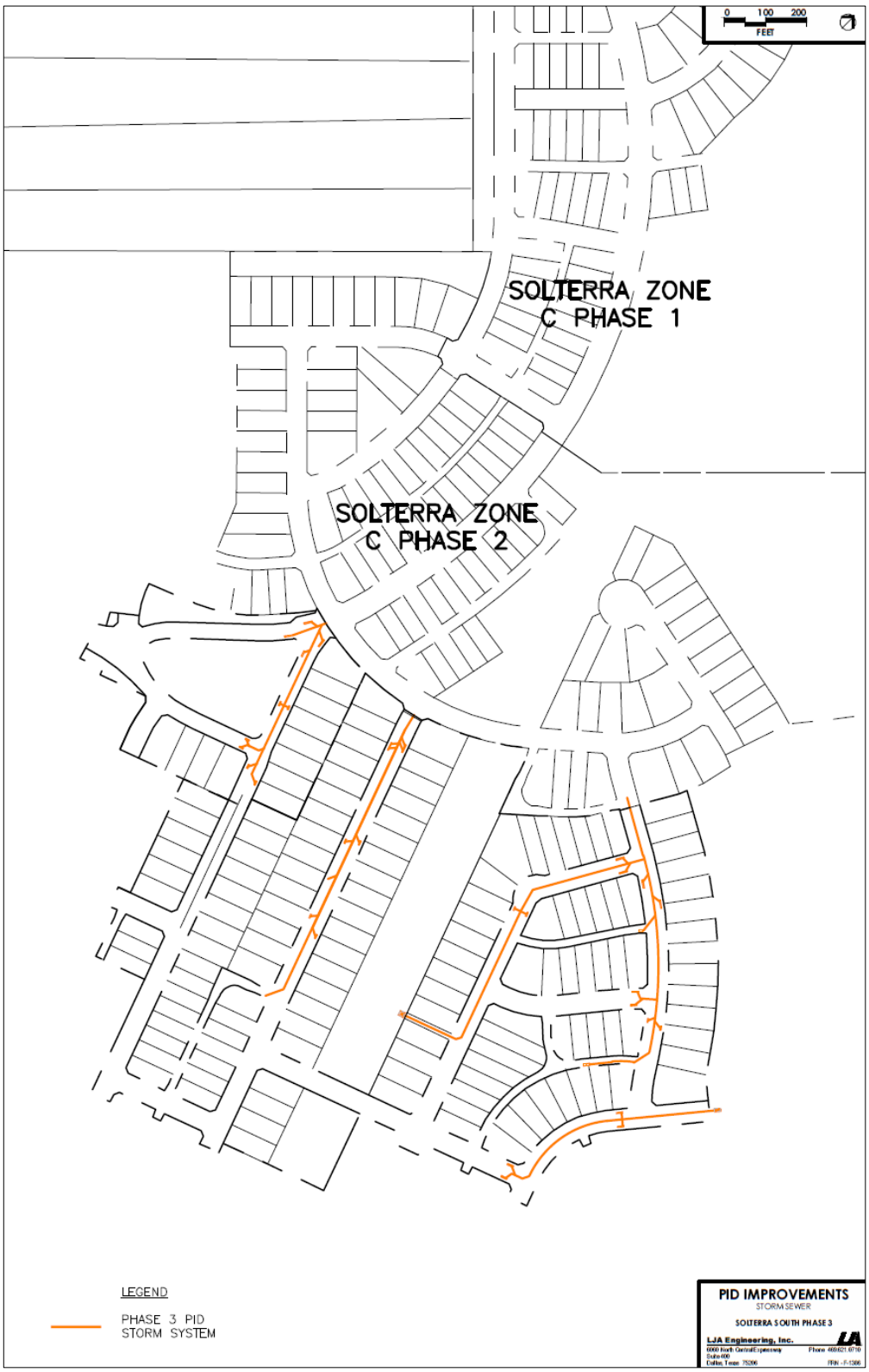

0 100 200
FEET
SOLTERRA ZONE
C PHASE 1
LEGEND
PHASE 2 PID
12" WATER SYSTEM
PHASE 2 PID
8" WATER SYSTEM
PID IMPROVEMENTS
WATER
SOLTERRA SOUTH PHASE 2
LJA Engineering, Inc.

EXHIBIT S-10 – MAPS OF IMPROVEMENT AREA C-3 IMPROVEMENTS




0 100 200
FEET
SOLTERRA ZONE
C PHASE 1
SOLTERRA ZONE
C PHASE 2
LEGEND
RESIDENTIAL STREET
PAVING IMPROVEMENTS
ALLEY PAVING IMPROVEMENTS
PID IMPROVEMENTS
PAVING
SOLTERRA SOUTH PHASE 3
LJA Engineering, Inc.


0 100 200
FEET
SOLTERRA ZONE
C PHASE 1
SOLTERRA ZONE
C PHASE 2
LEGEND
PHASE 3 PID
8" SANITARY SEWER
PID IMPROVEMENTS
SANITARY SEWER
SOLTERRA SOUTH PHASE 3
LJA Engineering, Inc.


0 100 200
FEET
SOLTERRA ZONE
C PHASE 1
SOLTERRA ZONE
C PHASE 2
LEGEND
PHASE 3 PID
STORM SYSTEM
PID IMPROVEMENTS
STORM SEWER
SOLTERRA SOUTH PHASE 3
LJA Engineering, Inc.

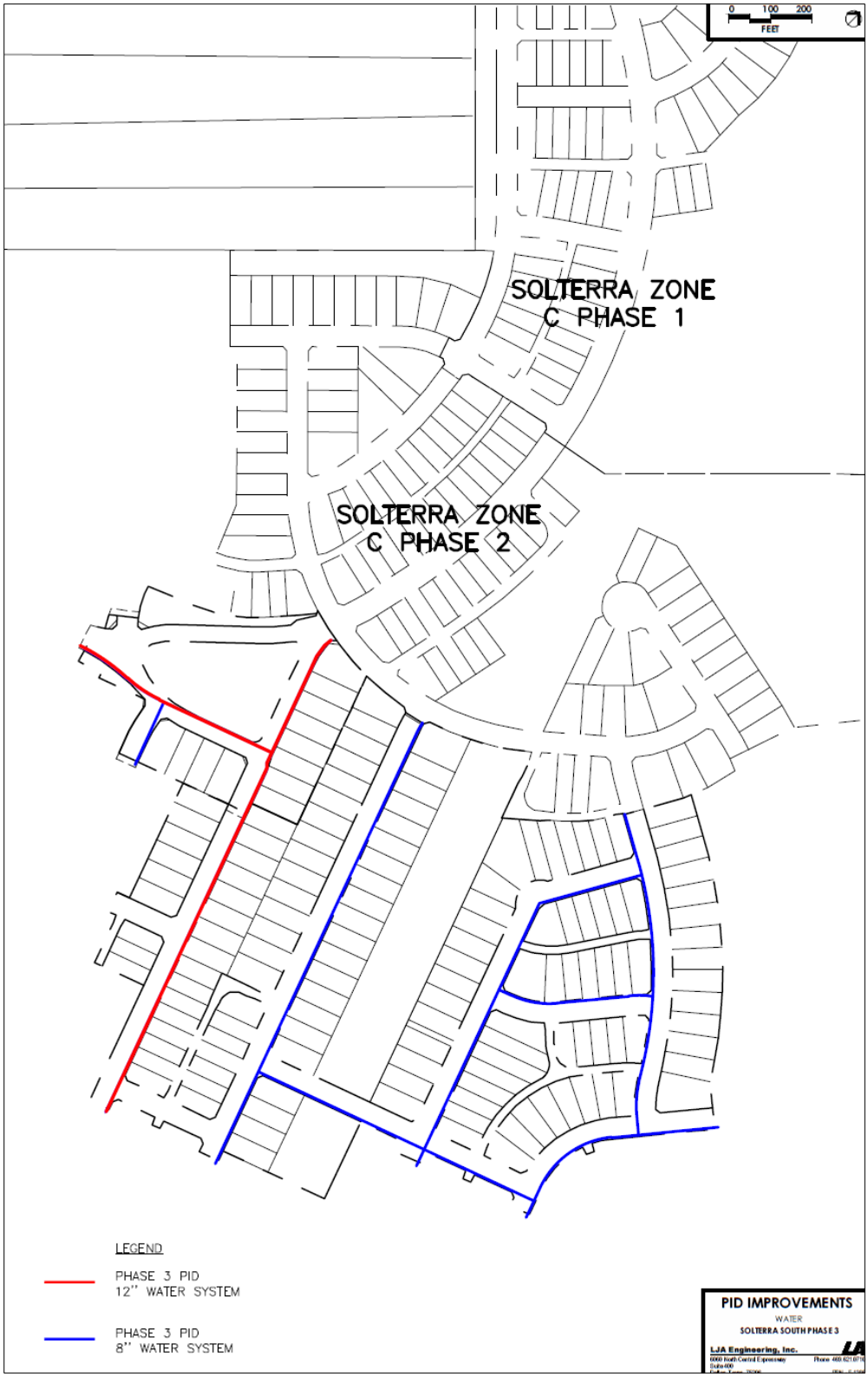
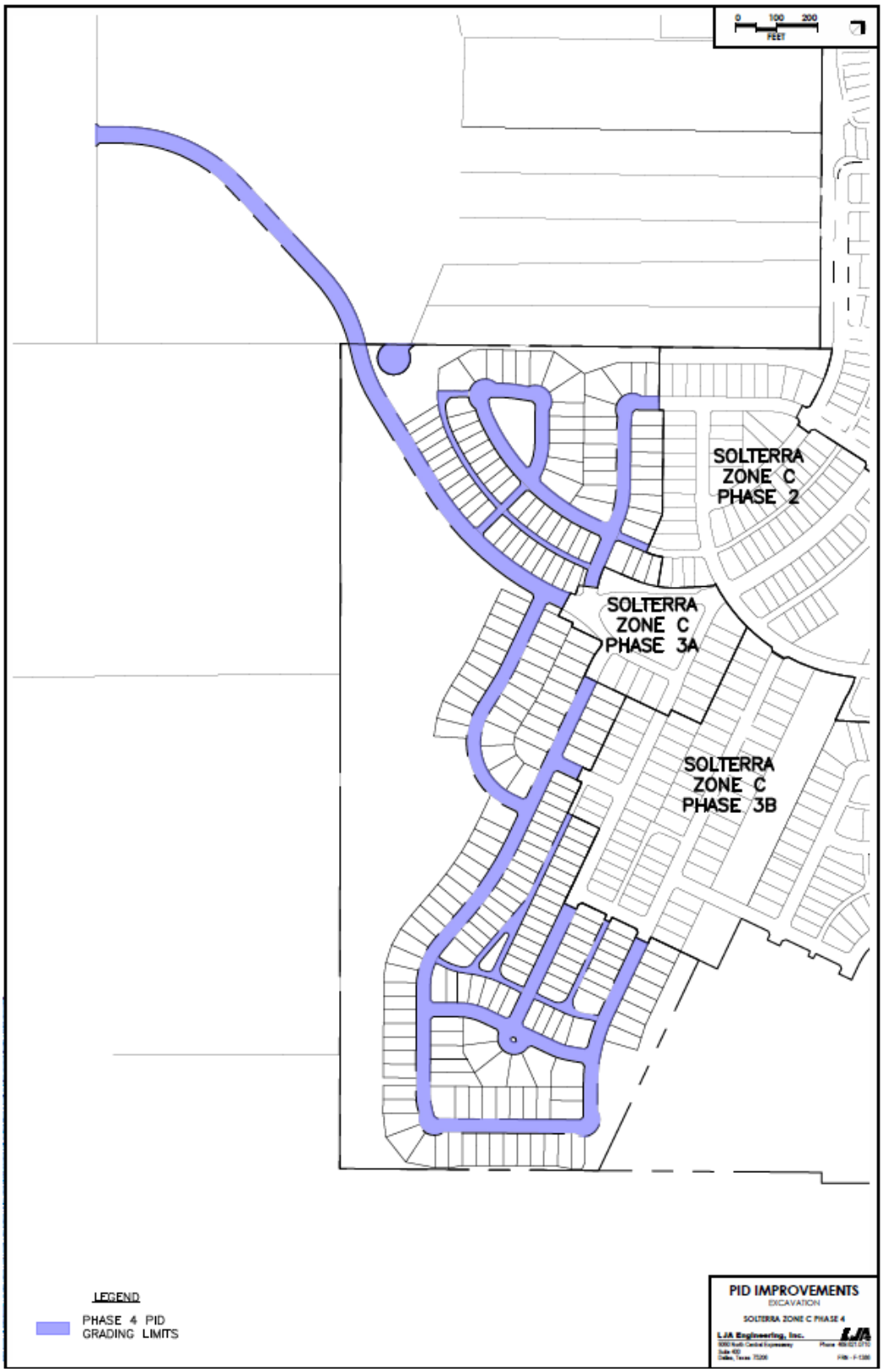
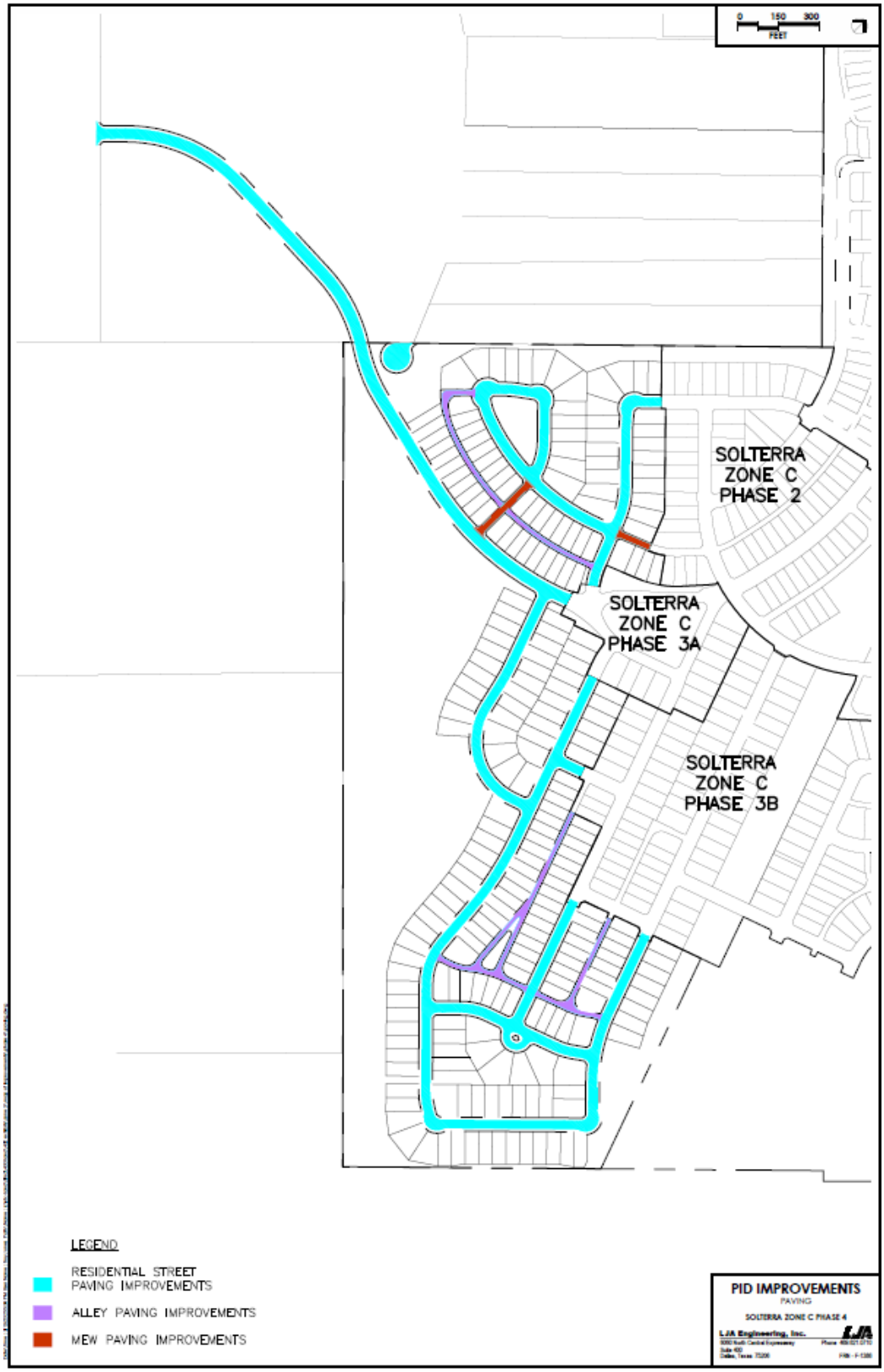
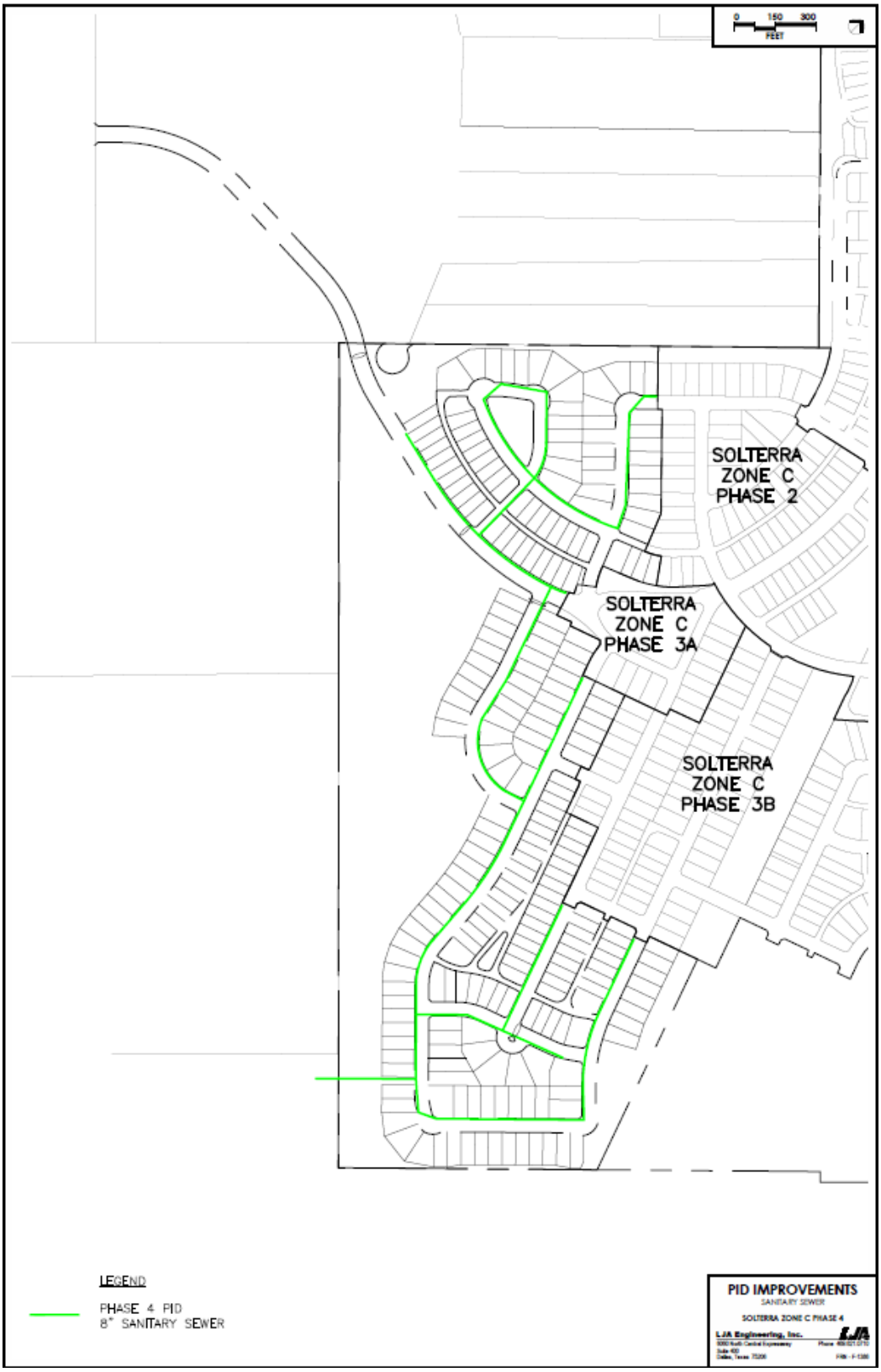
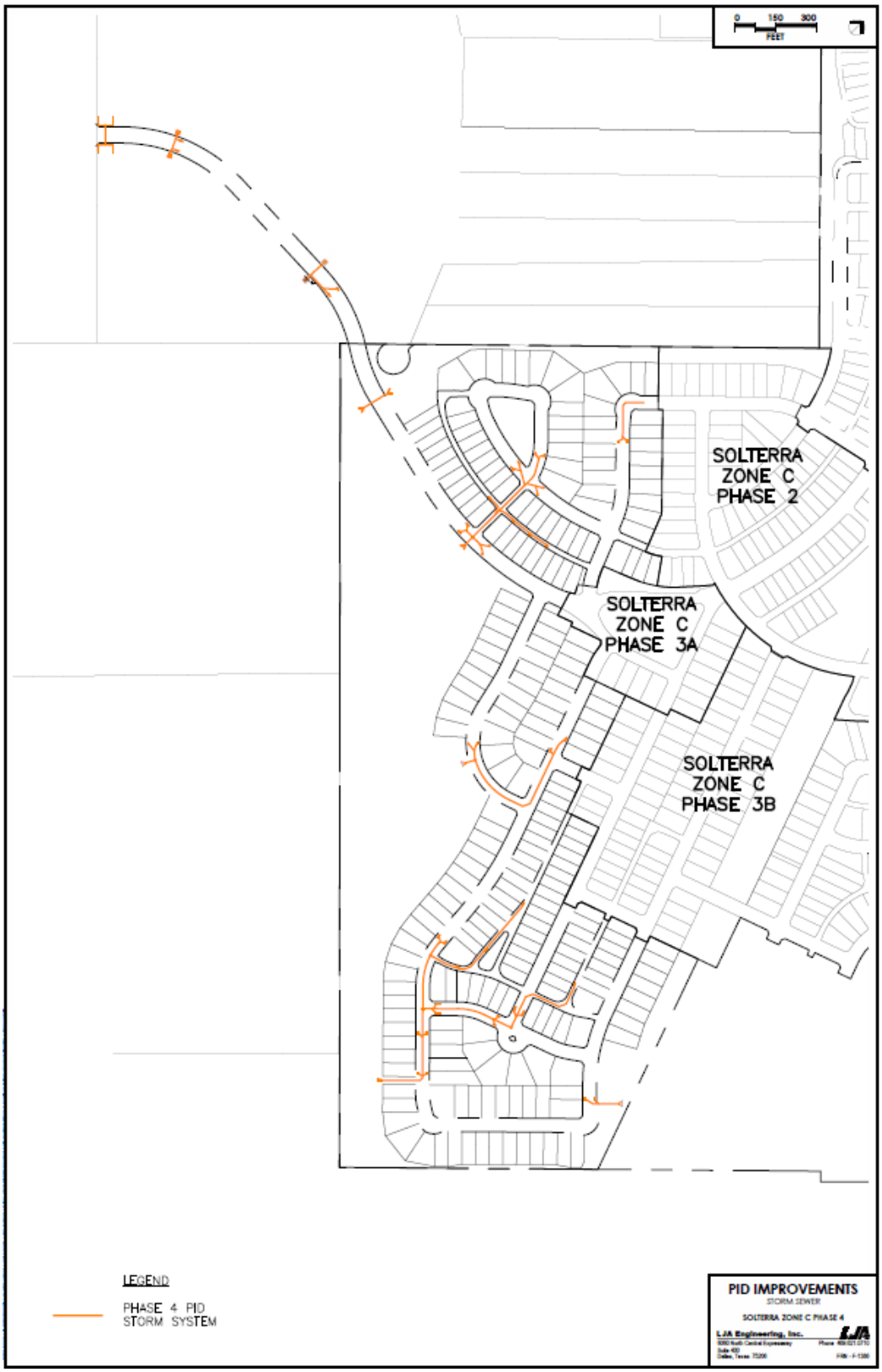

0 100 200
FEET
SOLTERRA ZONE
C PHASE 1
SOLTERRA ZONE
C PHASE 2
LEGEND
PHASE 3 PID
12" WATER SYSTEM
PHASE 3 PID
8" WATER SYSTEM
PID IMPROVEMENTS
WATER
SOLTERRA SOUTH PHASE 3
LJA Engineering, Inc.

EXHIBIT S-11 – MAPS OF IMPROVEMENT AREA C-4 IMPROVEMENTS




0 150 300
FEET
SOLTERRA
ZONE C
PHASE 2
SOLTERRA
ZONE C
PHASE 3A
SOLTERRA
ZONE C
PHASE 3B
LEGEND
RESIDENTIAL STREET
PAVING IMPROVEMENTS
ALLEY PAVING IMPROVEMENTS
MEW PAVING IMPROVEMENTS
PID IMPROVEMENTS
PAVING
SOLTERRA ZONE C PHASE 4
LJA Engineering, Inc.


0 150 300
FEET
SOLTERRA
ZONE C
PHASE 2
SOLTERRA
ZONE C
PHASE 3A
SOLTERRA
ZONE C
PHASE 3B
LEGEND
PHASE 4 PID
8" SANITARY SEWER
PID IMPROVEMENTS
SANITARY SEWER
SOLTERRA ZONE C PHASE 4
LJA Engineering, Inc.


0 150 300
FEET
SOLTERRA
ZONE C
PHASE 2
SOLTERRA
ZONE C
PHASE 3A
SOLTERRA
ZONE C
PHASE 3B
LEGEND
PHASE 4 PID
STORM SYSTEM
PID IMPROVEMENTS
STORM SEWER
SOLTERRA ZONE C PHASE 4
LJA Engineering, Inc.

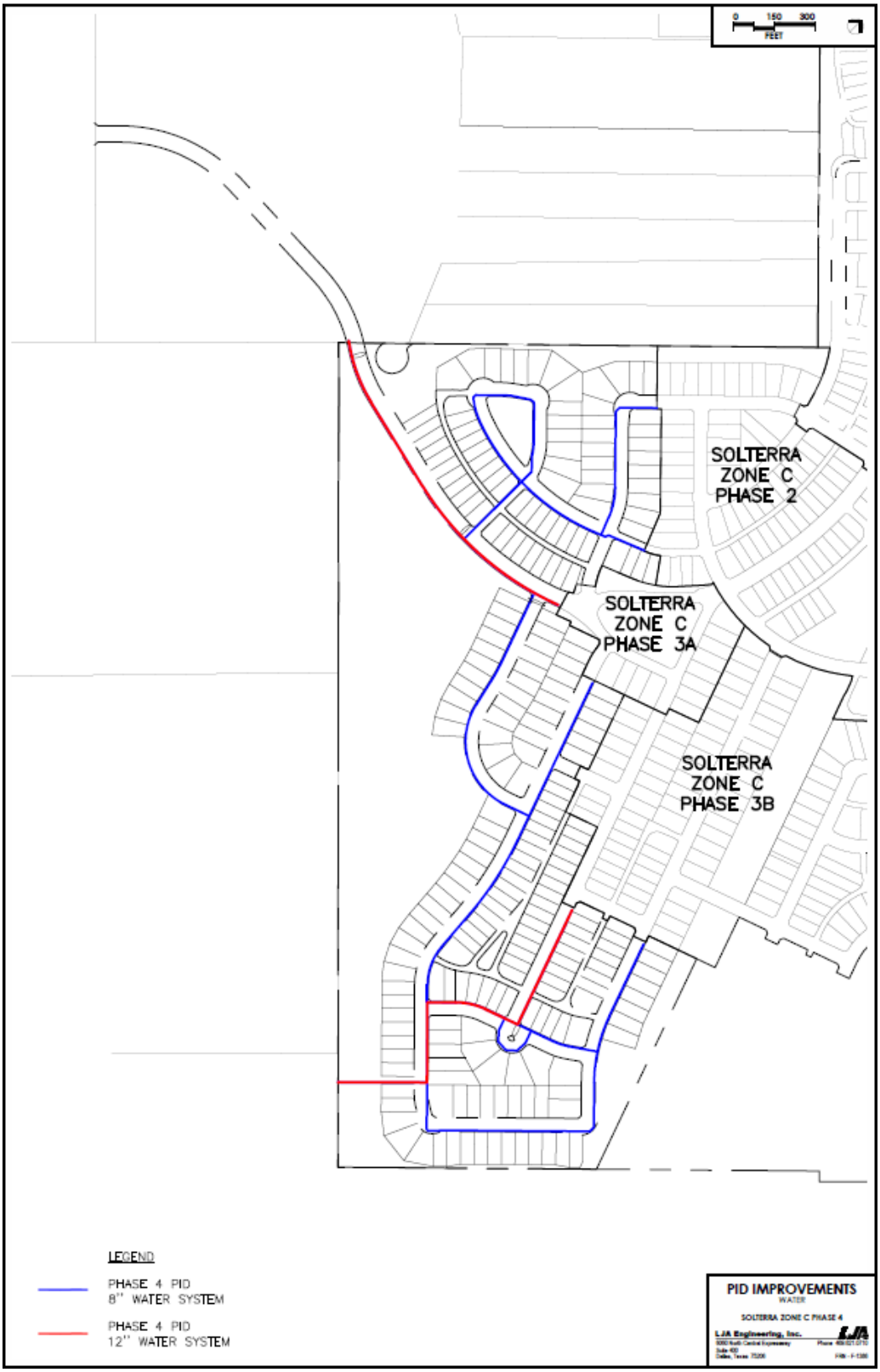
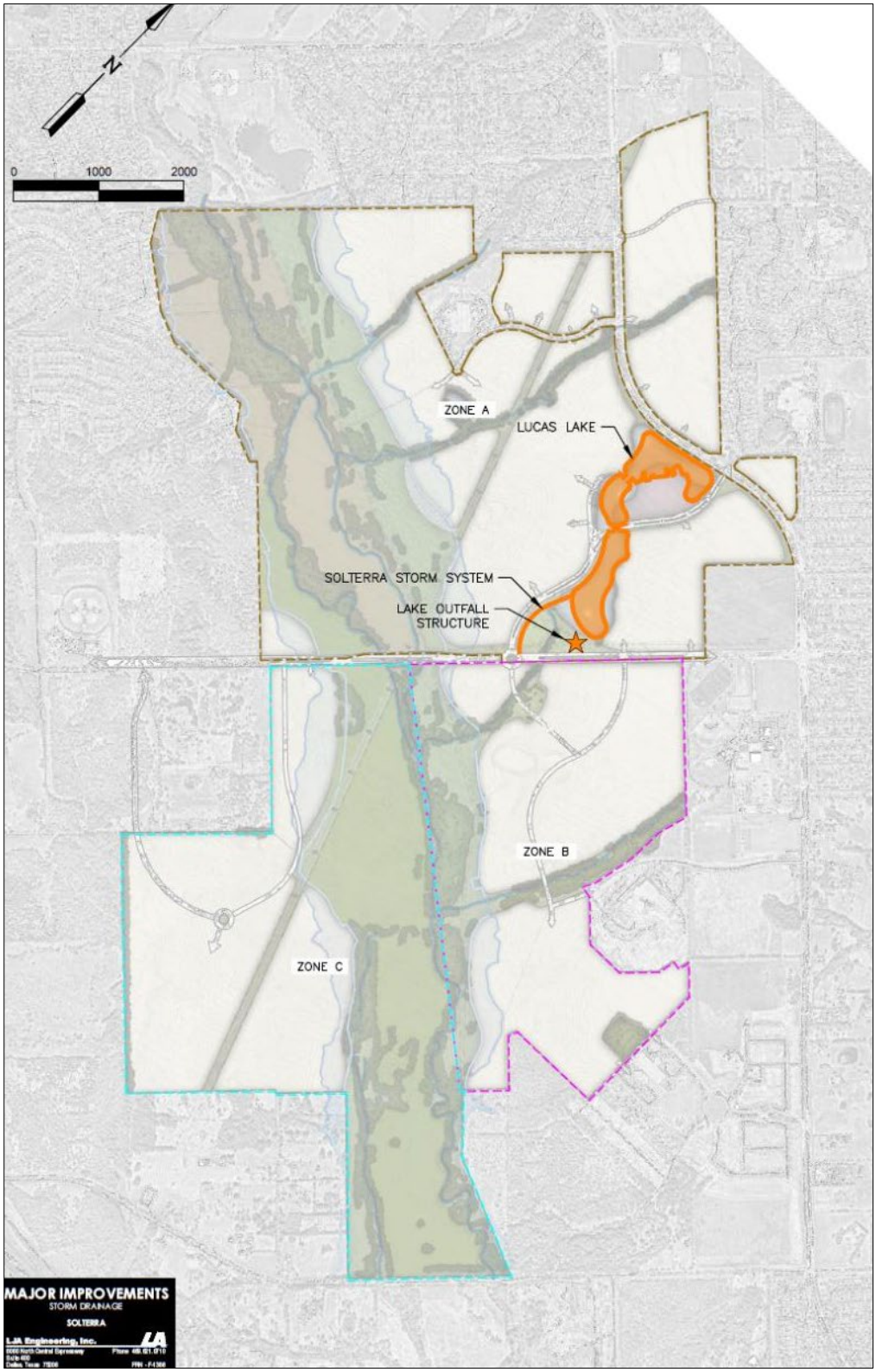
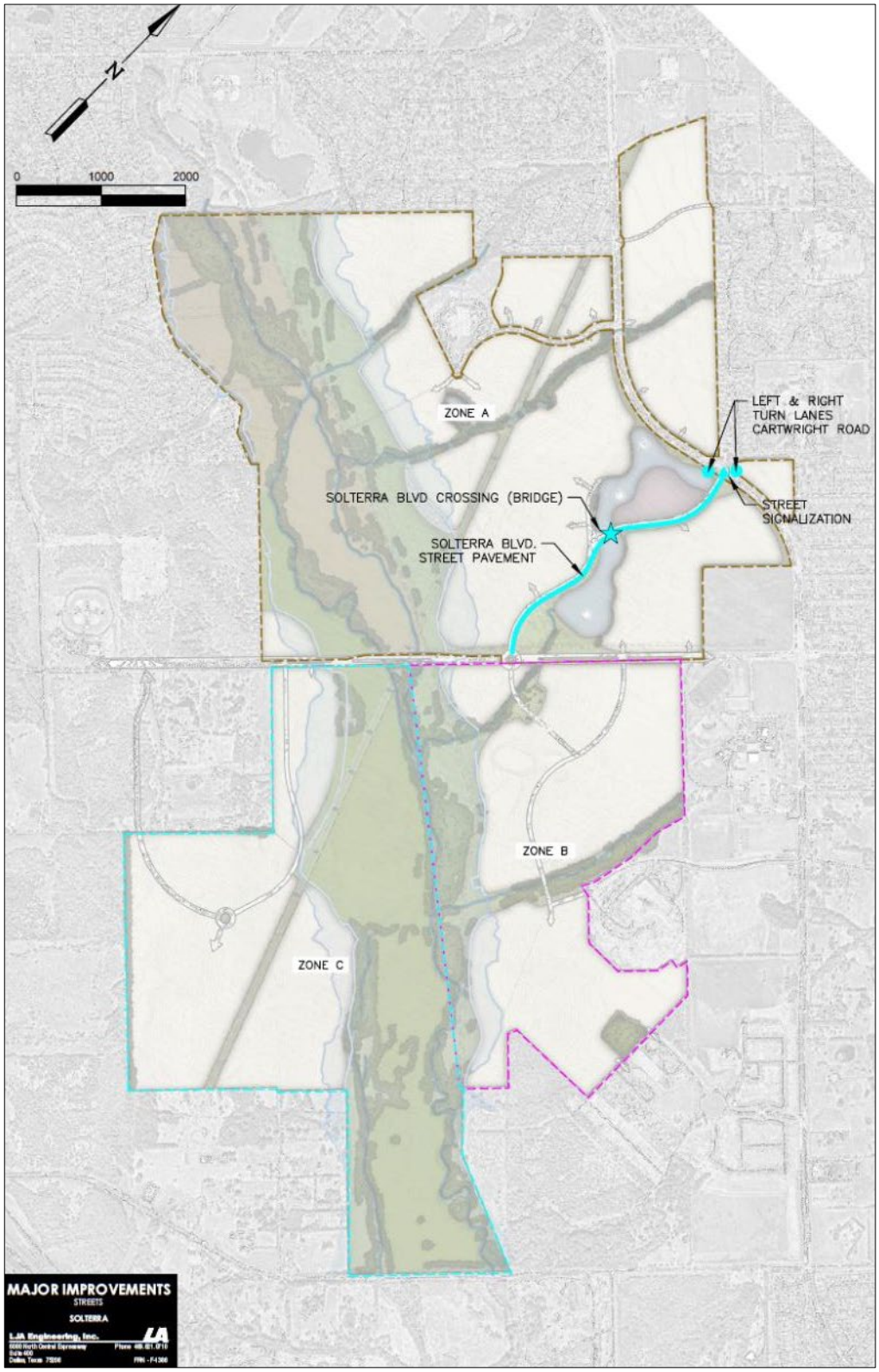

0 150 300
FEET
SOLTERRA
ZONE C
PHASE 2
SOLTERRA
ZONE C
PHASE 3A
SOLTERRA
ZONE C
PHASE 3B
LEGEND
PHASE 4 PID
8" WATER SYSTEM
PHASE 4 PID
12" WATER SYSTEM
PID IMPROVEMENTS
WATER
SOLTERRA ZONE C PHASE 4
LJA Engineering, Inc.

EXHIBIT S-12 – MAPS OF MAJOR IMPROVEMENTS




N
0
1000
2000
ZONE A
LEFT & RIGHT
TURN LANES
CARTWRIGHT ROAD
SOLTERRA BLVD CROSSING (BRIDGE)
STREET
SIGNALIZATION
SOLTERRA BLVD.
STREET PAVEMENT
ZONE B
ZONE C
MAJOR IMPROVEMENTS
STREETS
SOLTERRA
L.JA Engineering, Inc.

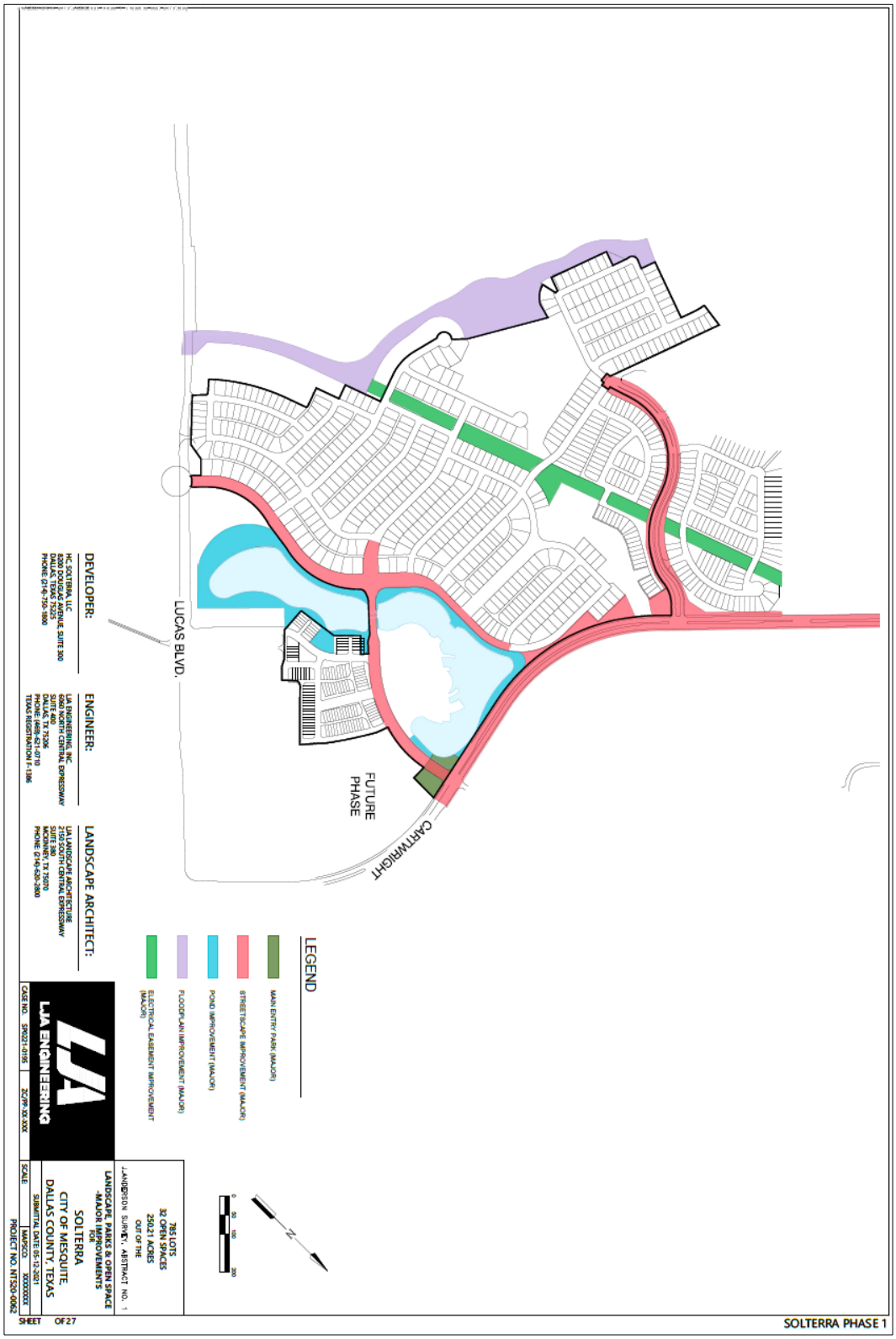

LUCAS BLVD.
FUTURE PHASE
CARTWRIGHT
LEGEND
MAIN ENTRY PARK (MAJOR)
STREETSCAPE IMPROVEMENT (MAJOR)
POND IMPROVEMENT (MAJOR)
FLOODPLAIN IMPROVEMENT (MAJOR)
ELECTRICAL EASEMENT IMPROVEMENT (MAJOR)
N
0 50 100 200
DEVELOPER:
HC SOLTERRA LLC
6200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE (214) 720-1600
ENGINEER:
LJA ENGINEERING, INC
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75206
PHONE (469) 621-0710
TEXAS REGISTRATION F-1386
LANDSCAPE ARCHITECT:
LJA LANDSCAPE ARCHITECTURE
2155 SOUTH CENTRAL EXPRESSWAY
SUITE 380
DALLAS, TX 75070
PHONE (214) 630-2800
LJA ENGINEERING
CASE NO. SPR021-0195
ZC/PP-00.XXX
SHEET OF 27
785 LOTS
32 OPEN SPACES
250.21 ACRES
OUT OF THE
J.ANDERSON SURVEY, ABSTRACT NO. 1
LANDSCAPE, PARKS & OPEN SPACE
-MAJOR IMPROVEMENTS
FOR
SOLTERRA
CITY OF MESQUITE,
DALLAS COUNTY, TEXAS
SCALE
SUBMITTAL DATE 05-12-2021
MAPSCO XXXXXXXX
PROJECT NO. NT520-0062
SOLTERRA PHASE 1

EXHIBIT T – FORM OF NOTICE OF ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Dallas County Clerk's Office
Honorable [County Clerk]
500 Elm St.
Dallas, TX 75202

Re: City of Mesquite Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of Mesquite of Dallas County is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

City of Mesquite
Attn: City Secretary
1515 N. Galloway Ave, Mesquite, TX 75149

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
1515 N Galloway Ave.
Mesquite, TX 75149

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Mesquite, Texas, a Texas home rule municipality (the "City").

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Mesquite, Texas is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the City; and

WHEREAS, on April 5, 2021, the City Council of the City approved Resolution No. 15-2021 creating the Solterra Public Improvement District (the "District"); and

WHEREAS, the District consists of approximately 1,424.398 contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a Service and Assessment Plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Dallas County, TX; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

> [legal description], an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded as Instrument No. _____ in the Map Records of Dallas County, Texas (the "Property"); and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the City hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that is affects and encumbers the Property.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF MESQUITE, TEXAS,
A Texas home rule municipality,

By: _____
Cliff Keheley, City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by the City Manager for the City of Mesquite, Texas, a Texas home rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT U-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA A-1 BONDS

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 1)	Principal	Interest	Total
2024	$ 294,000.00	$1,999,531.05	$2,293,531.05
2025	495,000.00	1,841,270.00	2,336,270.00
2026	520,000.00	1,817,757.50	2,337,757.50
2027	544,000.00	1,793,057.50	2,337,057.50
2028	569,000.00	1,767,217.50	2,336,217.50
2029	598,000.00	1,740,190.00	2,338,190.00
2030	627,000.00	1,711,785.00	2,338,785.00
2031	656,000.00	1,682,002.50	2,338,002.50
2032	692,000.00	1,645,922.50	2,337,922.50
2033	732,000.00	1,607,862.50	2,339,862.50
2034	772,000.00	1,567,602.50	2,339,602.50
2035	815,000.00	1,525,142.50	2,340,142.50
2036	862,000.00	1,480,317.50	2,342,317.50
2037	910,000.00	1,432,907.50	2,342,907.50
2038	961,000.00	1,382,857.50	2,343,857.50
2039	1,016,000.00	1,330,002.50	2,346,002.50
2040	1,074,000.00	1,274,122.50	2,348,122.50
2041	1,135,000.00	1,215,052.50	2,350,052.50
2042	1,200,000.00	1,152,627.50	2,352,627.50
2043	1,268,000.00	1,086,627.50	2,354,627.50
2044	1,341,000.00	1,016,887.50	2,357,887.50
2045	1,422,000.00	939,780.00	2,361,780.00
2046	1,507,000.00	858,015.00	2,365,015.00
2047	1,597,000.00	771,362.50	2,368,362.50
2048	1,692,000.00	679,535.00	2,371,535.00
2049	1,794,000.00	582,245.00	2,376,245.00
2050	1,903,000.00	479,090.00	2,382,090.00
2051	2,019,000.00	369,667.50	2,388,667.50
2052	2,140,000.00	253,575.00	2,393,575.00
2053	2,270,000.00	130,525.00	2,400,525.00
Total	**$33,425,000.00**	**$37,134,538.55**	**$70,559,538.55**

EXHIBIT U-2 – REIMBURSEMENT SCHEDULE FOR IMPROVEMENT AREA A-2 ASSESSMENT

Annual Installment Due 1/31	Principal	Interest[a]	Total P&I[b]
2026	$ 185,000.00	$ 613,900.00	$ 798,900.00
2027	$ 194,000.00	$ 604,650.00	$ 798,650.00
2028	$ 204,000.00	$ 594,950.00	$ 798,950.00
2029	$ 214,000.00	$ 584,750.00	$ 798,750.00
2030	$ 225,000.00	$ 574,050.00	$ 799,050.00
2031	$ 236,000.00	$ 562,800.00	$ 798,800.00
2032	$ 248,000.00	$ 551,000.00	$ 799,000.00
2033	$ 260,000.00	$ 538,600.00	$ 798,600.00
2034	$ 273,000.00	$ 525,600.00	$ 798,600.00
2035	$ 287,000.00	$ 511,950.00	$ 798,950.00
2036	$ 301,000.00	$ 497,600.00	$ 798,600.00
2037	$ 316,000.00	$ 482,550.00	$ 798,550.00
2038	$ 332,000.00	$ 466,750.00	$ 798,750.00
2039	$ 348,000.00	$ 450,150.00	$ 798,150.00
2040	$ 366,000.00	$ 432,750.00	$ 798,750.00
2041	$ 384,000.00	$ 414,450.00	$ 798,450.00
2042	$ 403,000.00	$ 395,250.00	$ 798,250.00
2043	$ 423,000.00	$ 375,100.00	$ 798,100.00
2044	$ 445,000.00	$ 353,950.00	$ 798,950.00
2045	$ 467,000.00	$ 331,700.00	$ 798,700.00
2046	$ 490,000.00	$ 308,350.00	$ 798,350.00
2047	$ 515,000.00	$ 283,850.00	$ 798,850.00
2048	$ 540,000.00	$ 258,100.00	$ 798,100.00
2049	$ 568,000.00	$ 231,100.00	$ 799,100.00
2050	$ 596,000.00	$ 202,700.00	$ 798,700.00
2051	$ 626,000.00	$ 172,900.00	$ 798,900.00
2052	$ 657,000.00	$ 141,600.00	$ 798,600.00
2053	$ 690,000.00	$ 108,750.00	$ 798,750.00
2054	$ 724,000.00	$ 74,250.00	$ 798,250.00
2055	$ 761,000.00	$ 38,050.00	$ 799,050.00
Total	**$ 12,278,000.00**	**$ 11,682,150.00**	**$ 23,960,150.00**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT U-3 – REIMBURSEMENT SCHEDULE FOR IMPROVEMENT AREA A-3.1 ASSESSMENT

Annual Installment Due 1/31	Principal	Interest[a]	Total P&I[b]
2026	$ 176,000.00	$ 583,850.00	$ 759,850.00
2027	$ 185,000.00	$ 575,050.00	$ 760,050.00
2028	$ 194,000.00	$ 565,800.00	$ 759,800.00
2029	$ 203,000.00	$ 556,100.00	$ 759,100.00
2030	$ 214,000.00	$ 545,950.00	$ 759,950.00
2031	$ 224,000.00	$ 535,250.00	$ 759,250.00
2032	$ 235,000.00	$ 524,050.00	$ 759,050.00
2033	$ 247,000.00	$ 512,300.00	$ 759,300.00
2034	$ 260,000.00	$ 499,950.00	$ 759,950.00
2035	$ 273,000.00	$ 486,950.00	$ 759,950.00
2036	$ 286,000.00	$ 473,300.00	$ 759,300.00
2037	$ 301,000.00	$ 459,000.00	$ 760,000.00
2038	$ 316,000.00	$ 443,950.00	$ 759,950.00
2039	$ 331,000.00	$ 428,150.00	$ 759,150.00
2040	$ 348,000.00	$ 411,600.00	$ 759,600.00
2041	$ 365,000.00	$ 394,200.00	$ 759,200.00
2042	$ 384,000.00	$ 375,950.00	$ 759,950.00
2043	$ 403,000.00	$ 356,750.00	$ 759,750.00
2044	$ 423,000.00	$ 336,600.00	$ 759,600.00
2045	$ 444,000.00	$ 315,450.00	$ 759,450.00
2046	$ 466,000.00	$ 293,250.00	$ 759,250.00
2047	$ 490,000.00	$ 269,950.00	$ 759,950.00
2048	$ 514,000.00	$ 245,450.00	$ 759,450.00
2049	$ 540,000.00	$ 219,750.00	$ 759,750.00
2050	$ 567,000.00	$ 192,750.00	$ 759,750.00
2051	$ 595,000.00	$ 164,400.00	$ 759,400.00
2052	$ 625,000.00	$ 134,650.00	$ 759,650.00
2053	$ 656,000.00	$ 103,400.00	$ 759,400.00
2054	$ 689,000.00	$ 70,600.00	$ 759,600.00
2055	$ 723,000.00	$ 36,150.00	$ 759,150.00
Total	**$ 11,677,000.00**	**$ 11,110,550.00**	**$ 22,787,550.00**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT U-4 – REIMBURSEMENT SCHEDULE FOR IMPROVEMENT AREA A-3.2 ASSESSMENT

Annual Installment Due 1/31	Principal	Interest[a]	Total P&I[b]
2026	$ 17,000.00	$ 57,000.00	$ 74,000.00
2027	$ 18,000.00	$ 56,150.00	$ 74,150.00
2028	$ 19,000.00	$ 55,250.00	$ 74,250.00
2029	$ 20,000.00	$ 54,300.00	$ 74,300.00
2030	$ 21,000.00	$ 53,300.00	$ 74,300.00
2031	$ 22,000.00	$ 52,250.00	$ 74,250.00
2032	$ 23,000.00	$ 51,150.00	$ 74,150.00
2033	$ 24,000.00	$ 50,000.00	$ 74,000.00
2034	$ 25,000.00	$ 48,800.00	$ 73,800.00
2035	$ 27,000.00	$ 47,550.00	$ 74,550.00
2036	$ 28,000.00	$ 46,200.00	$ 74,200.00
2037	$ 29,000.00	$ 44,800.00	$ 73,800.00
2038	$ 31,000.00	$ 43,350.00	$ 74,350.00
2039	$ 32,000.00	$ 41,800.00	$ 73,800.00
2040	$ 34,000.00	$ 40,200.00	$ 74,200.00
2041	$ 36,000.00	$ 38,500.00	$ 74,500.00
2042	$ 38,000.00	$ 36,700.00	$ 74,700.00
2043	$ 39,000.00	$ 34,800.00	$ 73,800.00
2044	$ 41,000.00	$ 32,850.00	$ 73,850.00
2045	$ 43,000.00	$ 30,800.00	$ 73,800.00
2046	$ 46,000.00	$ 28,650.00	$ 74,650.00
2047	$ 48,000.00	$ 26,350.00	$ 74,350.00
2048	$ 50,000.00	$ 23,950.00	$ 73,950.00
2049	$ 53,000.00	$ 21,450.00	$ 74,450.00
2050	$ 55,000.00	$ 18,800.00	$ 73,800.00
2051	$ 58,000.00	$ 16,050.00	$ 74,050.00
2052	$ 61,000.00	$ 13,150.00	$ 74,150.00
2053	$ 64,000.00	$ 10,100.00	$ 74,100.00
2054	$ 67,000.00	$ 6,900.00	$ 73,900.00
2055	$ 71,000.00	$ 3,550.00	$ 74,550.00
Total	**$ 1,140,000.00**	**$ 1,084,700.00**	**$ 2,224,700.00**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT U-5 – REIMBURSEMENT SCHEDULE FOR IMPROVEMENT AREA A-4 ASSESSMENT

Annual Installment Due 1/31	Principal	Interest[a]	Total P&I[b]
2026	$ 114,000.00	$ 379,100.00	$ 493,100.00
2027	$ 120,000.00	$ 373,400.00	$ 493,400.00
2028	$ 126,000.00	$ 367,400.00	$ 493,400.00
2029	$ 132,000.00	$ 361,100.00	$ 493,100.00
2030	$ 139,000.00	$ 354,500.00	$ 493,500.00
2031	$ 146,000.00	$ 347,550.00	$ 493,550.00
2032	$ 153,000.00	$ 340,250.00	$ 493,250.00
2033	$ 161,000.00	$ 332,600.00	$ 493,600.00
2034	$ 169,000.00	$ 324,550.00	$ 493,550.00
2035	$ 177,000.00	$ 316,100.00	$ 493,100.00
2036	$ 186,000.00	$ 307,250.00	$ 493,250.00
2037	$ 195,000.00	$ 297,950.00	$ 492,950.00
2038	$ 205,000.00	$ 288,200.00	$ 493,200.00
2039	$ 215,000.00	$ 277,950.00	$ 492,950.00
2040	$ 226,000.00	$ 267,200.00	$ 493,200.00
2041	$ 237,000.00	$ 255,900.00	$ 492,900.00
2042	$ 249,000.00	$ 244,050.00	$ 493,050.00
2043	$ 261,000.00	$ 231,600.00	$ 492,600.00
2044	$ 275,000.00	$ 218,550.00	$ 493,550.00
2045	$ 288,000.00	$ 204,800.00	$ 492,800.00
2046	$ 303,000.00	$ 190,400.00	$ 493,400.00
2047	$ 318,000.00	$ 175,250.00	$ 493,250.00
2048	$ 334,000.00	$ 159,350.00	$ 493,350.00
2049	$ 350,000.00	$ 142,650.00	$ 492,650.00
2050	$ 368,000.00	$ 125,150.00	$ 493,150.00
2051	$ 386,000.00	$ 106,750.00	$ 492,750.00
2052	$ 406,000.00	$ 87,450.00	$ 493,450.00
2053	$ 426,000.00	$ 67,150.00	$ 493,150.00
2054	$ 447,000.00	$ 45,850.00	$ 492,850.00
2055	$ 470,000.00	$ 23,500.00	$ 493,500.00
Total	**$ 7,582,000.00**	**$ 7,213,500.00**	**$ 14,795,500.00**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture. [b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT U-6 – REIMBURSEMENT SCHEDULE FOR IMPROVEMENT AREA A-5 ASSESSMENT

Annual Installment Due 1/31	Principal	Interest[a]	Total P&I[b]
2026	$ 2,000.00	$ 5,800.00	$ 7,800.00
2027	$ 2,000.00	$ 5,700.00	$ 7,700.00
2028	$ 2,000.00	$ 5,600.00	$ 7,600.00
2029	$ 2,000.00	$ 5,500.00	$ 7,500.00
2030	$ 2,000.00	$ 5,400.00	$ 7,400.00
2031	$ 2,000.00	$ 5,300.00	$ 7,300.00
2032	$ 2,000.00	$ 5,200.00	$ 7,200.00
2033	$ 2,000.00	$ 5,100.00	$ 7,100.00
2034	$ 3,000.00	$ 5,000.00	$ 8,000.00
2035	$ 3,000.00	$ 4,850.00	$ 7,850.00
2036	$ 3,000.00	$ 4,700.00	$ 7,700.00
2037	$ 3,000.00	$ 4,550.00	$ 7,550.00
2038	$ 3,000.00	$ 4,400.00	$ 7,400.00
2039	$ 3,000.00	$ 4,250.00	$ 7,250.00
2040	$ 3,000.00	$ 4,100.00	$ 7,100.00
2041	$ 4,000.00	$ 3,950.00	$ 7,950.00
2042	$ 4,000.00	$ 3,750.00	$ 7,750.00
2043	$ 4,000.00	$ 3,550.00	$ 7,550.00
2044	$ 4,000.00	$ 3,350.00	$ 7,350.00
2045	$ 4,000.00	$ 3,150.00	$ 7,150.00
2046	$ 5,000.00	$ 2,950.00	$ 7,950.00
2047	$ 5,000.00	$ 2,700.00	$ 7,700.00
2048	$ 5,000.00	$ 2,450.00	$ 7,450.00
2049	$ 5,000.00	$ 2,200.00	$ 7,200.00
2050	$ 6,000.00	$ 1,950.00	$ 7,950.00
2051	$ 6,000.00	$ 1,650.00	$ 7,650.00
2052	$ 6,000.00	$ 1,350.00	$ 7,350.00
2053	$ 7,000.00	$ 1,050.00	$ 8,050.00
2054	$ 7,000.00	$ 700.00	$ 7,700.00
2055	$ 7,000.00	$ 350.00	$ 7,350.00
Total	**$ 116,000.00**	**$ 110,550.00**	**$ 226,550.00**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, prepayments, or other available offsets could increase or decrease the amounts shown.

EXHIBIT U-7 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA C-1 BONDS

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 1)	Principal	Interest	Total
2024	$ 77,000.00	$408,739.14	$485,739.14
2025	110,000.00	375,681.26	485,681.26
2026	114,000.00	370,593.76	484,593.76
2027	119,000.00	365,321.26	484,321.26
2028	125,000.00	359,817.50	484,817.50
2029	130,000.00	354,036.26	484,036.26
2030	136,000.00	348,023.76	484,023.76
2031	142,000.00	341,733.76	483,733.76
2032	149,000.00	334,101.26	483,101.26
2033	157,000.00	326,092.50	483,092.50
2034	165,000.00	317,653.76	482,653.76
2035	174,000.00	308,785.00	482,785.00
2036	183,000.00	299,432.50	482,432.50
2037	193,000.00	289,596.26	482,596.26
2038	203,000.00	279,222.50	482,222.50
2039	214,000.00	268,311.26	482,311.26
2040	226,000.00	256,808.76	482,808.76
2041	238,000.00	244,661.26	482,661.26
2042	251,000.00	231,868.76	482,868.76
2043	264,000.00	218,377.50	482,377.50
2044	279,000.00	204,187.50	483,187.50
2045	295,000.00	188,493.76	483,493.76
2046	312,000.00	171,900.00	483,900.00
2047	329,000.00	154,350.00	483,350.00
2048	348,000.00	135,843.76	483,843.76
2049	368,000.00	116,268.76	484,268.76
2050	390,000.00	95,568.76	485,568.76
2051	412,000.00	73,631.26	485,631.26
2052	436,000.00	50,456.26	486,456.26
2053	461,000.00	25,931.26	486,931.26
Total	**$7,000,000.00**	**$7,515,489.34**	**$14,515,489.34**

EXHIBIT U-8 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA C-2 BONDS

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 1)	Principal	Interest	Total
2024	--	$209,478.24	$209,478.24
2025	$ 59,000.00	194,361.26	253,361.26
2026	62,000.00	191,632.50	253,632.50
2027	64,000.00	188,765.00	252,765.00
2028	66,000.00	185,805.00	251,805.00
2029	69,000.00	182,752.50	251,752.50
2030	72,000.00	179,561.26	251,561.26
2031	74,000.00	176,231.26	250,231.26
2032	78,000.00	172,068.76	250,068.76
2033	82,000.00	167,681.26	249,681.26
2034	86,000.00	163,068.76	249,068.76
2035	90,000.00	158,231.26	248,231.26
2036	95,000.00	153,168.76	248,168.76
2037	100,000.00	147,825.00	247,825.00
2038	105,000.00	142,200.00	247,200.00
2039	110,000.00	136,293.76	246,293.76
2040	116,000.00	130,106.26	246,106.26
2041	122,000.00	123,581.26	245,581.26
2042	128,000.00	116,718.76	244,718.76
2043	135,000.00	109,518.76	244,518.76
2044	142,000.00	101,925.00	243,925.00
2045	149,000.00	93,937.50	242,937.50
2046	157,000.00	85,556.26	242,556.26
2047	166,000.00	76,725.00	242,725.00
2048	174,000.00	67,387.50	241,387.50
2049	184,000.00	57,600.00	241,600.00
2050	194,000.00	47,250.00	241,250.00
2051	204,000.00	36,337.50	240,337.50
2052	215,000.00	24,862.50	239,862.50
2053	227,000.00	12,768.76	239,768.76
Total	**$3,525,000.00**	**$3,833,399.64**	**$7,358,399.64**

EXHIBIT U-9 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA C-3 BONDS

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 1)	Principal	Interest	Total
2025	$132,000.00	$224,958.94	$356,958.94
2026	$90,000.00	$267,067.50	$357,067.50
2027	$94,000.00	$263,242.50	$357,242.50
2028	$99,000.00	$259,247.50	$358,247.50
2029	$103,000.00	$255,040.00	$358,040.00
2030	$108,000.00	$250,662.50	$358,662.50
2031	$112,000.00	$246,072.50	$358,072.50
2032	$117,000.00	$241,312.50	$358,312.50
2033	$123,000.00	$235,462.50	$358,462.50
2034	$130,000.00	$229,312.50	$359,312.50
2035	$137,000.00	$222,812.50	$359,812.50
2036	$144,000.00	$215,962.50	$359,962.50
2037	$152,000.00	$208,762.50	$360,762.50
2038	$159,000.00	$201,162.50	$360,162.50
2039	$168,000.00	$193,212.50	$361,212.50
2040	$177,000.00	$184,812.50	$361,812.50
2041	$186,000.00	$175,962.50	$361,962.50
2042	$196,000.00	$166,662.50	$362,662.50
2043	$206,000.00	$156,862.50	$362,862.50
2044	$217,000.00	$146,562.50	$363,562.50
2045	$229,000.00	$135,712.50	$364,712.50
2046	$242,000.00	$123,690.00	$365,690.00
2047	$255,000.00	$110,985.00	$365,985.00
2048	$269,000.00	$97,597.50	$366,597.50
2049	$284,000.00	$83,475.00	$367,475.00
2050	$300,000.00	$68,565.00	$368,565.00
2051	$317,000.00	$52,815.00	$369,815.00
2052	$335,000.00	$36,172.50	$371,172.50
2053	$354,000.00	$18,585.00	$372,585.00
Total	**$5,435,000.00**	**$5,072,751.44**	**$10,507,751.44**

EXHIBIT U-10 – REIMBURSEMENT SCHEDULE FOR IMPROVEMENT AREA C-4 ASSESSMENT

Annual Installment Due 1/31	Principal	Interest[a]	Total P&I[b]
2026	$ 211,000.00	$ 702,150.00	$ 913,150.00
2027	$ 222,000.00	$ 691,600.00	$ 913,600.00
2028	$ 233,000.00	$ 680,500.00	$ 913,500.00
2029	$ 245,000.00	$ 668,850.00	$ 913,850.00
2030	$ 257,000.00	$ 656,600.00	$ 913,600.00
2031	$ 270,000.00	$ 643,750.00	$ 913,750.00
2032	$ 283,000.00	$ 630,250.00	$ 913,250.00
2033	$ 297,000.00	$ 616,100.00	$ 913,100.00
2034	$ 312,000.00	$ 601,250.00	$ 913,250.00
2035	$ 328,000.00	$ 585,650.00	$ 913,650.00
2036	$ 344,000.00	$ 569,250.00	$ 913,250.00
2037	$ 361,000.00	$ 552,050.00	$ 913,050.00
2038	$ 380,000.00	$ 534,000.00	$ 914,000.00
2039	$ 399,000.00	$ 515,000.00	$ 914,000.00
2040	$ 419,000.00	$ 495,050.00	$ 914,050.00
2041	$ 439,000.00	$ 474,100.00	$ 913,100.00
2042	$ 461,000.00	$ 452,150.00	$ 913,150.00
2043	$ 484,000.00	$ 429,100.00	$ 913,100.00
2044	$ 509,000.00	$ 404,900.00	$ 913,900.00
2045	$ 534,000.00	$ 379,450.00	$ 913,450.00
2046	$ 561,000.00	$ 352,750.00	$ 913,750.00
2047	$ 589,000.00	$ 324,700.00	$ 913,700.00
2048	$ 618,000.00	$ 295,250.00	$ 913,250.00
2049	$ 649,000.00	$ 264,350.00	$ 913,350.00
2050	$ 682,000.00	$ 231,900.00	$ 913,900.00
2051	$ 716,000.00	$ 197,800.00	$ 913,800.00
2052	$ 752,000.00	$ 162,000.00	$ 914,000.00
2053	$ 789,000.00	$ 124,400.00	$ 913,400.00
2054	$ 829,000.00	$ 84,950.00	$ 913,950.00
2055	$ 870,000.00	$ 43,500.00	$ 913,500.00
Total	**$ 14,043,000.00**	**$ 13,363,350.00**	**$ 27,406,350.00**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area C-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT V-1 – DISTRICT LEGAL DESCRIPTION

LEGAL DESCRIPTION
1424.398 ACRES

BEING A 1424.398 ACRE TRACT OF LAND SITUATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF THE J. ANDERSON SURVEY, ABSTRACT NO. 1, AND BEING ALL OF A CALLED 34.5 ACRE TRACT OF LAND CONVEYED AS “TRACT 1”, ALL OF A CALLED 3.8 ACRE TRACT OF LAND CONVEYED AS “TRACT 2”, ALL OF A CALLED 44.5 ACRE TRACT OF LAND CONVEYED AS “TRACT 3”, ALL OF A CALLED 95.3 ACRE TRACT OF LAND CONVEYED AS “TRACT 4”, PART OF THE REMAINDER OF A CALLED 400 ACRE TRACT OF LAND CONVEYED AS “TRACT 5”, PART OF THE REMAINDER OF A CALLED 204.13 ACRE TRACT OF LAND CONVEYED AS “TRACT 6”, PART OF THE REMAINDER OF A CALLED 140.65 ACRE TRACT OF LAND CONVEYED AS “TRACT 7”, PART OF A CALLED 32 ACRE TRACT OF LAND CONVEYED AS “TRACT 8”, PART OF A CALLED 54.15 ACRE TRACT OF LAND CONVEYED AS “TRACT 9”, PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS “TRACT 10”, PART OF THE REMAINDER OF A CALLED 132.42 ACRE TRACT OF LAND CONVEYED AS “TRACT 11”, PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS “TRACT 12”, PART OF CALLED 77.4 ACRE TRACT OF LAND CONVEYED AS “TRACT 13”, TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A CALLED 119.95 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, AS RECORDED IN VOLUME 92253, PAGE 1749, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 2.694 ACRE TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 2005041, PAGE 178, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 2.06 ACRE TRACT OF LAND CONVEYED TO THE GEORGE F. LUCAS IRREVOCABLE DESCENDANT’S TRUST, AS RECORDED IN COUNTY CLERK’S FILE NO. 200213402221, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 40 ACRE TRACT CONVEYED AS “TRACT NO. 1”, PART OF A CALLED 75 ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 2", ALL OF A TRACT OF LAND CONVEYED AS "TRACT NO. 3” AND ALL OF A CALLED 4/10ths OF AN ACRE TRACT CONVEYED AS “TRACT NO. 4”, TO THE FAITHON PANTELI LUCAS JR. FAMILY TRUST, AS RECORDED IN COUNTY CLERK’S FILE NO. 20050391371, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 50 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, AS RECORDED IN VOLUME 93013, PAGE 67, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND ALL OF A CALLED 93.910 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE OF THE GEORGE F. LUCAS IRREVOCABLE DESCENDANTS’ TRUST, AS RECORDED IN VOLUME 93013, PAGE 70, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 1424.398 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID “TRACT 4”, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF FAITHON P. LUCAS SR. BOULEVARD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH THE WEST CORNER OF LOT 1A, BLOCK A OF DR. JOHN D. HORN HIGH SCHOOL, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 200503600834, MAP RECORDS, DALLAS COUNTY, TEXAS BEARS SOUTH 45 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 57.56 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID “TRACT 4” AND THE SOUTHWEST LINE OF SAID LOT 1A, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 1772.56 FEET TO A POINT FOR CORNER;

SOUTH 46 DEGREES 39 MINUTES 23 SECONDS EAST, A DISTANCE OF 82.92 FEET TO AN EAST CORNER OF SAID “TRACT 4”, THE SOUTH CORNER OF SAID LOT 1A, BLOCK A, THE NORTH CORNER OF A CALLED 35.848 ACRE TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK’S FILE NO. 201800303367, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE WEST CORNER OF A CALLED 22.344 ACRE TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK’S FILE NO. 20080016792, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 15 DEGREES 50 MINUTES 01 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID “TRACT 4” AND THE NORTHWEST LINE OF SAID 35.848 ACRE TRACT, A DISTANCE OF 374.36 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID “TRACT 13” AND ALONG THE WEST LINE OF SAID 35.848 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 439.47 FEET TO A POINT FOR CORNER;

SOUTH 11 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 510.05 FEET TO A POINT FOR CORNER;

SOUTH 28 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 159.13 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 45 MINUTES 14 SECONDS EAST, A DISTANCE OF 145.44 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 552.67 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID "TRACT 13" AND THE NORTH LINE OF AFORESAID "TRACT NO. 1";

THENCE, NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF "TRACT 13", SAID NORTH LINE OF "TRACT NO. 1" AND THE SOUTH LINE OF SAID 35.848 ACRE TRACT, A DISTANCE OF 479.07 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID "TRACT 13" AND ALONG THE SOUTHEAST LINE OF SAID 35.848 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 31 MINUTES 33 SECONDS EAST, A DISTANCE OF 465.08 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 209.22 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 144.00 FEET TO A POINT FOR THE EAST CORNER OF SAID 35.848 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF SAID "TRACT 13" AND THE SOUTHWEST LINE OF A CALLED 134.201 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080025063, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG SAID NORTHEAST LINE OF "TRACT 13" AND SAID SOUTHWEST LINE OF 134.201 ACRE TRACT, A DISTANCE OF 404.14 FEET TO A SOUTHEAST CORNER OF SAID "TRACT 13", SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF HOLLOMAN ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY – CLOSED);

THENCE, SOUTH 00 DEGREES 16 MINUTES 51 SECONDS EAST, ALONG THE EAST LINE OF SAID "TRACT 13", ALONG THE EAST LINE OF SAID "TRACT NO. 1" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 1683.70 FEET TO THE SOUTH CORNER OF SAID "TRACT NO. 1";

THENCE, SOUTH 89 DEGREES 01 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID "TRACT NO. 1" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 1156.84 FEET TO THE NORTHEAST CORNER OF AFORESAID "TRACT NO. 4";

THENCE, SOUTH 22 DEGREES 10 MINUTES 12 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT NO. 4" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 114.85 FEET TO THE SOUTH CORNER OF SAID "TRACT NO. 4", SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID "TRACT NO. 2" AND THE SOUTHWEST LINE OF A CALLED 93.102 ACRE TRACT OF LAND CONVEYED AS "TRACT II" TO W.A. RIDGE RANCH, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20070458237, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 12 MINUTES 59 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID "TRACT NO. 2", THE SOUTHWEST LINE OF SAID 93.102 ACRE TRACT, WITH THE NORTHEAST LINE OF SAID HOLLOWMAN ROAD, A DISTANCE OF 636.15 FEET TO THE EAST CORNER OF SAID "TRACT NO. 2" AND THE NORTH CORNER OF A CALLED 18.674 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 200900124560, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, A DISTANCE OF 531.59 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT NO. 2" AND THE NORTHWEST LINE OF SAID 18.674 ACRE TRACT, A DISTANCE OF 531.59 FEET TO A WEST CORNER OF SAID 18.674 ACRE TRACT AND THE NORTH CORNER OF AFORESAID 93.910 ACRE TRACT;

THENCE, ALONG THE NORTHEAST LINE OF SAID 93.910 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 18.674 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEGREES 25 MINUTES 58 SECONDS EAST, A DISTANCE OF 774.12 FEET TO A POINT FOR CORNER;

SOUTH 66 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 1509.42 FEET TO AN EAST CORNER OF SAID 93.910 ACRE TRACT, THE EAST CORNER OF SAID 18.674 ACRE TRACT AND THE SOUTH CORNER OF AFORESAID 93.102 ACRE TRACT, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF LAWSON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 14 MINUTES 05 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 93.910 ACRE TRACT, A DISTANCE OF 1905.91 FEET TO THE SOUTH CORNER OF SAID 93.910 ACRE TRACT;

THENCE, NORTH 45 DEGREES 07 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 93.910 ACRE TRACT, A DISTANCE OF 2185.14 FEET TO THE WEST CORNER OF SAID 93.910 ACRE TRACT, SAID POINT BEING ON THE SOUTHEAST LINE OF AFORESAID "TRACT NO. 2";

THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHEAST LINE OF “TRACT NO. 2”, A DISTANCE OF 820.11 FEET TO A SOUTHWEST CORNER OF SAID “TRACT NO. 2”, SAID POINT BEING ON THE NORTHEAST LINE OF A CALLED 23.889 ACRE TRACT OF LAND CONVEYED TO MARC S. ENGLISH, AS RECORDED IN COUNTY CLERK’S FILE NO. 20050848444, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID “TRACT NO. 2” AND THE NORTHEAST LINE OF SAID 23.889 ACRE TRACT, A DISTANCE OF 39.71 FEET TO THE EAST CORNER OF A CALLED 34.151 ACRE TRACT OF LAND CONVEYED TO ROBERT EUGENE CARATHERS & MARGARET LAVERNE CARATHERS, AS RECORDED IN VOLUME 82119, PAGE 2365, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 56 MINUTES 37 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 34.151 ACRE TRACT AND THE NORTHWEST LINE OF SAID 23.889 ACRE TRACT, A DISTANCE OF 1768.63 FEET TO THE SOUTH CORNER OF SAID 34.151 ACRE TRACT AND THE WEST CORNER OF SAID 23.889 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF A CALLED 102.8043 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 93248, PAGE 2192, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 34.151 ACRE TRACT, THE NORTHEAST LINE OF SAID 102.8043 ACRE TRACT AND AFORESAID NORTHEAST LINE OF 56.542 ACRE TRACT, A DISTANCE OF 1785.44 FEET TO THE WEST CORNER OF SAID 34.179 ACRE TRACT AND THE SOUTH CORNER OF AFORESAID 50 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF A CALLED 56.542 ACRE TRACT OF LAND CONVEYED TO IH 20 IP LLC, AS RECORDED IN COUNTY CLERK’S FILE NO. 201800208658, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 50 ACRE TRACT, SAID NORTHEAST LINE OF 56.542 ACRE TRACT AND THE NORTHEAST LINE OF A CALLED 48.397 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 201800334776, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1242.86 FEET TO THE WEST CORNER OF SAID 50 ACRE TRCT AND THE NORTH CORNER OF SAID 48.397 ACRE TRACT, SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF McKENZIE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 45 DEGREES 02 MINUTES 08 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 50 ACRE TRACT AND THE SOUTHEAST LINE OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1757.80 FEET TO THE NORTH CORNER OF SAID 50 ACRE TRACT, SAID POINT BEING ON THE SOUTHWEST LINE OF AFORESAID “TRACT 9”;

THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG SOUTHWEST LINES OF SAID “TRACT 9”, AFORESAID “TRACT 10” AND AFORESAID “TRACT 8”, PASSING AT A DISTANCE OF 1947.95 FEET THE WEST CORNER OF SAID “TRACT 8”, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID FAITHON P. LUCAS SR. BOULEVARD, CONTINUING OVER AND ACROSS SAID FAITHON P. LUCAS SR. BOULEVARD AND AFORESAID “TRACT 6”, IN ALL A TOTAL DISTANCE OF 2029.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 44 DEGREES 13 MINUTES 37 SECONDS WEST, CONTINUING OVER AND ACROSS SAID “TRACT 6” AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 108.49 FEET TO THE SOUTH CORNER OF SAID “TRACT 6”, SAID POINT BEING ON THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94131, PAGE 491, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 29 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF “TRACT 6” AND SAID NORTHEAST LINE OF CITY OF MESQUITE TRACT, A DISTANCE OF 2326.02 FEET TO A POINT FOR CORNER ON THE SOUTHEAST LINE OF AFORESAID “TRACT 5”;

THENCE, SOUTH 44 DEGREES 57 MINUTES 59 SECONDS WEST, ALONG SAID SOUTHEAST LINE OF “TRACT 5”, A DISTANCE OF 87.32 FEET TO THE EAST CORNER OF THE HILLS AT TEALWOOD, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2003168, PAGE 94, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID “TRACT 5” AND ALONG THE NORTHEAST LINE OF SAID HILLS AT TEALWOOD, PHASE I, THE FOLLOWING COURSES AND DISTANCES:

NORTH 67 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 404.99 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 310.64 FEET TO A POINT FOR CORNER;

SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 1055.19 FEET TO A POINT FOR CORNER;

NORTH 67 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A POINT FOR CORNER;

NORTH 52 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 807.77 FEET TO A POINT FOR CORNER;

NORTH 30 DEGREES 44 MINUTES 19 SECONDS WEST, A DISTANCE OF 381.66 FEET TO A NORTHWEST CORNER OF SAID HILLS AT TEALWOOD, PHASE I, SAID POINT BEING ON THE SOUTHEAST LINE OF A CALLED 88.069 ACRE

TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 90185, PAGE 2032, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 48 MINUTES 33 SECONDS EAST, OVER AND ACROSS SAID "TRACT 5", ALONG SAID SOUTHEAST LINE OF CITY OF MESQUITE TRACT AND ALONG THE SOUTHEAST LINE OF VALLEYCREEK ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 86051, PAGE 3779, MAP RECORDS, DALLAS COUNTY,TEXAS, A DISTANCE OF 3684.59 FEET TO THE EAST CORNER OF SAID VALLEYCREEK ADDITION, PHASE TWO, SAID POINT ALSO BEING ON THE NORTHEAST LINE OF SAID "TRACT 5" AND THE SOUTHWEST LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 31 MINUTES 27 SECONDS EAST, ALONG SAID NORTHEAST LINE OF "TRACT 5" AND SAID SOUTHWEST LINE OF CEDARBROOK ESTATES, A DISTANCE OF 545.40 FEET TO AN EAST CORNER OF SAID "TRACT 5" AND THE SOUTH CORNER OF SAID CEDARBROOK ESTATES, SAID POINT BEING ON THE NORTHWEST LINE OF AFORESAID "TRACT 11";

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG SAID NORTHWEST LINE OF "TRACT 11" AND THE SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 34.66 FEET TO A NORTHWEST CORNER OF BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE NORTHWEST LINE OF SAID "TRACT 11" AND THE SOUTHEAST LINE OF SAID CEDARBROOK ESTATES;

THENCE, OVER AND ACROSS SAID "TRACT 11" AND ALONG THE WEST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 69.48 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 425.17 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 03 MINUTES 52 SECONDS WEST, A DISTANCE OF 371.64 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 1004.43 FEET TO A POINT FOR CORNER ON THE NORTHWEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 52 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS NORTH 13 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF 87.37 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID "TRACT 11" AND SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 87.45 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.36 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52 DEGREES 27 MINUTES 28 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 565.71 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 585.96 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 14 MINUTES 54 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 66 DEGREES 33 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.96 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID "TRACT 11" AND ALONG THE NORTHEAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 83.44 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 34.92 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 43 MINUTES 56 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 257.07 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 267.50 FEET TO A POINT FOR CORNER;

NORTH 21 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF 217.03 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 43 MINUTES 19 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 92.49 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 93.16 FEET TO A POINT FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 172.59 FEET TO THE NORTH CORNER OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, SAID POINT BEING ON THE NORTHWEST LINE OF SAID "TRACT 11" AND THE SOUTHEAST LINE OF AFORESAID CEDARBROOK ESTATES;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, A DISTANCE OF 1286.05 FEET TO THE NORTH CORNER OF SAID "TRACT 11" AND THE EAST CORNER OF SAID CEDARBROOK ESTATES, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A DISTANCE OF 1099.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 11 DEGREES 30 MINUTES 20 SECONDS EAST, OVER AND ACROSS SAID EAST CARTWRIGHT ROAD, PASSING AT A DISTANCE OF 142.21 FEET THE SOUTH CORNER OF LOT 1, BLOCK A OF DIVINE MERCY ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070019482, MAP RECORDS, DALLAS COUNTY,TEXAS, CONTINUING OVER AND ACROSS AFORSAID 119.95 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A, IN ALL A TOTAL DISTANCE OF 519.53 FEET TO A POINT FOR CORNER;

THENCE, NORTH 26 DEGREES 06 MINUTES 30 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 119.95 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 754.65 FEET TO THE EAST CORNER OF SAID LOT 1, BLOCK A, SAID POINT BEING ON THE NORTHEAST LINE OF SAID 119.95 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEAST LINE OF SAID 119.95 ACRE TRACT AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 908.03 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 01 MINUTES 25 SECONDS, A RADIUS OF 241.04 FEET AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 172.85 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 176.79 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, CONTINUING ALONG SAID NORTHEAST LINE OF 119.95 ACRE TRACT, THE SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE II, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS AND THE SOUTHWEST LINE OF CANTARA COVE ADDITION, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 99211, PAGE 2763, MAP RECORDS, DALLAS COUNTY, TEXAS, OVER AND ACROSS AFORESAID 2.694 ACRE TRACT AND AFORESAID "TRACT 7", A DISTANCE OF 3014.74 FEET TO A POINT FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

THENCE, NORTH 77 DEGREES 53 MINUTES 26 SECONDS EAST, OVER AND ACROSS SAID "TRACT 7" AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A DISTANCE OF 193.18 FEET TO A POINT FOR CORNER AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD AND THE SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 57 DEGREES 06 MINUTES 34 SECONDS WEST, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND SAID CORNER CLIP, A DISTANCE OF 42.43 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59 DEGREES 50 MINUTES 26 SECONDS, A RADIUS OF 168.16 FEET AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF 167.76 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 175.63 FEET TO A POINT FOR CORNER;

NORTH 45 DEGREES 30 MINUTES 29 SECONDS WEST, A DISTANCE OF 1.85 FEET TO A NORTH CORNER OF A CALLED 6.647 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200305302992, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE NORTHWEST LINE OF SAID "TRACT 7" AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE;

THENCE, NORTH 44 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWEST LINE OF "TRACT 7", THE NORTHWEST LINE OF AFORESAID 2.06 ACRE TRACT AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE, A DISTANCE OF 579.38 FEET TO THE NORTH CORNER OF SAID 2.06 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 32 MINUTES 20 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 2.06 ACRE TRACT, THE NORTHEAST LINE OF SAID "TRACT 7" AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BEAR DRIVE, A DISTANCE OF 1252.87 FEET TO A POINT FOR CORNER IN AFORESAID EAST CARTWRIGHT ROAD;

THENCE, SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, PASSING AT A DISTANCE OF 48.23 FEET THE NORTH CORNER OF A CALLED 25.131 ACRE TRACT OF LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 201500177457, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND ALONG THE NORTHWEST LINE OF SAID 25.131 ACRE TRACT, A TOTAL DISTANCE OF 1057.41 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 40.00 FEET AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 56.57 FEET;

THENCE, ALONG SAID TANGENT CURVE TO THE LEFT, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND ALONG SAID NORTHWEST LINE OF 25.131 ACRE TRACT, AN ARC DISTANCE OF 62.83 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, CONTINUING ALONG SAID NORTHWEST LINE OF 25.131 ACRE TRACT AND OVER AND ACROSS AFORESAID "TRACT 6", A DISTANCE OF 1044.83 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTER LINE OF AFORESAID FAITHON P. LUCAS SR. BOULEVARD;

THENCE, SOUTH 44 DEGREES 19 MINUTES 48 SECONDS WEST, CONTINUING OVER AND ACROSS SAID "TRACT 6" AND WITH SAID APPROXIMATE CENTER LINE OF FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 268.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1424.398 ACRES, OR 62,046,765 SQUARE FEET OF LAND.

EXHIBIT V-2 – IMPROVEMENT ZONE A LEGAL DESCRIPTION

PID DESCRIPTION – ZONE 1 (ZONE A)
721.818 ACRES

BEING A 721.818 ACRE TRACT OF LAND SITUATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF THE J. ANDERSON SURVEY, ABSTRACT NO. 1, AND BEING PART OF THE REMAINDER OF A CALLED 400 ACRE TRACT OF LAND CONVEYED AS “TRACT 5”, PART OF THE REMAINDER OF A CALLED 204.13 ACRE TRACT OF LAND CONVEYED AS “TRACT 6”, PART OF THE REMAINDER OF A CALLED 140.65 ACRE TRACT OF “AND CON”EYED AS ”TRACT 7”, PART OF THE REMAINDER OF A CALLED 132.42 ACRE TRACT OF LAND CONVEYED AS “TRACT 11”, TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A CALLED 119.95 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, AS RECORDED IN VOLUME 92253, PAGE 1749, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 2.694 ACRE TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 2005041, PAGE 178, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 2.06 ACRE TRACT OF LAND CONVEYED TO THE GEORGE F. LUCAS IRREVOCABLE DESCENDANT’S TRUST, AS RECORDED IN COUNTY CLERK’S FILE NO. 200213402221, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF FAITHON P. LUCAS SR. BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK’S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, PART OF TWIN OAKS DRIVE, (VARIABLE WIDTH RIGHT-OF-WAY), AND PART OF EAST CARTWRIGHT ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY). SAID 721.818 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD. SAID POINT BEING THE WEST CORNER OF A 32 ACRE TRACT OF LAND CONVEYED AS “TRACT 8”, TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON NORTH CORNER OF A TRACT OF LAND CONVEYED TO BILL EDWARD BLAIR AND MELINDA KAY BLAIR, AS RECORDED IN VOLUME 83050, PAGE 1471, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, OVER AND ACROSS SAID FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 81.49 FEET

TO A POINT FOR CORNER ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD AND THE COMMON SOUTHEAST LINE OF THE REMAINDER OF AFORESAID “TRACT 6”;

THENCE, SOUTH 44 DEGREES 13 MINUTES 37 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 108.49 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “HALFF AND ASSOCIATES” FOUND FOR THE SOUTH CORNER OF SAID “TRACT 6” AND THE COMMON EAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94131, PAGE 491, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 29 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF “TRACT 6” AND SAID NORTHEAST LINE OF CITY OF MESQUITE TRACT, A DISTANCE OF 2326.02 FEET TO A 5/8” IRON ROD FOUND FOR CORNER ON THE SOUTHEAST LINE OF AFORESAID “TRACT 5”;

THENCE, SOUTH 44 DEGREES 57 MINUTES 59 SECONDS WEST, ALONG SAID SOUTHEAST LINE OF “TRACT 5”, A DISTANCE OF 87.32 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “DAA” FOUND FOR THE EAST CORNER OF THE HILLS AT TEALWOOD, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2003168, PAGE 94, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID “TRACT 5” AND ALONG THE NORTHEAST LINE OF SAID HILLS AT TEALWOOD, PHASE I, THE FOLLOWING COURSES AND DISTANCES:

NORTH 67 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 404.99 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “DAA” FOUND FOR CORNER;

NORTH 34 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 310.64 FEET TO A 1/2” IRON ROD FOUND FOR CORNER;

SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 1055.19 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “DAA” FOUND FOR CORNER;

NORTH 67 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 52 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 807.77 FEET TO A POINT FOR CORNER;

NORTH 30 DEGREES 44 MINUTES 19 SECONDS WEST, A DISTANCE OF 381.66 FEET TO A NORTHWEST CORNER OF SAID HILLS AT TEALWOOD, PHASE I, SAID POINT BEING ON THE SOUTHEAST LINE OF A CALLED 88.069 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 90185, PAGE 2032, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 48 MINUTES 33 SECONDS EAST, OVER AND ACROSS SAID “TRACT 5”, ALONG SAID SOUTHEAST LINE OF CITY OF MESQUITE TRACT AND ALONG THE SOUTHEAST LINE OF VALLEY CREEK ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 86051, PAGE 3779, MAP RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 3684.59 FEET TO THE EAST CORNER OF SAID VALLEY CREEK ADDITION, PHASE TWO AND THE COMMON NORTH CORNER OF SAID “TRACT 5”. SAID POINT BEING ON THE SOUTHWEST LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 31 MINUTES 27 SECONDS EAST, ALONG THE NORTHEAST LINE OF “TRACT 5” AND SAID SOUTHWEST LINE OF CEDARBROOK ESTATES, A DISTANCE OF 545.40 FEET TO AN EAST CORNER OF SAID “TRACT 5” AND THE SOUTH CORNER OF SAID CEDARBROOK ESTATES. SAID POINT BEING ON THE NORTHWEST LINE OF AFORESAID “TRACT 11”;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG SAID NORTHWEST LINE OF “TRACT 11” AND THE SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 34.66 FEET TO A NORTHWEST CORNER OF BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID “TRACT 11” AND ALONG THE WEST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 69.48 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 425.17 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 03 MINUTES 52 SECONDS WEST, A DISTANCE OF 371.64 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR THE SOUTHWEST CORNER OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 1004.43 FEET TO A POINT FOR CORNER ON THE NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID TWIN OAKS DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 52 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS NORTH 13 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF 87.37 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID “TRACT 11” AND SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 87.45 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.36 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52 DEGREES 27 MINUTES 28 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 565.71 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 585.96 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 14 MINUTES 54 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 66 DEGREES 33 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.96 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID “TRACT 11” AND ALONG THE NORTHEAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 83.44 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 34.92 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 43 MINUTES 56 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 257.07 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 267.50 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR CORNER;

NORTH 21 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF 217.03 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 43 MINUTES 19 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 92.49 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 93.16 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 172.59 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR THE NORTH CORNER OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, SAID POINT BEING ON THE NORTHWEST LINE OF SAID “TRACT 11” AND THE SOUTHEAST LINE OF AFORESAID CEDARBROOK ESTATES;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1286.05 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE NORTH CORNER OF SAID “TRACT 11” AND THE EAST CORNER OF SAID CEDARBROOK ESTATES, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

THENCE, NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, AND THE COMMON NORTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 1099.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 11 DEGREES 30 MINUTES 20 SECONDS EAST, OVER AND ACROSS SAID EAST CARTWRIGHT ROAD, PASSING AT A DISTANCE OF 142.21 FEET A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE SOUTH CORNER OF LOT 1, BLOCK A OF DIVINE MERCY ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 20070019482, MAP RECORDS, DALLAS COUNTY, TEXAS, CONTINUING OVER AND ACROSS AFORESAID 119.95 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A, IN ALL A TOTAL DISTANCE OF 519.53 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

THENCE, NORTH 26 DEGREES 06 MINUTES 30 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 119.95 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 754.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID LOT 1, BLOCK A, SAID POINT BEING ON THE NORTHEAST LINE OF SAID 119.95 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEAST LINE OF SAID 119.95 ACRE TRACT AND SAID SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 45 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 908.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 01 MINUTE 25 SECONDS, A RADIUS OF 241.04 FEET AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 172.85 FEET;
>
> ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 176.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, CONTINUING ALONG SAID NORTHEAST LINE OF 119.95 ACRE TRACT, THE SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE II, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS AND THE SOUTHWEST LINE OF CANTARA COVE ADDITION, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 99211, PAGE 2763, MAP RECORDS, DALLAS COUNTY, TEXAS, OVER AND ACROSS AFORESAID 2.694 ACRE TRACT AND AFORESAID "TRACT 7", A DISTANCE OF 3014.74 FEET TO A POINT FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

THENCE, NORTH 77 DEGREES 53 MINUTES 26 SECONDS EAST, OVER AND ACROSS SAID "TRACT 7" AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A DISTANCE OF 193.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD AND THE SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 57 DEGREES 06 MINUTES 34 SECONDS WEST, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND SAID CORNER CLIP, A DISTANCE OF 42.43 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-

TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59 DEGREES 50 MINUTES 26 SECONDS, A RADIUS OF 168.16 FEET AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF 167.76 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID “TRACT 7” AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE, THE FOLLOWING COURSES AND DISTANCES:

> ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 175.63 FEET TO A 1/2” IRON ROD FOUND FOR CORNER;
>
> NORTH 45 DEGREES 30 MINUTES 29 SECONDS WEST, A DISTANCE OF 1.85 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE NORTH CORNER OF A CALLED 6.647 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 200305302992, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF SAID “TRACT 7” AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE;

THENCE, NORTH 44 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWEST LINE OF “TRACT 7”, THE NORTHWEST LINE OF AFORESAID 2.06 ACRE TRACT AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE, A DISTANCE OF 579.38 FEET TO THE NORTH CORNER OF SAID 2.06 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 32 MINUTES 20 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 2.06 ACRE TRACT, THE NORTHEAST LINE OF SAID “TRACT 7” AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BEAR DRIVE, A DISTANCE OF 1252.87 FEET TO A POINT FOR CORNER IN AFORESAID EAST CARTWRIGHT ROAD;

THENCE, SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, PASSING AT A DISTANCE OF 48.23 FEET A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE NORTH CORNER OF A CALLED 25.131 ACRE TRACT OF LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, AS RECORDED IN COUNTY CLERK’S FILE NO. 201500177457, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, CONTINUING OVER AND ACROSS SAID “TRACT 7” AND ALONG THE NORTHWEST LINE OF SAID 25.131 ACRE TRACT, IN ALL, TOTAL DISTANCE OF 1057.41 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 40.00 FEET AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 56.57 FEET;

THENCE, ALONG SAID TANGENT CURVE TO THE LEFT, CONTINUING OVER AND ACROSS SAID “TRACT 7” AND ALONG SAID NORTHWEST LINE OF 25.131 ACRE TRACT, AN ARC DISTANCE OF 62.83 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

THENCE, SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, ALONG SOUTHWEST LINE OF 25.131 ACRE TRACT AND OVER AND ACROSS AFORESAID “TRACT 6”, A DISTANCE OF 1044.83 FEET TO A PK NAIL FOUND FOR THE SOUTH CORNER OF SAID 25.131 ACRE TRACT. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID FAITHON P. LUCAS SR. BOULEVARD;

THENCE, SOUTH 44 DEGREES 19 MINUTES 48 SECONDS WEST, CONTINUING OVER AND ACROSS SAID “TRACT 6” AND WITH SAID APPROXIMATE CENTER LINE OF FAITHON P. LUCAS SR. BOULEVARD, PASSING AT A DISTANCE OF 268.94 FEET TO A PK NAIL FOUND FOR THE NORTH CORNER OF A 95.3 ACRE TRACT OF LAND, CONVEYED AS “TRACT 4”, TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING ALONG THE NORTHWEST LINE OF SAID “TRACT 4”, A 44.5 ACRE TRACT OF LAND CONVEYED AS “TRACT 3”, A 34.5 ACRE TRACT OF LAND CONVEYED AS “TRACT 1”, TO LUCAS FARMS JOINT VENTURES, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD, IN ALL, A TOTAL DISTANCE OF 2387.38 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 44 DEGREES 22 MINUTES 53 SECONDS WEST, CONTINUING ALONG THE SOUTHEAST LINE OF SAID “TRACT 1”, AFORESAID “TRACT 8”, AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 2715.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 31,442,414 SQUARE FEET OR 721.818 ACRES OF LAND.

EXHIBIT V-3 –IMPROVEMENT AREA A-1.1 LEGAL DESCRIPTION

TRACT 1 (Phase 1A)
BEING A 27.004 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING ALL OF SOLTERRA, PHASE 1A, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200319278, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 27.004 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE FOR THE WEST CORNER OF SAID SOLTERRA, PHASE 1A AND THE COMMON NORTH CORNER OF BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION LOTS 1 & 2, BLOCK 1, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHEAST LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID SOLTERRA, PHASE 1A AND THE COMMON SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 1286.05 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID SOLTERRA, PHASE 1A AND THE EAST CORNER OF SAID CEDARBROOK ESTATES, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 46 DEGREES 02 MINUTES 28 SECONDS EAST, ALONG THE EASTERLY LINES OF SAID SOLTERRA, PHASE 1A AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A DISTANCE OF 764.45 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE INTERSECTION OF SAID SOUTHWEST RIGHT-OF-WAY OF EAST CARTWRIGHT ROAD AND THE NORTHWEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, CONTINUING ALONG THE SOUTHERLY LINES OF SAID SOLTERRA, PHASE 1A AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 10 MINUTES 03 SECONDS WEST, A DISTANCE OF 85.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45 DEGREES 03 MINUTES 11 SECONDS, A RADIUS OF 347.28 FEET AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 266.09 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 273.08 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 45 SECONDS, A RADIUS OF 279.00 FEET AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 21 MINUTES 44 SECONDS WEST, A DISTANCE OF 146.75 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 148.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 29 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 19.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 43 MINUTES 12 SECONDS WEST, A DISTANCE OF 385.08 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 393.10 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 69 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 100.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 27 MINUTES 07 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS SOUTH 52 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 389.71 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 396.00 FEET TO A POINT FOR THE SOUTH CORNER OF SAID SOLTERRA, PHASE 1A AND THE COMMON EAST CORNER OF AFORESAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF

21 DEGREES 14 MINUTES 54 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS NORTH 66 DEGREES 33 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.96 FEET;

THENCE, CONTINUING ALONG THE WESTERLY LINES OF SAID SOLTERRA, PHASE 1A AND ALONG THE NORTHEAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 83.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 77 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 34.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 43 MINUTES 56 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 257.07 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 267.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR CORNER;

NORTH 21 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF 217.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 43 MINUTES 19 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 92.49 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 93.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “CARTER BURGESS” FOUND FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 172.59 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,176,296 SQUARE FEET OR 27.004 ACRES OF LAND.

TRACT 2 (PHASES 1B AND 1C)

BEING A 42.569 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 575.298 ACRE TRACT OF LAND DESCRIBED AS PHASE 1 – PARCEL 2, CONVEYED TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS AND ALL OF SOLTERRA, PHASE 1B AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300007135, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 42.569 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON A NORTHEASTERLY LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF LOT 2, BLOCK 1 OF THE BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN INTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT AND THE COMMON WEST CORNER OF SAID LOT 2, BLOCK 1, BEARS NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 89.17 FEET;

THENCE, ALONG THE COMMON LINES OF SAID 575.298 ACRE TRACT AND SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 926.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT. SAID POINT BEING WITHIN TWIN OAKS DRIVE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 52 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 06 DEGREES 56 MINUTES 26 SECONDS EAST, A DISTANCE OF 32.64 FEET;
>
> ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP

STAMPED “LJA SURVEYING” SET FOR THE SOUTHWEST CORNER OF SAID TWIN OAKS DRIVE;

NORTH 84 DEGREES 42 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE SAID TWIN OAKS DRIVE, A DISTANCE OF 69.02 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE SOUTHEAST CORNER OF SAID TWIN OAKS DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 28 MINUTES 17 SECONDS, A RADIUS OF 150.00 FEET, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 19.55 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 19.56 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 03 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS NORTH 07 DEGREES 19 MINUTES 58 SECONDS WEST, A DISTANCE OF 6.34 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 6.34 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 79 DEGREES 41 MINUTES 33 SECONDS EAST, PASSING AT A DISTANCE OF 12.00 FEET TO A 3/4” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID TWIN OAKS DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF HARMONY PINE DRIVE, (A 51’ RIGHT-OF-WAY) OF AFORESAID SOLTERRA, PHASE 1B, AND CONTINUING ALONG THE WEST LINE OF SAID SOLTERRA, PHASE 1B, IN ALL A TOTAL DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING” SET FOR CORNER;

THENCE, ALONG THE COMMON LINES OF SAID 575.298 ACRE TRACT, SAID SOLTERRA, PHASE 1B AND SAID EAST RIGHT-OF-WAY LINE OF SAID TWIN OAKS DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 10 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING” SET FOR AN INTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT;

SOUTH 79 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 25.00 FEET TO AN “X” CUT FOUND FOR AN EXTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 05 MINUTES 23 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS NORTH 15 DEGREES 32 MINUTES 06 SECONDS WEST, A DISTANCE OF 56.83 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 56.85 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 18 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87 DEGREES 54 MINUTES 35 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS NORTH 25 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 777.38 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 859.21 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 69 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 100.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 440.09 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 449.26 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 29 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 46.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 12 SECONDS, A RADIUS OF 401.00 FEET AND A LONG CHORD THAT BEARS NORTH 17 DEGREES 24 MINUTES 01 SECOND EAST, A DISTANCE OF 169.62 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 170.91 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA

SURVEYING” SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38 DEGREES 58 MINUTES 38 SECONDS, A RADIUS OF 279.00 FEET AND A LONG CHORD THAT BEARS NORTH 24 DEGREES 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 186.16 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 189.80 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 44 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 85.43 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE NORTH CORNER OF SAID 575.298 ACRE TRACT AND THE COMMON NORTH CORNER OF SAID SOLTERRA, PHASE 1B. SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TWIN OAKS DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEAST LINE OF SAID 575.298 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID SOLTERRA, PHASE 1B AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 02 MINUTES 28 SECONDS EAST, A DISTANCE OF 155.47 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 26 MINUTES 38 SECONDS, A RADIUS OF 1492.40 FEET AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 45 MINUTES 47 SECONDS EAST, A DISTANCE OF 37.61 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 37.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE EASTERLY LINE OF SAID SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 93.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING” SET FOR CORNER;

SOUTH 09 DEGREES 57 MINUTES 45 SECONDS WEST, A DISTANCE OF 762.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 261.68 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 281.19 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 13.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 169.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 29 MINUTES 28 SECONDS, A RADIUS OF 260.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 76 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF 132.35 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 133.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 27 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 34 MINUTES 00 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 88.51 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 89.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 25 MINUTES 35 SECONDS WEST, A DISTANCE OF 133.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID SOLTERRA, PHASE 1B;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTH LINE OF SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 65 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 91.55 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 60.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 15 MINUTES 04 SECONDS WEST, A DISTANCE OF 60.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 52.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 248.61 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID SOUTH LINE OF SAID SOLTERRA, PHASE 1B AND CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 767.70 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 19 MINUTES 24 SECONDS WEST, A DISTANCE OF 123.85 FEET TO A POINT FOR CORNER;

NORTH 80 DEGREES 06 MINUTES 06 SECONDS WEST, A DISTANCE OF 110.65 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 120.51 FEET TO A POINT FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 420.00 FEET TO A POINT FOR CORNER;

NORTH 88 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.06 FEET TO A POINT FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 78.27 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 30 MINUTES 34 SECONDS WEST, A DISTANCE OF 74.16 FEET TO A POINT FOR CORNER;

NORTH 17 DEGREES 03 MINUTES 41 SECONDS WEST, A DISTANCE OF 69.12 FEET TO A POINT FOR CORNER;

NORTH 72 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 122.95 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69 DEGREES 24 MINUTES 13 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 17 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 68.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 72.68 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 34.11 FEET TO A POINT FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 485.00 FEET TO A POINT FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 221.36 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,854,320 SQUARE FEET OR 42.569 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT V-4 –IMPROVEMENT AREA A-1.2 LEGAL DESCRIPTION

SOLTERRA – IA #A-1.2
(PHASES 1D, 1E, AND 1F)

BEING A 123.110 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 575.298 ACRE TRACT OF LAND DESCRIBED AS PHASE 1 – PARCEL 2, CONVEYED TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 123.110 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "D.A.S. 4645" FOUND FOR AN INTERIOR ELL CORNER OF A 7.658 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 202300011376, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON NORTH CORNER OF A RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING WITHIN FAITHON P. LUCAS SR. BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 13 MINUTES 37 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION AND THE COMMON NORTHWEST LINE OF SAID RIGHT-OF-WAY DEDICATION (200600248460) A DISTANCE OF 359.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF" FOUND;

THENCE, NORTH 81 DEGREES 47 MINUTES 58 SECONDS WEST, OVER AND ACROSS SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION, A DISTANCE OF 44.74 FEET TO A POINT FOR CORNER AND THE **POINT OF BEGINNING**. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION AND SAID FAITHON P. LUCAS SR. BOULEVARD;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 41 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 139.84 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 14 MINUTES 56 SECONDS WEST, A DISTANCE OF 115.57 FEET TO A POINT FOR CORNER;

NORTH 42 DEGREES 24 MINUTES 27 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A POINT FOR CORNER;

NORTH 40 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 62.98 FEET TO A POINT FOR CORNER;

NORTH 38 DEGREES 56 MINUTES 13 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 36 DEGREES 40 MINUTES 48 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 25 MINUTES 24 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 32 DEGREES 09 MINUTES 59 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 27 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 25 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 23 DEGREES 08 MINUTES 21 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 55.21 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 188.30 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 58 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 74 DEGREES 30 MINUTES 02 SECONDS WEST, A DISTANCE OF 32.65 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 32.68 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 68.45 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 208.89 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 121.00 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 305.00 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 224.12 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 02 MINUTES 35 SECONDS, A RADIUS OF 430.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 03 MINUTES 50 SECONDS WEST, A DISTANCE OF 251.75 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 255.49 FEET TO A POINT FOR CORNER;

NORTH 75 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 206.59 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 166 DEGREES 48 MINUTES 12 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 119.21 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 174.68 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 18 MINUTES 03 SECONDS WEST, A DISTANCE OF 152.97 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 56 MINUTES 58 SECONDS WEST, A DISTANCE OF 615.34 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 657.29 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE SOUTH LINE OF SOLTERRA, PHASE 1B, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300007135, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 79 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 248.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 36 MINUTES 49 SECONDS EAST, A DISTANCE OF 52.04 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 60.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 60.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 54 MINUTES 14 SECONDS EAST, A DISTANCE OF 91.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID SOLTERRA, PHASE 1B;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE EAST LINE OF SAID SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 133.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEGREES 34 MINUTES 00 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 74 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 88.51 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.24 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 27 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 29 MINUTES 28 SECONDS, A RADIUS OF 260.00 FEET, AND A LONG CHORD THAT BEARS NORTH 76 DEGREES 45 MINUTES 09 SECONDS WEST, A DISTANCE OF 132.35 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 133.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 169.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR CORNER;

NORTH 75 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 13.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 281.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 261.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR CORNER;

NORTH 09 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 762.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR CORNER;

NORTH 42 DEGREES 30 MINUTES 54 SECONDS EAST, A DISTANCE OF 93.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR THE NORTHEAST CORNER OF SAID SOLTERRA, PHASE 1B. SAID POINT BEING ON THE NORTH LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 52 MINUTES 53 SECONDS, A RADIUS OF 1492.40 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 643.01 FEET;

THENCE, ALONG SAID COMMON LINE AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 648.09 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, DEPARTING SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 72 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 175.20 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 72 DEGREES 21 MINUTES 58 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 36 DEGREES 10 MINUTES 59 SECONDS EAST, A DISTANCE OF 389.64 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 416.80 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 346.95 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 51 MINUTES 15 SECONDS, A RADIUS OF 520.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 379.93 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 388.93 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 1.63 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 70 DEGREES 25 MINUTES 45 SECONDS EAST, A DISTANCE OF 46.29 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.13 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 18 MINUTES 01 SECONDS, A RADIUS OF 90.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 31.72 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.89 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 46.29 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 48.13 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 19 DEGREES 34 MINUTES 15 SECONDS WEST, A DISTANCE OF 46.29 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.13 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 25 MINUTES 05 SECONDS, A RADIUS OF 90.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 01 DEGREE 47 MINUTES 43 SECONDS EAST, A DISTANCE OF 19.47 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.51 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47 DEGREES 16 MINUTES 04 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 19 DEGREES 13 MINUTES 13 SECONDS EAST, A DISTANCE OF 40.09 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 41.25 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 343.06 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51 DEGREES 29 MINUTES 45 SECONDS, A RADIUS OF 645.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 17 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 560.39 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 579.71 FEET TO A POINT FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 30 SECONDS WEST, A DISTANCE OF 374.51 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A

TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53 DEGREES 56 MINUTES 50 SECONDS, A RADIUS OF 555.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 18 DEGREES 19 MINUTES 55 SECONDS EAST, A DISTANCE OF 503.47 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 522.56 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 39.02 FEET TO A POINT FOR CORNER ON THE NORTHWEST LINE OF AFORESAID 7.658 ACRE RIGHT-OF-WAY DEDICATION AND SAID FAITHON P. LUCAS SR. BOULEVARD;

THENCE, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 41 MINUTES 46 SECONDS WEST, A DISTANCE OF 96.73 FEET TO A POINT FOR CORNER;

SOUTH 46 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 2.94 FEET TO A POINT FOR CORNER;

SOUTH 31 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 51.57 FEET TO A POINT FOR CORNER;

SOUTH 24 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 62.54 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 56 MINUTES 48 SECONDS WEST, A DISTANCE OF 84.10 FEET TO A POINT FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 222.06 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF 272.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 5,362,654 SQUARE FEET OR 123.110 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT V-5 –IMPROVEMENT AREA A-1.3 LEGAL DESCRIPTION

SOLTERRA – IA #A-1.3
(PHASE 1G)

BEING A 17.153 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 575.298 ACRE TRACT OF LAND CONVEYED AS PHASE 1 – PARCEL 2, TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 17.153 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 575.298 ACRE TRACT AND THE COMMON NORTH CORNER OF A 25.131 ACRE TRACT OF LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 201500177457, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 62 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 2313.53 FEET;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 42 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET CORNER;
>
> NORTH 47 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 59.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 17 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS NORTH 55 DEGREES 17 MINUTES 54 SECONDS EAST, A DISTANCE OF 178.68 FEET;
>
> ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 179.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 02 MINUTES 34 SECONDS, A RADIUS OF 75.00 FEET, AND A

LONG CHORD THAT BEARS NORTH 51 DEGREES 55 MINUTES 46 SECONDS EAST, A DISTANCE OF 29.96 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 30.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 18 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 37.50 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 37.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 207.86 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30 DEGREES 47 MINUTES 14 SECONDS, A RADIUS OF 555.00 FEET, AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 294.65 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 298.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48 DEGREES 30 MINUTES 18 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREE 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 437.46 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 450.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 10 MINUTES 39 SECONDS, A RADIUS OF 587.50, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 50 MINUTES 26 WEST, A DISTANCE 124.63 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 124.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 21 MINUTES 27 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS NORTH 04 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 133.09 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 133.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 12 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 42.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTH LINE OF A 6.647 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200305302992, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS SAME BEING EAST CARTWRIGHT ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, NORTH 77 DEGREES 53 MINUTES 26 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 269.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 221.13 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 96.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 38 MINUTES 46 SECONDS, A RADIUS OF 587.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 08 MINUTES 59 SECONDS EAST, A DISTANCE OF 349.87 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 355.26 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 48 MINUTES 41 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 17 DEGREES 04 MINUTES 01 SECOND WEST, A DISTANCE OF 44.70 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 44.72 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 14 SECONDS, A RADIUS OF 645.00 FEET AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 3.98 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 3.98 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 51.86 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 44 SECONDS, A RADIUS OF 625.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 32 MINUTES 47 SECONDS EAST, A DISTANCE OF 144.28 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 55 MINUTES 24 SECONDS EAST, A DISTANCE OF 387.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 44 MINUTES 26 SECONDS, A RADIUS OF 525.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 33 MINUTES 11 SECONDS EAST, A DISTANCE OF 80.09 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 13.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 49 MINUTES 02 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, PASSING AT A DISTANCE OF 49.53 FEET A POINT ON THE NORTHEAST LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF AFORESAID 25.131 ACRE TRACT, AND CONTINUING ALONG SAID COMMON LINES, IN ALL A TOTAL DISTANCE OF 129.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER, FROM WHICH A PK NAIL FOUND FOR THE EAST CORNER OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTH CORNER OF SAID 25.131 ACRE TRACT, BEARS SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 965.00 FEET;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, DEPARTING SAID COMMON LINE, A DISTANCE OF 56.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 375.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.15 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 61.26 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 53 MINUTES 36 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 104.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 16.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 49.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.15 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 61.26 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 3.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 22 MINUTES 03 SECONDS WEST, A DISTANCE OF 4.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 85 DEGREES 39 MINUTES 29 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS NORTH 88 DEGREES 11 MINUTES 47 SECONDS WEST, A DISTANCE OF 53.03 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 58.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 43 SECONDS, A RADIUS OF 249.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 17 MINUTES 20 SECONDS WEST, A DISTANCE OF 46.12 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 46.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF 13.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF NON-TANGENT TO THE LEFT, HAVING A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 09 SECONDS, A RADIUS OF 245.00 FEET, AND A LONG CHORD THAT BEARS NORTH 34 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 11.27;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AM ARC DISTANCE OF 11.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 17 MINUTES 34 SECONDS, A RADIUS OF 305.00 FEET, AND A LONG CHORD THAT BEARS NORTH 20 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 164.52 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 166.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 04 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 73.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 102.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 6.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 18 DEGREES 44 MINUTES 57 SECONDS EAST, A DISTANCE OF 17.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 27.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 92.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 79.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 44 MINUTES 32 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 42 DEGREES 18 MINUTES 42 SECONDS WEST, A DISTANCE OF 30.05 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 30.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 143.09 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 182.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 6.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 17.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 15.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 107.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 115.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 41 MINUTES 17 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 80 DEGREES 42 MINUTES 25 SECONDS WEST, A DISTANCE OF 29.50 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 24 MINUTES 01 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 38.06 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 38.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

STAMPED” LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 18 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 153.78 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 154.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED” LJA SURVEYING” SET FOR CORNER;

SOUTH 47 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 59.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 17.153 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

EXHIBIT V-6 – IMPROVEMENT AREA A-2 LEGAL DESCRIPTION

BEING A 52.080 ACRE TRACT OF LAND SITUATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, AND BEING PART OF AN 85.812 ACRE TRACT OF LAND CONVEYED TO SOLTERRA TEXAS 3, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202400232096, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 52.080 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTH CORNER OF LOT 1, BLOCK A OF DIVINE MERCY ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070019482, MAP RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE NORTHWEST LINE OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID LOT 1, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 11 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 377.32 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> NORTH 26 DEGREES 06 MINUTES 30 SECONDS EAST, A DISTANCE OF 754.65 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 85.812 ACRE TRACT AND THE COMMON EAST CORNER OF SAID LOT 1, BLOCK A. SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEAST LINE OF SAID 85.812 ACRE TRACT AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 908.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 01

MINUTE 25 SECONDS, A RADIUS OF 241.04 FEET AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 172.85 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 176.79 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 950.63 FEET TO POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 85.812 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 23 DEGREES 36 MINUTES 54 SECONDS WEST, A DISTANCE OF 457.71 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 454.57 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 356.00 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID 85.812 ACRE TRACT THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

THENCE, ALONG SAID COMMON LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 986.27 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 01 DEGREE 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 43.13 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 89.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 88 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 43.13 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 937.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 52.080 ACRES OF LAND.

EXHIBIT V-7 – IMPROVEMENT AREA A-3.1 LEGAL DESCRIPTION

PHASE 3A

BEING A 49.238 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A 49.238 ACRE TRACT OF LAND, CONVEYED TO CASTLEROCK COMMUNITIES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-202400120479, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 49.238 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF VALLEYCREEK ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 86051, PAGE 3779, MAP RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHWEST LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 31 MINUTES 27 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 545.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTH CORNER OF SAID CEDARBROOK ESTATES;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 34.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF LOT 2, BLOCK 1 OF THE BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 49.238 ACRE TRACT AND SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 69.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 425.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 03 MINUTES 52 SECONDS WEST, A DISTANCE OF 371.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN INTERIOR ELL CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 89.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SOLTERRA, PHASE 1C, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300042274, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 49.238 ACRE TRACT AND SAID SOLTERRA, PHASE 1C, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 221.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 485.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 34.11 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 69 DEGREES 24 MINUTES 13 SECONDS, A RADIUS OF 60.00 FEET, AND A

LONG CHORD THAT BEARS SOUTH 17 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 68.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 72.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 72 DEGREES 56 MINUTES 19 SECONDS WEST, A DISTANCE OF 122.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 03 MINUTES 41 SECONDS EAST, A DISTANCE OF 69.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID SOLTERRA, PHASE 1C;

THENCE, ALONG THE SOUTH LINE OF SAID 49.238 ACRE TRACT, DEPARTING SAID SOLTERRA, PHASE 1C, THE FOLLOWING COURSES AND DISTANCES:

NORTH 75 DEGREES 15 MINUTES 44 SECONDS WEST, A DISTANCE OF 407.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 58 MINUTES 58 SECONDS, A RADIUS OF 992.50 FEET, AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 49 MINUTES 31 SECONDS WEST, A DISTANCE OF 344.40 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 346.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 63 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 176.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 38 MINUTES 36 SECONDS, A RADIUS OF 1614.50 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 30 MINUTES 44 SECONDS WEST, A DISTANCE OF 523.02 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 525.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 155.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 207.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 49.238 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF AN 88.069 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 90185, PAGE 2032, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 48 MINUTES 33 SECONDS EAST, ALONG NORTHWEST LINE OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID 88.069 ACRE TRACT, AND THE SOUTHEAST LINE OF AFORESAID VALLEYCREEK ADDITION, PHASE TWO, A DISTANCE OF 1846.70 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 49.238 ACRES OF LAND.

EXHIBIT V-8 – IMPROVEMENT AREA A-3.2 LEGAL DESCRIPTION

SOLTERRA 3B-2

BEING A 118.826 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 575.298 ACRE TRACT OF LAND DESCRIBED AS PHASE 1 - PARCEL 2, CONVEYED TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 118.826 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SOLTERRA, PHASE 3A, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF AN 88.069 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 90185, PAGE 2032, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID SOLTERRA, PHASE 3A, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 45 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 207.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> SOUTH 47 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 155.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 38 MINUTES 36 SECONDS, A RADIUS OF 1614.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 30 MINUTES 44 SECONDS EAST, A DISTANCE OF 523.02 FEET;
>
> ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 525.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 63 DEGREES 50 MINUTES 02 SECONDS EAST, A DISTANCE OF 176.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A

TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 58 MINUTES 58 SECONDS, A RADIUS OF 992.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 73 DEGREES 49 MINUTES 31 SECONDS EAST, A DISTANCE OF 344.40 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 346.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 15 MINUTES 44 SECONDS EAST, A DISTANCE OF 407.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID SOLTERRA, PHASE 3A AND A COMMON SOUTHWEST CORNER OF SOLTERRA, PHASE 1C, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300042274, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTHERLY LINES OF SAID SOLTERRA, PHASE 1C, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58 DEGREES 30 MINUTES 34 SECONDS EAST, A DISTANCE OF 74.16 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 78.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 21.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 420.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 65 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 120.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 06 MINUTES 06 SECONDS EAST, A DISTANCE OF 110.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 56 DEGREES 19 MINUTES 24 SECONDS EAST, A DISTANCE OF 123.85 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 110.41 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE WEST CORNER OF SOLTERRA, PHASE 1F, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 2023-202300118373, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTHERLY LINES OF SAID SOLTERRA, PHASE 1F, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 65 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 615.34 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 47 DEGREES 18 MINUTES 03 SECONDS EAST, A DISTANCE OF 152.97 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 53 MINUTES 52 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 42.90 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 43.88 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR A NORTHERLY CORNER OF SOLTERRA, PHASE 3B-1, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 2024-202400180967, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG SAID SOLTERRA, PHASE 3B-1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 106.69 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 15 DEGREES 57 MINUTES 03 SECONDS WEST, A DISTANCE OF 46.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 33 MINUTES 35 SECONDS EAST, A DISTANCE OF 130.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 74 DEGREES 33 MINUTES 58 SECONDS EAST, A DISTANCE OF 122.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 82 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF 151.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 86 DEGREES 57 MINUTES 11 SECONDS EAST, A DISTANCE OF 40.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 06 MINUTES 59 SECONDS EAST, A DISTANCE OF 87.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 85 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 92.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 93.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 90.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 132.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID SOLTERRA, PHASE 3B-1. SAID POINT BEING ON THE SOUTH LINE OF AFORESAID SOLTERRA, PHASE 1F;

THENCE, NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID SOLTERRA, PHASE 1F, PASSING AT A DISTANCE OF 95.00 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EAST CORNER OF SAID SOLTERRA, PHASE 1F AND A COMMON EXTERIOR ELL CORNER OF SOLTERRA, PHASE 1D, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300168804, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG A SOUTH LINE OF SAID SOLTERRA, PHASE 1D, IN ALL, A TOTAL DISTANCE 136.01 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE WESTERLY LINES OF SAID SOLTERRA, PHASE 1D, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 305.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 121.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 208.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 64 DEGREES 19 MINUTES 55 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 68.45 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 58 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 30 MINUTES 02 SECONDS EAST, A DISTANCE OF 32.65 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 188.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 58 MINUTES 08 SECONDS EAST, A DISTANCE OF 55.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 23 MINUTES 45 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 27 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 29 DEGREES 54 MINUTES 35 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 32 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 34 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 36 DEGREES 40 MINUTES 48 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 56 MINUTES 13 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 40 DEGREES 16 MINUTES 03 SECONDS EAST, A DISTANCE OF 62.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 24 MINUTES 27 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 14 MINUTES 56 SECONDS EAST, A DISTANCE OF 115.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 41 DEGREES 45 MINUTES 04 SECONDS EAST, A DISTANCE OF 139.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTHWEST LINE OF A 7.658 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, TEXAS, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300011376, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF 329.54 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 28.95 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 49 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 61.14 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 41 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF 110.17 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 57.55 FEET TO A POINT IN THE APPROXIMATE CENTER OF SOUTH MESQUITE CREEK;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE APPROXIMATE CENTER OF SAID SOUTH MESQUITE CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 45 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 38.65 FEET;

NORTH 61 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 99.77 FEET;

NORTH 72 DEGREES 03 MINUTES 07 SECONDS WEST, A DISTANCE OF 38.65 FEET;

NORTH 41 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 13.65 FEET;

NORTH 66 DEGREES 19 MINUTES 18 SECONDS WEST, A DISTANCE OF 30.24 FEET;

NORTH 47 DEGREES 19 MINUTES 11 SECONDS WEST, A DISTANCE OF 149.40 FEET;

NORTH 69 DEGREES 18 MINUTES 13 SECONDS WEST, A DISTANCE OF 75.32 FEET;

NORTH 63 DEGREES 52 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.86 FEET;

NORTH 81 DEGREES 07 MINUTES 12 SECONDS WEST, A DISTANCE OF 26.13 FEET;

NORTH 53 DEGREES 39 MINUTES 08 SECONDS WEST, A DISTANCE OF 24.59 FEET;

NORTH 67 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 111.54 FEET;

NORTH 63 DEGREES 01 MINUTE 37 SECONDS WEST, A DISTANCE OF 47.04 FEET;

NORTH 73 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 56.66 FEET;

SOUTH 65 DEGREES 29 MINUTES 50 SECONDS WEST, A DISTANCE OF 22.23 FEET;

NORTH 70 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 15.30 FEET;

NORTH 81 DEGREES 58 MINUTES 25 SECONDS WEST, A DISTANCE OF 179.55 FEET;

NORTH 73 DEGREES 37 MINUTES 16 SECONDS WEST, A DISTANCE OF 52.51 FEET;

NORTH 66 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 50.30 FEET;

NORTH 74 DEGREES 40 MINUTES 01 SECOND WEST, A DISTANCE OF 78.79 FEET;

NORTH 67 DEGREES 53 MINUTES 31 SECONDS WEST, A DISTANCE OF 68.62 FEET;

NORTH 83 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 40.60 FEET;

SOUTH 75 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 27.15 FEET;

SOUTH 53 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 49.80 FEET;

SOUTH 39 DEGREES 18 MINUTES 07 SECONDS WEST, A DISTANCE OF 129.12 FEET;

SOUTH 71 DEGREES 25 MINUTES 09 SECONDS WEST, A DISTANCE OF 31.77 FEET;

SOUTH 87 DEGREES 15 MINUTES 59 SECONDS WEST, A DISTANCE OF 142.64 FEET;

NORTH 80 DEGREES 51 MINUTES 24 SECONDS WEST, A DISTANCE OF 49.96 FEET;

NORTH 68 DEGREES 22 MINUTES 05 SECONDS WEST, A DISTANCE OF 65.05 FEET;

NORTH 53 DEGREES 26 MINUTES 02 SECONDS WEST, A DISTANCE OF 131.84 FEET;

NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST, A DISTANCE OF 76.60 FEET;

NORTH 82 DEGREES 36 MINUTES 01 SECOND WEST, A DISTANCE OF 44.35 FEET;

NORTH 74 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 33.89 FEET;

NORTH 49 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 61.16 FEET;

NORTH 35 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 42.41 FEET;

NORTH 46 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 75.56 FEET;

NORTH 38 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 151.32 FEET;

NORTH 19 DEGREES 01 MINUTE 46 SECONDS WEST, A DISTANCE OF 37.41 FEET;

NORTH 41 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 147.62 FEET;

NORTH 63 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 29.78 FEET;

NORTH 47 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 42.12 FEET;

NORTH 22 DEGREES 26 MINUTES 33 SECONDS WEST, A DISTANCE OF 17.88 FEET;

NORTH 51 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF 45.43 FEET;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.42 FEET;

NORTH 76 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 17.71 FEET;

NORTH 71 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 152.78 FEET;

NORTH 55 DEGREES 07 MINUTES 20 SECONDS WEST, A DISTANCE OF 31.70 FEET;

NORTH 67 DEGREES 30 MINUTES 14 SECONDS WEST, A DISTANCE OF 52.06 FEET;

NORTH 52 DEGREES 15 MINUTES 58 SECONDS WEST, A DISTANCE OF 45.50 FEET;

SOUTH 69 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF 15.64 FEET;

NORTH 82 DEGREES 27 MINUTES 43 SECONDS WEST, A DISTANCE OF 32.88 FEET;

NORTH 76 DEGREES 49 MINUTES 24 SECONDS WEST, A DISTANCE OF 106.57 FEET;

SOUTH 80 DEGREES 03 MINUTES 38 SECONDS WEST, A DISTANCE OF 17.53 FEET;

NORTH 74 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 43.83 FEET;

SOUTH 59 DEGREES 46 MINUTES 19 SECONDS WEST, A DISTANCE OF 29.94 FEET;

SOUTH 84 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 24.18 FEET;

NORTH 80 DEGREES 11 MINUTES 35 SECONDS WEST, A DISTANCE OF 24.08 FEET;

NORTH 56 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.17 FEET;

NORTH 12 DEGREES 36 MINUTES 31 SECONDS WEST, A DISTANCE OF 29.92 FEET;

NORTH 33 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF 70.90 FEET;

NORTH 01 DEGREE 03 MINUTES 59 SECONDS WEST, A DISTANCE OF 31.65 FEET;

NORTH 20 DEGREES 54 MINUTES 34 SECONDS WEST, A DISTANCE OF 23.73 FEET;

NORTH 60 DEGREES 03 MINUTES 31 SECONDS WEST, A DISTANCE OF 97.71 FEET;

NORTH 79 DEGREES 09 MINUTES 23 SECONDS WEST, A DISTANCE OF 48.94 FEET;

SOUTH 80 DEGREES 56 MINUTES 53 SECONDS WEST, A DISTANCE OF 74.20 FEET;

NORTH 68 DEGREES 38 MINUTES 59 SECONDS WEST, A DISTANCE OF 228.08 FEET;

SOUTH 84 DEGREES 45 MINUTES 36 SECONDS WEST, A DISTANCE OF 15.21 FEET;

NORTH 73 DEGREES 10 MINUTES 38 SECONDS WEST, A DISTANCE OF 77.43 FEET;

NORTH 87 DEGREES 38 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.16 FEET;

NORTH 72 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 34.97 FEET;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 29.53 FEET;

NORTH 74 DEGREES 04 MINUTES 49 SECONDS WEST, A DISTANCE OF 28.52 FEET;

SOUTH 84 DEGREES 44 MINUTES 38 SECONDS WEST, A DISTANCE OF 130.83 FEET;

SOUTH 65 DEGREES 12 MINUTES 20 SECONDS WEST, A DISTANCE OF 19.84 FEET;

SOUTH 59 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF 95.32 FEET;

SOUTH 76 DEGREES 47 MINUTES 43 SECONDS WEST, A DISTANCE OF 32.28 FEET;

SOUTH 84 DEGREES 21 MINUTES 30 SECONDS WEST, A DISTANCE OF 65.98 FEET;

NORTH 88 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 128.21 FEET;

NORTH 74 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 101.78 FEET;

NORTH 38 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.40 FEET;

NORTH 71 DEGREES 21 MINUTES 08 SECONDS WEST, A DISTANCE OF 24.77 FEET;

NORTH 52 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF 21.11 FEET;

NORTH 62 DEGREES 38 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.98 FEET;

NORTH 66 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 45.63 FEET;

NORTH 57 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 46.82 FEET;

NORTH 67 DEGREES 53 MINUTES 09 SECONDS WEST, A DISTANCE OF 42.15 FEET;

NORTH 73 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 60.37 FEET;

NORTH 63 DEGREES 56 MINUTES 46 SECONDS WEST, A DISTANCE OF 63.04 FEET;

NORTH 59 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF 121.68 FEET;

NORTH 68 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 35.69 FEET;

NORTH 59 DEGREES 29 MINUTES 22 SECONDS WEST, A DISTANCE OF 89.11 FEET;

NORTH 65 DEGREES 14 MINUTES 44 SECONDS WEST, A DISTANCE OF 92.52 FEET;

NORTH 41 DEGREES 07 MINUTES 49 SECONDS WEST, A DISTANCE OF 27.83 FEET;

NORTH 60 DEGREES 37 MINUTES 16 SECONDS WEST, A DISTANCE OF 32.60 FEET;

NORTH 79 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 29.99 FEET;

NORTH 59 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 216.77 FEET;

NORTH 85 DEGREES 49 MINUTES 18 SECONDS WEST, A DISTANCE OF 206.89 FEET;

NORTH 67 DEGREES 51 MINUTES 27 SECONDS WEST, A DISTANCE OF 136.84 FEET;

NORTH 30 DEGREES 33 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.88 FEET;

NORTH 64 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 46.27 FEET;

NORTH 73 DEGREES 54 MINUTES 07 SECONDS WEST, A DISTANCE OF 39.93 FEET;

SOUTH 59 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 36.41 FEET;

NORTH 74 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.83 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF AFORESAID 88.069 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR A NORTHERLY CORNER OF THE HILLS AT TEALWOOD, PHASE 1, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2003168, PAGE 94, MAP RECORDS, DALLAS COUNTY, TEXAS, BEARS SOUTH 44 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 547.69 FEET;

THENCE, NORTH 44 DEGREES 48 MINUTES 33 SECONDS EAST, ALONG SAID COMMON LINE, DEPARTING SAID CREEK, A DISTANCE OF 1290.20 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 118.826 ACRES OF LAND.

EXHIBIT V-9 – IMPROVEMENT AREA A-4 LEGAL DESCRIPTION

BEING A 33.732 ACRE TRACT OF LAND SITUATED IN J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF AN 85.812 ACRE TRACT OF LAND CONVEYED TO SOLTERRA, TEXAS 3, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 202400139697, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 33.732 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTHEAST LINE OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE II, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, ALONG SAID COMMON LINES, PASSING AT A DISTANCE OF 377.93 FEET THE SOUTH CORNER OF SAID CANTURA COVE ADDITION, PHASE II AND THE COMMON WEST CORNER OF CANTURA COVE ADDITION, PHASE 1, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 99211, PAGE 2763, MAP RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CANTURA COVE ADDITION, PHASE 1, IN ALL A TOTAL DISTANCE OF 1983.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 85.812 ACRE TRACT;

THENCE, SOUTH 44 DEGREES 39 MINUTES 42 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 85.812 ACRE TRACT, A DISTANCE OF 142.78 FEET TO AN "X" CUT SET FOR A SOUTHEAST CORNER OF SAID 85.812 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE, ALONG THE SOUTH LINE OF SAID 85.812 ACRE TRACT AND THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF SAID EAST CARTWRIGHT ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 77 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 406.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56 DEGREES 04 MINUTES 06 SECONDS, A RADIUS OF 1372.40 FEET, AND A

LONG CHORD THAT BEARS NORTH 74 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 1290.05 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1343.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 128.42 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 85.812 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 356.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 21 MINUTES 18 SECONDS WEST, A DISTANCE OF 454.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 457.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,469,377 SQUARE FEET OR 33.732 ACRES OF LAND.

EXHIBIT V-10 – IMPROVEMENT AREA A-5 LEGAL DESCRIPTION

PHASE 3B-1

BEING A 2.374 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 575.298 ACRE TRACT OF LAND CONVEYED AS "PHASE 1 – PARCEL 2", TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 2.374 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF LOT 96, BLOCK N OF SOLTERRA, PHASE 1F, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300118373, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT ON THE WEST RIGHT-OF-WAY LINE OF ACORN CREEK CIRCLE, (A 60' RIGHT-OF-WAY) OF SAID SOLTERRA, PHASE 1F AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 53 MINUTES 52 SECONDS, A RADIUS OF 60.00 FEET AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 45 MINUTES 01 SECOND WEST, A DISTANCE OF 42.90 FEET;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 43.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ACORN CREEK CIRCLE, THE FOLLOWING COURSES AND DISTANCES:

> ALONG A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 124 DEGREES 54 MINUTES 20 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 106.40 FEET;
>
> ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 130.80 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 206.59 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34 DEGREES 02 MINUTES 35 SECONDS, A RADIUS OF 430.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 03 MINUTES 50 SECONDS EAST, A DISTANCE OF 251.75 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 255.49 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 88.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, FROM WHICH A 3/4” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE NORTHWEST CORNER OF LOT 56, BLOCK M OF SOLTERRA, PHASE 1D, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 2023-202300168804, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 136.01 FEET;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 132.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 73 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 90.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 84 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 93.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 85 DEGREES 54 MINUTES 30 SECONDS WEST, A DISTANCE OF 92.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 76 DEGREES 06 MINUTES 59 SECONDS WEST, A DISTANCE OF 87.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 86 DEGREES 57 MINUTES 11 SECONDS WEST, A DISTANCE OF 40.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 82 DEGREES 49 MINUTES 07 SECONDS WEST, A DISTANCE OF 151.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 74 DEGREES 33 MINUTES 58 SECONDS WEST, A DISTANCE OF 122.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 25 DEGREES 33 MINUTES 35 SECONDS WEST, A DISTANCE OF 130.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 15 DEGREES 57 MINUTES 03 SECONDS EAST, A DISTANCE OF 46.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, A DISTANCE OF 106.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2.374 ACRES OF LAND.

EXHIBIT V-11 – IMPROVEMENT ZONE B LEGAL DESCRIPTION

PID DESCRIPTION – ZONE 2 (ZONE B)
285.50 ACRES

BEING A 285.50 ACRE TRACT OF LAND SITUATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF THE J. ANDERSON SURVEY, ABSTRACT NO. 1, AND BEING PART OF A CALLED 34.5 ACRE TRACT OF LAND CONVEYED AS “TRACT 1”, ALL OF A CALLED 3.8 ACRE TRACT OF LAND CONVEYED AS “TRACT 2”, ALL OF A CALLED 44.5 ACRE TRACT OF LAND CONVEYED AS “TRACT 3”, PART OF A CALLED 95.3 ACRE TRACT OF LAND CONVEYED AS “TRACT 4”, PART OF A CALLED 54.15 ACRE TRACT OF LAND CONVEYED AS “TRACT 9”, PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS “TRACT 10”, PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS “TRACT 12”, PART OF A CALLED 77.4 ACRE TRACT OF LAND CONVEYED AS “TRACT 13”, TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 40 ACRE TRACT CONVEYED AS “TRACT NO. 1”, PART OF A CALLED 75 ACRE TRACT OF LAND CONVEYED AS “TRACT NO. 2”, ALL OF A TRACT OF LAND CONVEYED AS “TRACT NO. 3” AND ALL OF A CALLED 4/10ths OF AN ACRE TRACT OF LAND CONVEYED AS “TRACT NO. 4”, TO THE FAITHON PANTELI LUCAS JR. FAMILY TRUST, AS RECORDED IN COUNTY CLERK’S FILE NO. 20050391371, OFFICIAL “UBLIC RECOR”S, DALLAS COUNTY, TEXAS. SAID 285.50 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE NORTH CORNER OF SAID “TRACT 4”, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF FAITHON P. LUCAS SR. BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 45 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID “TRACT 4”, PASSING AT A DISTANCE OF 57.56 FEET A 1/2” IRON ROD WITH CAP STAMPED “HALFF AND ASSOCIATES” FOUND FOR THE WEST CORNER OF LOT 1A, BLOCK A OF DR. JOHN D. HORN HIGH SCHOOL, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 200503600834, MAP RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINES OF SAID “TRACT 4” AND SAID LOT 1A, BLOCK A, IN ALL, A TOTAL DISTANCE OF 1772.56 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 46 DEGREES 39 MINUTES 23 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 82.92 FEET TO 1/2” IRON ROD

FOUND FOR AN EAST CORNER OF SAID “TRACT 4”, THE SOUTH CORNER OF SAID LOT 1A, BLOCK A, THE NORTH CORNER OF A CALLED 35.848 ACRE TRACT OF LAND, CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK’S FILE NO. 201800303367, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE WEST CORNER OF A CALLED 22.344 ACRE TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK’S FILE NO. 20080016792, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 15 DEGREES 50 MINUTES 01 SECOND WEST, ALONG THE SOUTHEAST LINE OF SAID “TRACT 4” AND THE NORTHWEST LINE OF SAID 35.848 ACRE TRACT, A DISTANCE OF 374.36 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “RPLS 4613” FOUND FOR CORNER;

THENCE, OVER AND ACROSS AFORESAID “TRACT 13” AND ALONG THE WEST LINE OF SAID 35.848 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 01 DEGREE 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 439.47 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “RPLS 4613” FOUND FOR CORNER;
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> SOUTH 11 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 510.05 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “RPLS 4613” FOUND FOR CORNER;
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> SOUTH 28 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 159.13 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “RPLS 4613” FOUND FOR CORNER;
>
> SOUTH 78 DEGREES 45 MINUTES 14 SECONDS EAST, A DISTANCE OF 145.44 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “RPLS 4613” FOUND FOR CORNER;
>
> SOUTH 45 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 552.67 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “RPLS 4613” FOUND FOR CORNER ON THE SOUTHWEST LINE OF SAID 35.848 ACRE TRACT AND THE NORTH LINE OF AFORESAID “TRACT NO. 1”;

THENCE, NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE OF “TRACT NO. 1” AND THE SOUTH LINE OF SAID 35.848 ACRE TRACT, A DISTANCE OF 479.07 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID “TRACT 13” AND ALONG THE SOUTHEAST LINE OF SAID 35.848 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 31 MINUTES 33 SECONDS EAST, A DISTANCE OF 465.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

NORTH 11 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 209.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

SOUTH 78 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

NORTH 11 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 144.00 FEET TO A POINT FOR THE EAST CORNER OF SAID 35.848 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF SAID "TRACT 13" AND THE SOUTHWEST LINE OF A CALLED 134.201 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080025063, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG SAID NORTHEAST LINE OF "TRACT 13" AND SAID SOUTHWEST LINE OF 134.201 ACRE TRACT, A DISTANCE OF 404.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF SAID "TRACT 13", SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF HOLLOMAN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY – CLOSED);

THENCE, SOUTH 00 DEGREES 16 MINUTES 51 SECONDS EAST, ALONG THE EAST LINE OF SAID "TRACT 13", ALONG THE EAST LINE OF SAID "TRACT NO. 1" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 1683.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTHEAST CORNER OF SAID "TRACT NO. 1";

THENCE, SOUTH 89 DEGREES 01 MINUTE 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID "TRACT NO. 1" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, PASSING AT A DISTANCE OF 15.00 FEET A 1/2" IRON ROD FOUND FOR WITNESS, AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 1156.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND THE NORTHEAST CORNER OF AFORESAID "TRACT NO. 4";

THENCE, SOUTH 22 DEGREES 10 MINUTES 12 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT NO. 4" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 114.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH

CORNER OF SAID “TRACT NO. 4”. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID “TRACT NO. 2” AND THE SOUTHWEST LINE OF A CALLED 93.102 ACRE TRACT OF LAND CONVEYED AS “TRACT II” TO W.A. RIDGE RANCH, LLC., AS RECORDED IN COUNTY CLERK’S FILE NO. 20070458237, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 12 MINUTES 59 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID “TRACT NO. 2”, THE SOUTHWEST LINE OF SAID 93.102 ACRE TRACT, WITH THE NORTHEAST LINE OF SAID HOLLOWMAN ROAD, A DISTANCE OF 636.15 FEET TO A 5/8” IRON ROD FOUND FOR THE EAST CORNER OF SAID “TRACT NO. 2” AND THE NORTH CORNER OF A CALLED 18.674 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC., AS RECORDED IN COUNTY CLERK’S FILE NO. 200900124560, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID “TRACT NO. 2” AND THE NORTHWEST LINE OF SAID 18.674 ACRE TRACT, PASSING AT A DISTANCE OF 28.04 FEET A 2” IRON PIPE FOUND FOR WITNESS AND CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 531.59 FEET A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE WEST CORNER OF SAID 18.674 ACRE TRACT, AND THE COMMON NORTH CORNER OF A 93.910 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS TRUSTEE OF THE GEORGE F. LUCAS IRREVOCABLE DESCENDANTS’ TRUST, AS RECORDED IN VOLUME 93103, PAGE 70, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID “TRACT NO. 2” AND THE COMMON NORTHWEST LINE OF SAID 93.910 ACRE TRACT, A DISTANCE OF 42.19 FEET TO A POINT FOR CORNER;

THENCE, NORTH 51 DEGREES 18 MINUTES 46 SECONDS WEST, OVER AND ACROSS SAID “TRACT NO. 2”, AFORESAID “TRACT 13”, “TRACT 4”, “TRACT 12”, “TRACT 9”, “TRACT 10”, AND “TRACT 1”, A DISTANCE OF 5038.71 FEET TO POINT FOR CORNER ON THE NORTHWEST LINE OF SAID “TRACT 1” AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID FAITHON P. LUCAS SR. BOULEVARD. SAME BEING THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 22 MINUTES 53 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1086.42 FET TO A POINT FOR THE EAST CORNER OF SAID CITY OF MESQUITE TRACT;

THENCE, NORTH 44 DEGREES 19 MINUTES 48 SECONDS EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID “TRACT 1”, AFORESAID “TRACT 3”, AND

“TRACT 4”, ALONG THE APPROXIMATE CENTER OF SAID FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 2118.44 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 12,436,355 SQUARE FEET OR 285.50 ACRES OF LAND.

EXHIBIT V-12 – IMPROVEMENT ZONE C LEGAL DESCRIPTION

PID DESCRIPTION – ZONE 3 (ZONE C)
417.080 ACRES

BEING A 417.080 ACRE TRACT OF LAND SITUATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF THE J. ANDERSON SURVEY, ABSTRACT NO. 1, AND BEING PART OF A 34.5 ACRE TRACT OF LAND CONVEYED AS “TRACT 1”, PART OF A 95.3 ACRE TRACT OF LAND CONVEYED AS “TRACT 4”, ALL OF A CALLED 32 ACRE TRACT OF LAND CONVEYED AS “TRACT 8”, PART OF A CALLED 54.15 ACRE TRACT OF LAND CONVEYED AS “TRACT 9”, PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS “TRACT 10”, PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS “TRACT 12”, PART OF A CALLED 77.4 ACRE TRACT OF LAND CONVEYED AS “TRACT 13”, TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 50 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, GEORGRE F. LUCAS IRREVOCABLE DESCENDANT’S TRUST, AS RECORDED IN VOLUME 93013, PAGE 67, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 93.910 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE OF THE GEORGE F. LUCAS IRREVOCABLE DESCENDANTS’ TRUST, AS RECORDED IN VOLUME 93013, PAGE 70, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, PART OF A CALLED 75 ACRE TRACT OF LAND CONVEYED AS “TRACT NO. 2”, TO THE FAITHON PANTELI LUCAS JR. FAMILY TRUST, AS RECORDED IN COUNTY CLERK’S FILE NO. 20050391371, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 72.283 ACRE TRACT OF LAND CONVEYED TO HC SOLTERRA, LLC., AS RECORDED IN COUNTY CLERK’S FILE NO. 202000352309 AND IN COUNTY CLERK’S FILE NO. 202000350279, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A 34.179 ACRE TRACT OF LAND CONVEYED TO HC SOLTERRA, LLC., AS RECORDED IN COUNTY CLERK’S FILE NO. 202000350302, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 417.080 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE WEST CORNER OF SAID “TRACT 8”, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF FAITHON P. LUCAS SR. BOULEVARD, (A VARIABLE WIDTH) RIGHT-OF-WAY. SAME BEING THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 22 MINUTES 53 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID “TRACT 8”, SAID “TRACT 1”, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF FAITON P. LUCAS SR. BOULEVARD, A DISTANCE OF 1629.26 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 51 DEGREES 18 MINUTES 46 SECONDS EAST, OVER AND ACROSS SAID “TRACT 1”, AFORESAID “TRACT 10”, AFORESAID “TRACT 9”, AFORESAID “TRACT 12”, AFORESAID “TRACT 4”, AFORESAID “TRACT 13”, AND AFORESAID “TRACT NO. 2”, A DISTANCE OF 5038.71 FEET TO A POINT FOR CORNER ON THE SOUTHEAST LINE OF SAID “TRACT NO. 2” AND THE COMMON NORTHWEST LINE OF AFORESAID 93.910 ACRE TRACT OF LAND;

THENCE, NORTH 44 DEGREES 24 MINUTES 04 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 42.19 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE NORTH CORNER OF SAID 93.910 ACRE TRACT AND THE COMMON WEST CORNER OF AN 18.674 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC, AS RECORDED IN COUNTY CLERKS FILE NO. 200900124560, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE NORTHEAST LINE OF SAID 93.910 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 18.674 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 43 DEGREES 25 MINUTES 58 SECONDS EAST, A DISTANCE OF 774.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;
>
> SOUTH 66 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 1509.42 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE EAST CORNER OF SAID 93.910 ACRE TRACT, THE EAST CORNER OF SAID 18.674 ACRE TRACT AND THE SOUTH CORNER OF A 93.102 ACRE TRACT OF LAND CONVEYED AS “TRACT II” TO W.A. RIDGE RANCH, LLC, AS RECORDED IN COUNTY CLERK’S FILE NO. 20070458237, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF LAWSON ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 14 MINUTES 05 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 93.910 ACRE TRACT, AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 1905.91 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID 93.910 ACRE TRACT AND THE COMMON EAST CORNER OF A 9.997 ACRE TRACT OF LAND CONVEYED TO NORMA J. WHITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 2000232614, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.;

THENCE, NORTH 45 DEGREES 07 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 93.910 ACRE TRACT, A DISTANCE OF 2185.14 FEET TO A 1 INCH IRON PIPE FOUND FOR THE WEST CORNER OF SAID 93.910 ACRE TRACT, SAID POINT BEING ON THE SOUTHEAST LINE OF AFORESAID “TRACT NO. 2”;

THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHEAST LINE OF “TRACT NO. 2”, A DISTANCE OF 820.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE SOUTH CORNER OF SAID “TRACT NO. 2”, SAID POINT BEING ON THE NORTHEAST LINE OF A CALLED 23.889 ACRE TRACT OF LAND CONVEYED TO MARC S. ENGLISH, AS RECORDED IN COUNTY CLERK’S FILE NO. 20050848444, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID “TRACT NO. 2” AND THE NORTHEAST LINE OF SAID 23.889 ACRE TRACT, A DISTANCE OF 39.71 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE NORTH CORNER OF SAID 23.889 ACRE TRACT AND THE COMMON EAST CORNER OF AFORESAID 34.179 ACRE TRACT;

THENCE, SOUTH 44 DEGREES 56 MINUTES 37 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 34.179 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 23.889 ACRE TRACT, A DISTANCE OF 1768.63 FEET TO A POINT FOR THE SOUTH CORNER OF SAID 34.179 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 23.889 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 93248, PAGE 2192, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 34.179 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID CITY OF MESQUITE TRACT, AND THE NORTHWEST LINE OF A 56.542 ACRE TRACT OF LAND CONVEYED TO IH 20 IP, LLC., AS RECORDED IN COUNTY CLERK’S FILE NO. 201800208658, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1785.44 FEET TO A 1” IRON PIPE FOUND FOR THE WEST CORNER OF SAID 34.179 ACRE TRACT AND THE COMMON SOUTH CORNER OF AFORESAID 50 ACRE TRACT;

THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 50 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 56.542 ACRE TRACT, AND THE NORTHEAST LINE OF A 48.397 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK’S FILE NO. 201800334776, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1242.86 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR THE WEST

CORNER OF SAID 50 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF McKENZIE ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 45 DEGREES 02 MINUTES 08 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 50 ACRE TRACT AND THE SOUTHEAST LINE OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1757.80 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED “DC&A” FOUND FOR THE NORTH CORNER OF SAID 50 ACRE TRACT, SAID POINT BEING ON THE SOUTHWEST LINE OF AFORESAID “TRACT 9”;

THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG SOUTHWEST LINES OF SAID “TRACT 9”, AFORESAID “TRACT 10” AND AFORESAID “TRACT 8”, A DISTANCE OF 1947.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 18,167,996 SQUARE FEET OR 417.080 ACRES OF LAND.

EXHIBIT V-13 – IMPROVEMENT AREA C-1 LEGAL DESCRIPTION

OWNER'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., IS THE SOLE OWNER OF A 90.988 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 164.659 ACRE TRACT OF LAND, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 202100185294, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 90.988 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE WEST CORNER OF SAID 164.659 ACRE TRACT AND THE COMMON NORTH CORNER OF A TRACT OF LAND CONVEYED TO BILL EDWARD BLAIR AND MELINDA KAY BLAIR, AS RECORDED IN VOLUME 83050, PAGE 1471, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF FAITHON P. LUCAS SR. BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 22 MINUTES 53 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 164.659 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID CITY OF MESQUITE TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 1347.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 164.659 ACRE TRACT;

THENCE, ALONG THE NORTHEAST LINE OF SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 57 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 1352.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 60 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 633.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 46.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 34 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 527.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 53 MINUTES 27 SECONDS WEST, A DISTANCE OF 1391.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 24 MINUTES 56 SECONDS WEST, A DISTANCE OF 176.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 46 SECONDS, A RADIUS OF 1195.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 02 MINUTES 06 SECONDS WEST, A DISTANCE OF 13.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 14 MINUTES 02 SECONDS WEST, A DISTANCE OF 220.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 33 DEGREES 08 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.37 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 45 MINUTES 21 SECONDS, A RADIUS OF 955.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 12.60 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 12.60 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 80 DEGREES 07 MINUTES 11 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 02 SECONDS, A RADIUS OF 904.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 11 MINUTES 50 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 57 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 13.62 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 09 SECONDS, A RADIUS OF 224.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 18 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 40 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS NORTH 72 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 15.36 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.36 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 30 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 14.12 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 22 MINUTES 09 SECONDS, A RADIUS OF 904.00 FEET, AND A

LONG CHORD THAT BEARS NORTH 18 DEGREES 11 MINUTES 58 SECONDS WEST, A DISTANCE OF 100.44 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 100.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 13 SECONDS, A RADIUS OF 474.50 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 128.00 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 128.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 45.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "DC&A" FOUND FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND THE COMMON EAST CORNER OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 164.659 ACRE TRACT, A DISTANCE OF 1947.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 90.988 ACRES OF LAND.

EXHIBIT V-14 – IMPROVEMENT AREA C-2 LEGAL DESCRIPTION

SOLTERRA SOUTH – ZONE C, PHASE 2 (PID DESCRIPTION)

BEING A 38.882 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 164.659 ACRE TRACT OF LAND, CONVEYED TO KLLB AIV LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200041048, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 38.882 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE WEST CORNER OF SAID 164.659 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON NORTHWEST LINE OF A 261.730 ACRE TRACT OF LAND CONVEYED TO HC SOLTERRA, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 202100158574, OFFICIAL P[PUBLIC RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHWEST CORNER OF SAID 261.730 ACRE TRACT BEARS SOUTH 45 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 1169.14 FEET;

THENCE, NORTH 45 DEGREES 02 MINUTES 08 SECONDS EAST, ALONG SAID COMMON LINE, PASSING AT A DISTANCE OF 588.65 FEET A 1/2" IRON ROD WITH CAP STAMPED "DC&A" FOUND FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND THE COMMON EAST CORNER OF SAID LOT 2, BLOCK 1, CONTINUING OVER AND ACROSS SAID 164.659 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 633.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 13 SECONDS, A RADIUS OF 474.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 29 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 128.00 FEET; THENCE, CONTINUING OVER AND ACROSS SAID 164.659 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

> ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 22 MINUTES 09 SECONDS, A RADIUS OF 904.00 FEET, AND A

LONG CHORD THAT BEARS SOUTH 18 DEGREES 11 MINUTES 58 SECONDS EAST, A DISTANCE OF 100.44 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 100.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 30 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 14.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 40 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 48 MINUTES 46 SECONDS WEST, A DISTANCE OF 15.36 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 15.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 18 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 09 SECONDS, A RADIUS OF 224.50 FEET, AND A LONG CHORD THAT BEARS NORTH 72 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 53 MINUTES 37 SECONDS EAST, A DISTANCE OF 13.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 02 SECONDS, A RADIUS OF 904.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 07 MINUTES 11 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-

TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 45 MINUTES 21 SECONDS, A RADIUS OF 955.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 12.60 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 33 DEGREES 08 MINUTES 56 SECONDS EAST, A DISTANCE OF 14.37 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 220.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 02 MINUTES 06 SECONDS EAST, A DISTANCE OF 13.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 46 SECONDS, A RADIUS OF 1195.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 176.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 1391.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID SOLTERRA SOUTH, PHASE 1. SAID POINT BEING ON THE NORTHEAST LINE OF SAID 164.659 ACRE TRACT;

THENCE, SOUTH 34 DEGREES 21 MINUTES 47 SECONDS EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 527.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 164.659 ACRE TRACT;

THENCE, ALONG THE SOUTHEAST LINE OF SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF 842.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 18 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 172.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 19 SECONDS, A RADIUS OF 474.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 69 DEGREES 26 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 76.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 21 DEGREES 26 MINUTES 42 SECONDS WEST, A DISTANCE OF 64.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, DEPARTING SAID SOUTHEAST LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 149.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 60 DEGREES 36 MINUTES 06 SECONDS WEST, A DISTANCE OF 3.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 06 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 29 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 18.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 46 SECONDS, A RADIUS OF 310.00 FEET, AND A

LONG CHORD THAT BEARS SOUTH 39 DEGREES 01 MINUTE 47 SECONDS WEST, A DISTANCE OF 103.73 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 104.22 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 39 MINUTES 40 SECONDS WEST, A DISTANCE OF 38.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 57 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 39 MINUTES 40 SECONDS WEST, A DISTANCE OF 91.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF 91.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 20 MINUTES 33 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 03 MINUTES 13 SECONDS WEST, A DISTANCE OF 24.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 06 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 17.72 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 17.72 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 33 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 19.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 45 MINUTES 32 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 16 MINUTES 10 SECONDS WEST, A DISTANCE OF 254.72 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 256.40 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 29 DEGREES 26 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 75 DEGREES 48 MINUTES 02 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

NORTH 57 DEGREES 50 MINUTES 44 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 16 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 311.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 314.19 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 22 DEGREES 01 MINUTE 14 SECONDS EAST, A DISTANCE OF 6.52 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 57 MINUTES 42 SECONDS, A RADIUS OF 359.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 38 DEGREES 05 MINUTES 27 SECONDS WEST, A DISTANCE OF 43.59 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 43.62 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER;

SOUTH 41 DEGREES 34 MINUTES 18 SECONDS WEST, A DISTANCE OF 85.38 FEET TO A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 19 MINUTES 42 SECONDS, A RADIUS OF 374.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 47 DEGREES 44 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.32 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT;

THENCE, ALONG THE SOUTHWEST LINE OF SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 36 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 43 MINUTES 30 SECONDS, A RADIUS OF 264.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 63.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 63.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 22 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 152.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 381.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 16.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 231.98 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 38.882 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT V-15 – IMPROVEMENT AREA C-3 LEGAL DESCRIPTION

TRACT 1 – PHASE 3A

BEING A 5.478 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 164.659 ACRE TRACT OF LAND, CONVEYED TO KLLB AIV LLC, AS RECORDED IN COUNTY CLERK'S FILE NO.202200041048, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 5.478 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET. SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 29 MINUTES 31 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 54 MINUTES 21 SECONDS EAST, A DISTANCE OF 196.30 FEET;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2 AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 197.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2, A DISTANCE OF 395.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 25.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, PASSING AT A DISTANCE OF 120.00 FEET AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 237.562 ACRE TRACT OF LAND CONVEYED TO SOLTERRA SOUTH, LLC AS

RECORDED IN COUNTY CLERK'S FILE NO. 202100180730, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 164.659 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 237.562 ACRE TRACT OF LAND, IN ALL A TOTAL DISTANCE OF 342.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, ALONG THE COMMON LINES OF SAID 164.659 ACRE TRACT AND SAID 237.562 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 58.42 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 02 MINUTES 44 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 57.81 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 57.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF 15.37 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 121.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 60.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 17 DEGREES 33 MINUTES 04 SECONDS WEST, A DISTANCE OF 93.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05

DEGREES 44 MINUTES 09 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS NORTH 55 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 20.01 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 28 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 34.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 51 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 70.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 38 MINUTES 46 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 78.68 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 79.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 22 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 21.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 67 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 122.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 51 MINUTES 40 SECONDS, A RADIUS OF 374.00 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 30 MINUTES 08 SECONDS EAST, A DISTANCE OF 167.38 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 89.59 FEET A SOUTHWEST CORNER OF AFORESAID SOLTERRA SOUTH, PHASE 2, AND CONTINUING ALONG THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2 IN ALL A TOTAL ARC DISTANCE OF 168.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 41 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 85.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 57 MINUTES 42 SECONDS, A RADIUS OF 359.00 FEET, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 43.59 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 43.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET CORNER;

NORTH 22 DEGREES 01 MINUTES 14 SECONDS WEST, A DISTANCE OF 6.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 5.478 ACRES OF LAND.

TRACT 2 (PHASE 3B)

BEING A 29.312 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 164.659 ACRE TRACT OF LAND, CONVEYED TO KLLB AIV LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200041048, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 29.312 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 237.562 ACRE TRACT OF LAND CONVEYED TO SOLTERRA SOUTH, LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 202100180730, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 25.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 171.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 395.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 23 MINUTES 45 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 116.96 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 164.659 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 117.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 50 MINUTES 44 SECONDS EAST, A DISTANCE OF 14.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 48 MINUTES 02 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 26 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 47 MINUTES 31 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS NORTH 61 DEGREES 15 MINUTES 11 SECONDS EAST, A DISTANCE OF 255.09 FEET

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 256.78 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 32 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 19.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF

A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 11 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 22 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 14.67 FEET

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 14.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF 28.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 03 MINUTES 12 SECONDS EAST, A DISTANCE OF 91.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 39 MINUTES 40 SECONDS EAST, A DISTANCE OF 91.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 57 MINUTES 02 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 39 MINUTES 40 SECONDS EAST, A DISTANCE OF 38.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 46 SECONDS, A RADIUS OF 310.00 FEET, AND A LONG CHORD THAT BEARS NORTH 39 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 103.73 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 104.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 23 MINUTES 54 SECONDS EAST, A DISTANCE OF 18.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 06 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 60 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 3.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 23 MINUTES 54 SECONDS EAST, A DISTANCE OF 149.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 21 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 237.562 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 164.659 ACRE TRACT AND SAID 237.562 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 61 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 52.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 60 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 102.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 54.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 59 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 52 DEGREES 16 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 49 DEGREES 33 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 50 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 07 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 41 DEGREES 24 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 41 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 33 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 53.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 113.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 39 DEGREES 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 249.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 13 MINUTES 11 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 36 MINUTES 46 SECONDS WEST, A DISTANCE OF 48.23 FEET

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 32 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 30 MINUTES 20 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF 141.61 FEET

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 144.45 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 67.18 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 46 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 24 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 270.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 46 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 24 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 46 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 32.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 29.312 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT V-16 – IMPROVEMENT AREA C-4 LEGAL DESCRIPTION

BEING A 73.243 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 237.562 ACRE TRACT OF LAND, CONVEYED TO KL LB BUY 2 LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202400100847, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 73.243 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR A NORTH CORNER OF SAID 237.562 ACRE TRACT AND THE COMMON WEST CORNER OF SOLTERRA SOUTH, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-202400011296, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHEAST LINE OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG A NORTHEAST LINE OF SAID 237.562 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID SOLTERRA SOUTH, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 44 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 231.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;
>
> NORTH 45 DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 16.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;
>
> SOUTH 44 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 381.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;
>
> SOUTH 22 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 152.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 43 MINUTES 30 SECONDS, A RADIUS OF 264.00 FEET, AND A LONG CHORD THAT BEARS NORTH 60 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 63.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 63.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 36 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTH CORNER OF SAID SOLTERRA SOUTH, PHASE 2 AND A COMMON EXTERIOR ELL CORNER OF SAID 237.562 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF SOLTERRA SOUTH, PHASE 3A, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-202400085039, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 43 MINUTES 30 SECONDS, A RADIUS OF 374.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 89.38 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 237.562 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID SOLTERRA SOUTH, PHASE 3A, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 67 DEGREES 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 120.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 22 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 21.50 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 10 MINUTES 33 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 58.95 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 59.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 51 DEGREES 26 MINUTES 57 SECONDS WEST, A DISTANCE OF 70.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 28 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 44 MINUTES 09 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 55 DEGREES 31 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.01 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 17 DEGREES 33 MINUTES 04 SECONDS EAST, A DISTANCE OF 93.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 60.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 121.93 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 47 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 15.37 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 08 DEGREES 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 14.47 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 02 MINUTES 44 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 57.81 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 57.92 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 58.42 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 171.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SOLTERRA SOUTH, PHASE 3B, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-202400085038, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE NORTHEAST LINES OF SAID 237.562 ACRE TRACT AND THE COMMON SOUTHWEST LINES OF SAID SOLTERRA SOUTH, PHASE 3B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 305.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 32.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 25 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 105.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 305.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 237.562

ACRE TRACT AND THE COMMON SOUTH CORNER OF SAID SOLTERRA SOUTH, PHASE 3B;

THENCE, ALONG A NORTHWESTERLY LINE OF SAID 237.562 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID SOLTERRA SOUTH, PHASE 3B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 24 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 98.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 25 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 14 DEGREES 21 MINUTES 34 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 98.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 65 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 195.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

THENCE, SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, DEPARTING SAID SOLTERRA SOUTH, PHASE 3B AND OVER AND ACROSS SAID 237.562 ACRE TRACT, A DISTANCE OF 856.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET. SAID POINT BEING ON THE SOUTHEAST LINE OF SAID 237.562 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A 23.889 ACRE TRACT OF LAND CONVEYED TO MARC. S ENGLISH, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050848444, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 56 MINUTES 37 SECONDS WEST, ALONG SAID COMMON LINES, A DISTANCE OF 949.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 237.562 ACRE TRACT. SAID POINT BEING IN THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 93248, PAGE 2192, DEED RECORDS, DALLAS COUNTY, TEXAS;

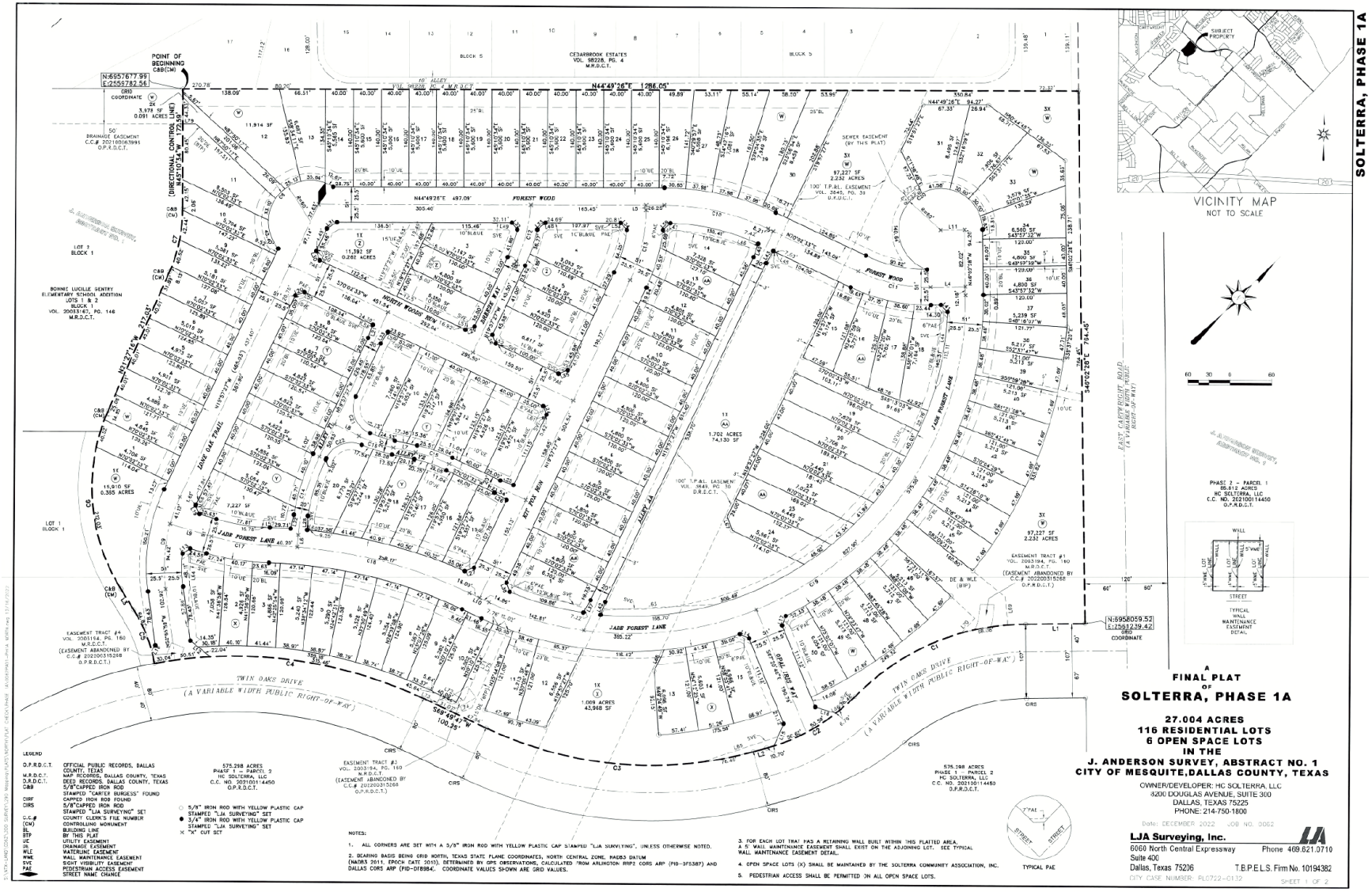
THENCE, NORTH 45 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 237.562 ACRE TRACT, AND THE COMMON NORTHEAST LINE OF SAID CITY OF MESQUITE TRACT, AND THE NORTHEAST LINE OF A 56.542 ACRE TRACT OF LAND CONVEYED TO IH 20 LP, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 201800208658, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS A DISTANCE OF 1785.44 FEET TO A 1” IRON PIPE FOUND;

THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 237.562 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID 56.542 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A 48.397 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800334776, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS A DISTANCE OF 1242.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 237.562 ACRE TRACT. SAID POINT BEING ON THE

SOUTHEAST RIGHT-OF-WAY LINE OF McKENZIE ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 45 DEGREES 02 MINUTES 08 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID 237.562 ACRE TRACT AND THE SOUTHEAST LINE OF AFORESAID LOT 2, BLOCK 1 OF RALEIGH ESTATES, A DISTANCE OF 1169.14 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 73.243 ACRES OF LAND.

EXHIBIT W-1 – SOLTERRA, PHASE 1A PLAT



SOLTERRA, PHASE 1A

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	45°03'11"	347.28'	S21°38'27"W	266.09'	273.08'
C2	30°29'45"	279.00'	S14°21'44"W	146.75'	148.50'
C3	40°13'10"	560.00'	S49°43'12"W	385.08'	393.10'
C4	35°27'07"	640.00'	S52°06'14"W	389.71'	396.00'
C5	21°14'54"	225.00'	N66°33'45"W	82.96'	83.44'
C6	55°43'56"	275.00'	N49°19'14"W	257.07'	267.50'
C7	23°43'19"	225.00'	N33°18'55"W	92.49'	93.16'
C8	162°18'51"	60.00'	N03°38'59"W	118.57'	169.97'
C9	32°58'32"	235.50'	N36°26'43"W	133.67'	135.54'
C10	25°13'07"	350.00'	N57°25'59"E	152.81'	154.05'
C11	26°05'01"	235.50'	N57°00'02"E	106.29'	107.21'
C12	21°48'57"	220.00'	N30°51'56"W	83.26'	83.77'
C13	25°13'07"	235.50'	N32°34'01"W	102.82'	103.66'
C14	20°36'55"	325.50'	N30°15'55"W	116.49'	117.12'
C15	13°35'14"	220.00'	S63°14'56"W	52.05'	52.17'
C16	13°35'14"	220.00'	S63°14'56"W	52.05'	52.17'
C17	14°51'39"	325.50'	N53°40'51"E	84.19'	84.43'
C18	23°34'46"	725.00'	N58°02'25"E	296.26'	298.37'
C19	115°52'16"	480.00'	N11°53'40"E	813.55'	970.72'
C20	250°14'29"	60.00'	N08°50'16"E	98.15'	262.05'
C21	93°25'21"	39.00'	N66°40'08"W	56.78'	63.59'
C22	87°49'30"	39.00'	N23°57'18"E	54.10'	59.78'
C23	14°54'09"	60.00'	N02°40'00"E	15.56'	15.61'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S44°10'03"W	85.23'	L40	S25°40'22"E	20.08'
L2	S29°36'37"W	19.83'	L41	S89°53'10"E	13.85'
L3	N77°11'12"W	34.92'	L42	N25°52'45"W	19.39'
L4	N43°57'32"E	50.00'	L43	N14°14'49"W	20.10'
L5	N45°10'34"W	7.35'	L44	S39°51'48"E	118.98'
L6	N40°34'22"W	17.28'	L45	S55°19'17"W	7.47'
L7	S56°27'18"W	32.72'	L46	N57°58'25"E	111.95'
L8	S70°02'33"W	38.79'	L47	S52°07'55"W	23.47'
L9	N61°06'41"E	62.15'	L48	S38°26'55"W	28.72'
L10	N69°49'47"E	30.86'	L49	N49°32'55"E	34.52'
L11	S43°57'32"W	34.50'	L50	N28°05'26"W	5.29'
L12	S83°46'06"W	36.39'	L51	N62°07'01"E	19.84'
L13	N11°20'06"E	12.92'	L52	N77°26'31"E	11.01'
L14	N69°22'58"E	14.56'	L53	S16°32'01"E	45.89'
L15	S21°15'01"E	34.67'	L54	N49°30'42"E	22.53'
L16	N09°38'03"W	9.14'	L55	S15°17'26"E	22.67'
L17	S24°04'31"E	14.56'	L56	S28°37'02"E	22.51'
L18	N60°54'44"E	30.96'	L57	N42°59'27"E	47.34'
L19	N70°19'28"W	13.24'	L58	N77°52'01"E	24.96'
L20	N25°02'33"E	14.14'	L59	S62°07'01"W	24.49'
L21	S25°40'05"E	20.10'	L60	S63°32'50"W	9.63'
L22	S31°48'32"E	20.24'	L61	S27°52'59"E	6.35'
L23	N14°14'49"W	20.10'	L62	S61°53'23"W	119.11'
L24	S64°57'27"E	14.14'	L63	N41°49'25"E	164.87'
L25	S64°19'55"W	20.10'	L64	N43°41'08"W	112.21'
L26	N75°45'11"E	20.10'	L65	N26°30'14"E	116.05'
L27	S24°23'10"W	14.30'	L66	S18°47'43"W	8.30'
L28	N43°00'20"W	20.01'	L67	S64°57'27"E	21.21'
L29	S25°02'33"W	14.14'	L68	N19°57'27"W	33.28'
L30	N64°57'27"W	14.14'	L69	N49°39'39"W	40.13'
L31	N12°25'59"E	16.89'	L70	S02°28'49"E	29.55'
L32	S84°05'13"E	12.56'	L71	S20°45'13"E	117.05'
L33	N05°10'41"E	15.40'	L72	S24°14'47"W	19.10'
L34	S87°00'52"E	13.34'	L73	N20°45'13"W	10.00'
L35	S25°02'33"W	14.14'	L74	N24°14'47"E	24.62'
L36	N64°57'27"W	14.14'	L75	N20°45'13"W	124.11'
L37	S14°24'48"E	20.70'	L76	N71°53'21"W	9.43'
L38	N66°03'20"W	13.87'	L77	S18°06'39"W	15.00'
L39	N02°41'42"E	14.68'	L78	S71°53'21"E	13.58'
			L79	N44°49'26"E	18.19'

OWNER'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF DALLAS)(

27.004 ACRES

WHEREAS HC SOLTERRA, LLC., IS THE SOLE OWNER OF A 27.004 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING ALL OF 27.004 ACRE TRACT OF LAND CONVEYED AS PHASE 1 - PARCEL 1 TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 27.004 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE FOR THE WEST CORNER OF SAID "PHASE 1 - PARCEL 1" AND THE COMMON NORTH CORNER OF BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION LOTS 1 & 2, BLOCK 1, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHEAST LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID "PHASE 1 - PARCEL 1" AND THE COMMON SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 1286.05 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID "PHASE 1 - PARCEL 1" AND THE EAST CORNER OF SAID CEDARBROOK ESTATES, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 46 DEGREES 02 MINUTES 28 SECONDS EAST, ALONG THE EASTERLY LINES OF SAID "PHASE 1 - PARCEL 1" AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A DISTANCE OF 764.45 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE INTERSECTION OF SAID SOUTHWEST RIGHT-OF-WAY OF EAST CARTWRIGHT ROAD AND THE NORTHWEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, CONTINUING ALONG THE SOUTHERLY LINES OF SAID "PHASE 1 - PARCEL 1" AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 10 MINUTES 03 SECONDS WEST, A DISTANCE OF 85.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45 DEGREES 03 MINUTES 11 SECONDS, A RADIUS OF 347.28 FEET AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 266.09 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 273.08 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 45 SECONDS, A RADIUS OF 279.00 FEET AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 21 MINUTES 44 SECONDS WEST, A DISTANCE OF 146.75 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 148.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 29 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 19.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 43 MINUTES 12 SECONDS WEST, A DISTANCE OF 385.08 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 393.10 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 100.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 27 MINUTES 07 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS SOUTH 52 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 389.71 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 396.00 FEET TO A POINT FOR THE SOUTH CORNER OF SAID "PHASE 1 - PARCEL 1" AND THE COMMON SOUTHEAST CORNER OF AFORESAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 14 MINUTES 54 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS NORTH 66 DEGREES 33 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.96 FEET;

THENCE, CONTINUING ALONG THE WESTERLY LINES OF SAID "PHASE 1 - PARCEL 1" AND ALONG THE NORTHEAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 83.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 34.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 43 MINUTES 56 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 257.07 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 267.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

NORTH 21 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF 217.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 43 MINUTES 19 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 92.49 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 93.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 172.59 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 27.004 ACRES OF LAND.

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY CONTAINING DRAINAGE FACILITIES, (INCLUDING OWNER'S SUCCESSOR IN TITLE), AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HC SOLTERRA, LLC., (OWNER) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS SOLTERRA, PHASE 1A, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE CITY OF MESQUITE FOR PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS.

HC SOLTERRA, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [signature]
NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF DEC., 2022.

[signature]
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: 8-12-26

REBECCA JULIE NORWOOD
Notary ID #131901131
My Commission Expires
August 12, 2026

LIENHOLDER'S CONSENT

TREZ BLUE DIAMOND PORTFOLIO II LP, A DELAWARE LIMITED PARTNERSHIP "LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, SAID LIEN BEING EVIDENCED BY DEED OF TRUST (WITH SECURITY AGREEMENT) RECORDED AS INSTRUMENT NO. 202100114451 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202100262860 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY SECOND MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF SECOND MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202200285475 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS (COLLECTIVELY, "LENDER LIEN"), AND IS THE HOLDER OF A SECOND AMENDED AND RESTATED PROMISSORY NOTE ("NOTE") SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT, AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS 7th DAY OF December, 2022.

LENDER:

TREZ BLUE DIAMOND PORTFOLIO II LP,
A DELAWARE LIMITED PARTNERSHIP

BY: TREZ BLUE DIAMOND PORTFOLIO GP LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: [signature]
JOHN D. HUTCHINSON
AUTHORIZED SIGNATORY

STATE OF TEXAS
COUNTY OF Dallas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF December 2022, BY JOHN D. HUTCHINSON, AUTHORIZED SIGNATORY OF TREZ BLUE DIAMOND PORTFOLIO GP LLC, GENERAL PARTNER OF TREZ BLUE DIAMOND PORTFOLIO II LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

[signature: Angela Williams]
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 2/7/2025

ANGELA WILLIAMS
Notary Public, State of Texas
Comm. Expires 02-07-2025
Notary ID 125190354

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 14th DAY OF November, 2022, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY [signature]
COMMISSION PRESIDING OFFICER

ATTEST [signature]
SECRETARY

SURVEYOR'S CERTIFICATE
STATE OF TEXAS)(
COUNTY OF DALLAS)(

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 6th DAY OF DECEMBER, 2022.

[signature]
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS · REGISTERED · CHRIS MATTEO · 6501 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY OF Dec., 2022.

[signature: Cheryl Goodell]
NOTARY PUBLIC, DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: 9-24-25

CHERYL E. GOODELL
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 12093673

Filed for Record
in the Official Records Of:
Dallas County
On: 12/20/2022 2:22:37 PM
In the PLAT Records

Doc Number: 2022 – 202200319278
Number of Pages: 2
Amount: 93.00
Order#: 20221220000765
By: KM

A
FINAL PLAT
OF
SOLTERRA, PHASE 1A

27.004 ACRES
116 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

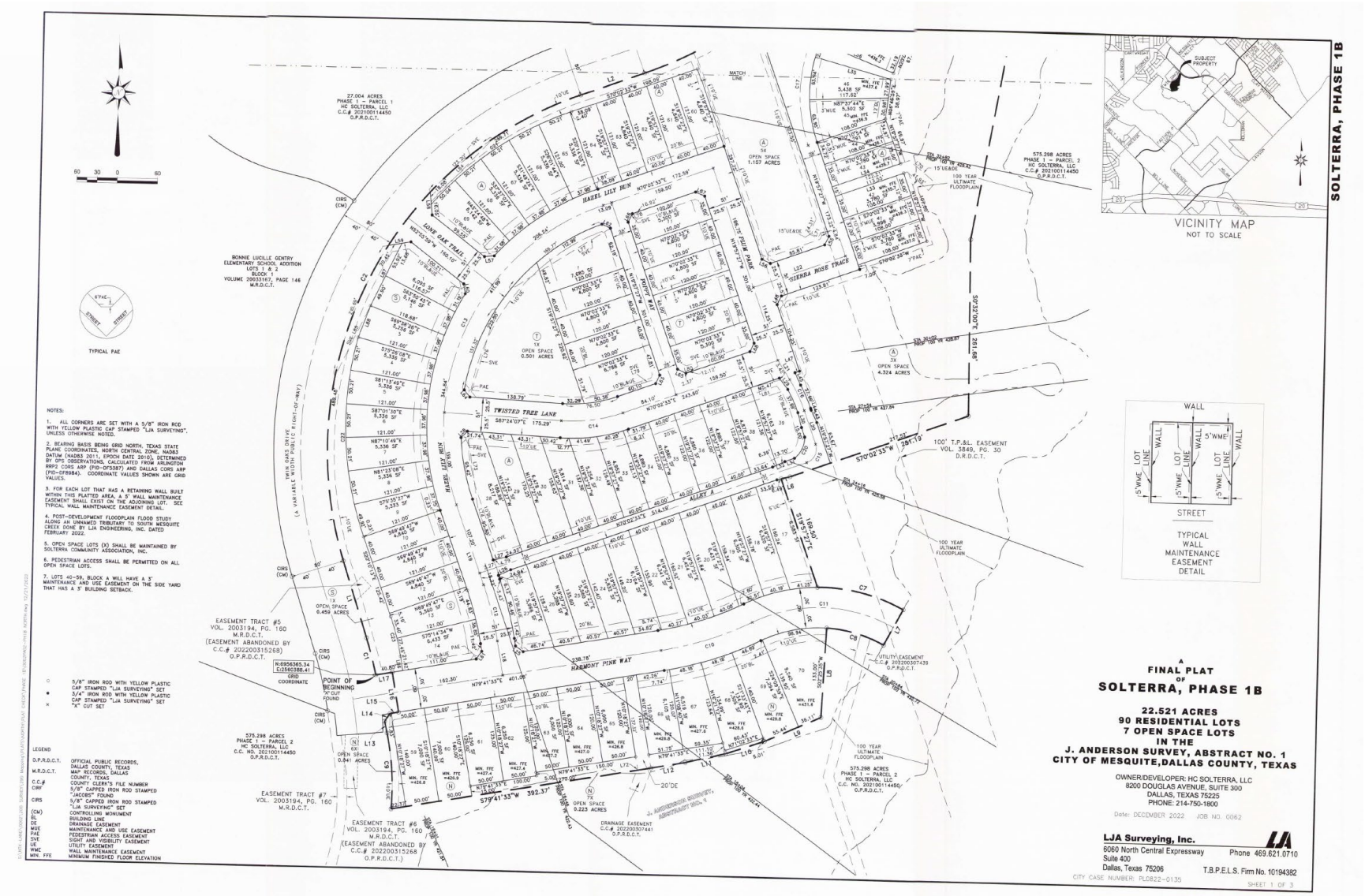
OWNER/DEVELOPER: HC SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: 214-750-1800

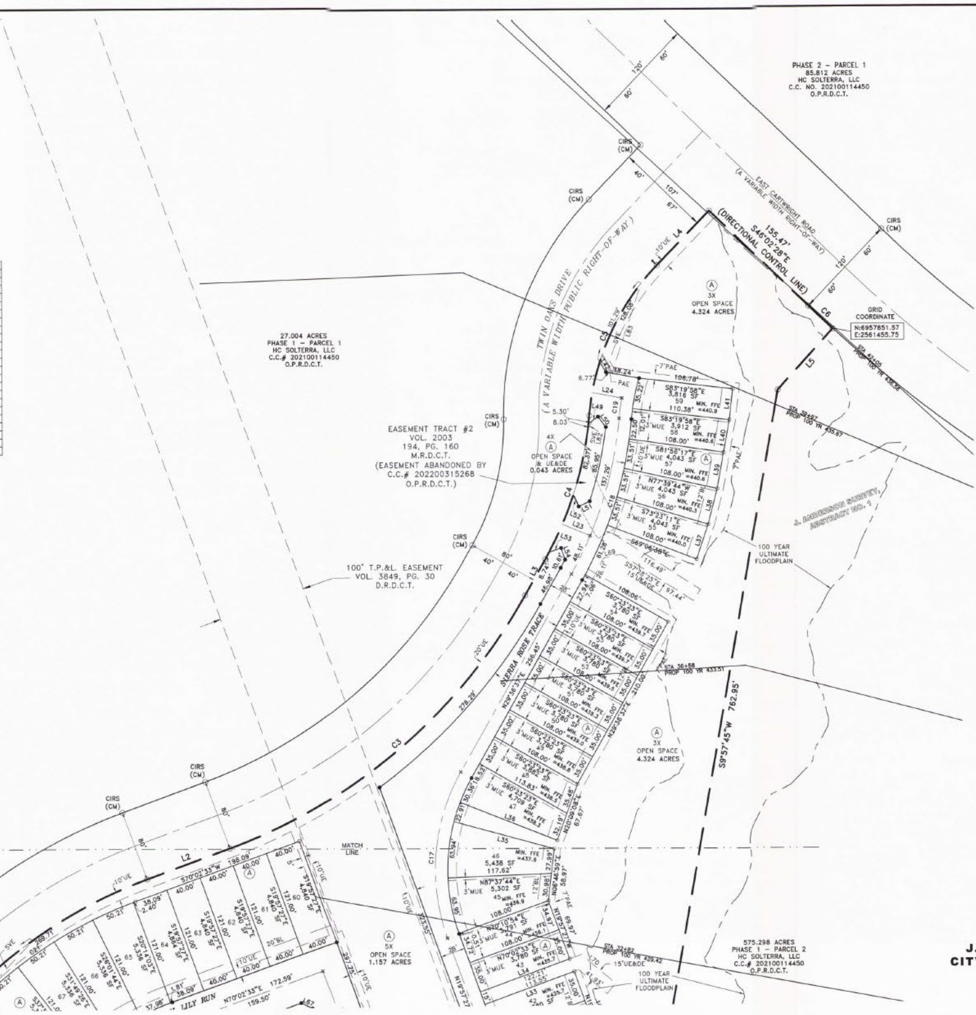
Date: DECEMBER 2022 JOB NO. 0062

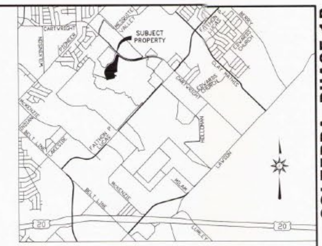
LJA Surveying, Inc.
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382
CITY CASE NUMBER: PL0722-0132 SHEET 2 OF 2

S:\NTX-LAND\0062\200 SURVEY\290 Mapping\PLATS\NORTH\PLAT CHECK\PHASE 1A\0062PA01-PH1A NORTH.dwg 12/6/2022

EXHIBIT W-2 – SOLTERRA, PHASE 1B PLAT







VICINITY MAP
NOT TO SCALE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°05'23"	640.00'	N15°32'06"W	56.83'	56.85'
C2	87°54'35"	560.00'	N25°52'30"E	777.38'	859.21'
C3	40°13'10"	640.00'	N49°43'12"E	440.09'	449.26'
C4	24°25'12"	401.00'	N17°24'01"E	169.62'	170.91'
C5	38°58'38"	279.00'	N24°40'44"E	186.16'	189.80'
C6	1°26'38"	1492.40'	S46°45'47"E	37.61'	37.61'
C7	29°29'28"	260.00'	S76°45'09"E	132.35'	133.83'
C8	25°34'00"	200.00'	N74°47'25"W	88.51'	89.24'
C9	16°39'57"	390.00'	N4°22'10"W	113.04'	113.44'
C10	16°18'06"	500.00'	N71°32'30"E	141.78'	142.26'
C11	54°36'08"	230.00'	S89°18'29"E	210.99'	219.19'
C12	9°51'45"	500.00'	N15°14'20"W	85.96'	86.07'
C13	90°12'45"	350.00'	N24°56'10"E	495.89'	551.08'
C14	22°33'20"	235.50'	N81°19'13"E	92.11'	92.71'
C15	90°00'00"	21.50'	N25°02'33"E	30.41'	33.77'
C16	13°12'28"	220.00'	N26°33'41"W	50.60'	50.71'
C17	49°34'04"	224.00'	N04°49'35"E	187.80'	193.79'
C18	24°25'12"	435.00'	N17°24'01"E	184.00'	185.40'
C19	5°22'37"	245.00'	N07°52'44"E	22.98'	22.99'
C20	53°08'34"	39.00'	S25°02'33"W	34.89'	36.17'
C21	29°13'50"	496.50'	S55°25'38"W	250.56'	253.30'
C22	52°27'48"	496.50'	N06°03'42"E	438.91'	454.63'
C23	9°51'45"	353.50'	S15°14'20"E	60.77'	60.85'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N18°04'47"W	119.36'	L45	N25°59'21"W	20.12'
L2	N69°49'47"E	100.25'	L46	N65°24'29"E	6.95'
L3	N29°36'37"E	46.98'	L47	N70°02'33"E	7.19'
L4	N44°10'03"E	85.43'	L48	N25°02'33"E	14.14'
L5	S42°30'54"W	93.04'	L49	N53°25'08"E	13.55'
L6	S75°45'11"W	13.61'	L50	S36°42'15"E	14.75'
L7	S27°59'34"W	60.00'	L51	S65°05'03"W	13.90'
L8	S2°25'35"W	133.00'	L52	N24°58'45"W	14.39'
L9	S65°54'14"W	91.55'	L53	N70°58'54"E	14.56'
L10	S71°02'33"W	60.89'	L54	S19°09'30"E	13.75'
L11	S76°15'04"W	60.89'	L55	S25°02'33"W	14.14'
L12	S79°36'49"W	52.04'	L56	N64°57'27"W	14.14'
L13	N12°42'09"W	17.59'	L57	S84°01'43"W	14.62'
L14	N33°29'42"E	13.84'	L58	N05°59'19"W	34.14'
L15	N79°41'33"E	13.01'	L59	N80°07'21"E	34.14'
L16	N10°18'27"W	60.00'	L60	S10°37'43"E	14.79'
L17	S79°41'33"W	25.00'	L61	S34°41'33"W	14.14'
L18	N10°18'27"W	51.42'	L62	S65°28'46"E	14.01'
L19	N20°10'13"W	125.42'	L63	S25°02'33"W	14.14'
L20	N19°57'27"W	53.01'	L64	N39°42'25"W	13.46'
L21	N33°09'55"W	33.62'	L65	N64°57'27"W	14.14'
L22	N70°02'33"E	145.31'	L66	N25°02'33"E	14.14'
L23	N67°20'46"W	34.00'	L67	S64°57'27"E	14.14'
L24	N79°25'57"W	34.00'	L68	S25°02'33"W	14.14'
L25	N55°18'27"W	14.14'	L69	N77°31'45"E	20.40'
L26	N64°19'47"E	20.09'	L70	S49°57'41"E	50.58'
L27	S75°45'03"W	20.11'	L71	S24°31'22"W	9.03'
L28	N44°54'11"E	13.46'	L72	S19°42'16"W	3.10'
L29	S37°52'32"E	21.02'	L73	S08°54'23"E	115.01'
L30	S14°57'08"E	22.92'	L74	S21°21'00"E	80.82'
L31	S70°02'31"W	15.00'	L75	N07°04'11"W	10.03'
L32	S64°19'56"W	20.10'	L76	S15°35'47"W	137.62'
L33	N70°02'33"E	108.00'	L77	N57°09'33"E	174.99'
L34	S70°02'33"W	108.00'	L78	S62°07'01"W	19.84'
L35	N74°55'29"W	117.83'	L79	N73°18'25"E	140.90'
L36	N68°40'25"W	118.16'	L80	N76°58'28"E	13.90'
L37	N18°45'03"E	41.56'	L81	N74°29'51"E	41.84'
L38	N14°28'31"E	41.56'	L82	N25°05'51"E	12.30'
L39	N10°12'10"E	41.56'	L83	N18°35'58"E	106.96'
L40	N10°21'41"E	37.22'	L84	N43°28'43"E	131.75'
L41	N06°40'02"E	35.00'	L85	N25°40'37"E	220.68'
L42	N31°17'50"W	13.35'	L86	S10°18'27"E	21.42'
L43	N25°40'04"W	20.10'	L87	S25°40'37"W	103.82'
L44	N19°57'27"W	2.84'	L88	S20°06'26"W	50.13'

○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
● 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
× "X" CUT SET

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
C.C.#	COUNTY CLERK'S FILE NUMBER
CIRF	5/8" CAPPED IRON ROD STAMPED "JACOBS" FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "LJA SURVEYING" SET
(CM)	CONTROLLING MONUMENT
BL	BUILDING LINE
MUE	MAINTENANCE AND USE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
SVE	SIGHT AND VISIBILITY EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
MIN. FFE	MINIMUM FINISHED FLOOR ELEVATION

S:\NTX-LAND\0062\200 SURVEY\290 Mapping\PLATS\NORTH\PLAT CHECK\PHASE 1B\0062PA02-PH1B NORTH.dwg 12/21/2022

A
FINAL PLAT
OF
SOLTERRA, PHASE 1B

22.521 ACRES
90 RESIDENTIAL LOTS
7 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: HC SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: 214-750-1800

Date: DECEMBER 2022 JOB NO. 0062

LJA Surveying, Inc.
6060 North Central Expressway, Suite 400, Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

CITY CASE NUMBER: PL0822-0135
SHEET 2 OF 3

SOLTERRA, PHASE 1B

SOLTERRA, PHASE 1B

OWNER'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF DALLAS)(

22.521 ACRES

WHEREAS HC SOLTERRA, LLC., IS THE SOLE OWNER OF A 22.521 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 575.298 ACRE TRACT OF LAND DESCRIBED AS PHASE 1 - PARCEL 2, CONVEYED TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. SAID 22.521 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND FOR AN EXTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT. SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 05 MINUTES 23 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS NORTH 15 DEGREES 32 MINUTES 06 SECONDS WEST, A DISTANCE OF 56.83 FEET;

THENCE, ALONG THE COMMON LINES OF SAID 575.298 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 56.85 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87 DEGREES 54 MINUTES 35 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS NORTH 25 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 777.38 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 859.21 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 100.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 440.09 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 449.26 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 46.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 12 SECONDS, A RADIUS OF 401.00 FEET AND A LONG CHORD THAT BEARS NORTH 17 DEGREES 24 MINUTES 01 SECOND EAST, A DISTANCE OF 169.62 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 170.91 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38 DEGREES 58 MINUTES 38 SECONDS, A RADIUS OF 279.00 FEET AND A LONG CHORD THAT BEARS NORTH 24 DEGREES 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 186.16 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 189.80 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 85.43 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 575.298 ACRE TRACT. SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TWIN OAKS DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEAST LINE OF SAID 575.298 ACRE TRACT AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 02 MINUTES 28 SECONDS EAST, A DISTANCE OF 155.47 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 26 MINUTES 38 SECONDS, A RADIUS OF 1492.40 FEET AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 45 MINUTES 47 SECONDS EAST, A DISTANCE OF 37.61 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 37.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 93.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 09 DEGREES 57 MINUTES 45 SECONDS WEST, A DISTANCE OF 762.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 261.68 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 281.19 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 13.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 169.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 29 MINUTES 28 SECONDS, A RADIUS OF 260.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 76 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF 132.35 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 133.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 27 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 34 MINUTES 00 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 88.51 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 89.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 25 MINUTES 35 SECONDS WEST, A DISTANCE OF 133.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 65 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 91.55 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 60.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 15 MINUTES 04 SECONDS WEST, A DISTANCE OF 60.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 52.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 392.37 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 39 MINUTES 57 SECONDS, A RADIUS OF 390.00 FEET, AND A LONG CHORD THAT BEARS NORTH 04 DEGREES 22 MINUTES 10 SECONDS WEST, A DISTANCE OF 113.04 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 113.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

NORTH 12 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 17.59 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

NORTH 33 DEGREES 29 MINUTES 42 SECONDS EAST, A DISTANCE OF 13.84 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 13.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER. SAID POINT BEING ON A NORTHWEST LINE OF SAID 575.298 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF AFORESAID TWIN OAKS DRIVE;

THENCE, ALONG THE COMMON LINES OF SAID 575.298 ACRE TRACT AND SAID TWIN OAKS DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 10 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT;

SOUTH 79 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 22.521 ACRES OF LAND.

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY CONTAINING DRAINAGE FACILITIES, (INCLUDING OWNER'S SUCCESSOR IN TITLE), AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 14th DAY OF November, 2022 THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY [signature]
COMMISSION PRESIDING OFFICER

ATTEST [signature]
SECRETARY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HC SOLTERRA, LLC., (OWNER) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS SOLTERRA, PHASE 1B, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE CITY OF MESQUITE FOR PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS

HC SOLTERRA, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [signature]
NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF December, 2022

Holly Adkison
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: September 11, 2024

HOLLY ADKISON
Notary ID #130778791
My Commission Expires
September 11, 2024

LIENHOLDER'S CONSENT

TREZ BLUE DIAMOND PORTFOLIO II LP, A DELAWARE LIMITED PARTNERSHIP ("LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, SAID LIEN BEING EVIDENCED BY DEED OF TRUST (WITH SECURITY AGREEMENT) RECORDED AS INSTRUMENT NO. 202100114451 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202100262860 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY SECOND MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF SECOND MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202200285475 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS (COLLECTIVELY, "LENDER LIEN"), AND IS THE HOLDER OF A SECOND AMENDED AND RESTATED PROMISSORY NOTE ("NOTE") SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT, AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS 22nd DAY OF December, 2022

LENDER:

TREZ BLUE DIAMOND PORTFOLIO II LP,
A DELAWARE LIMITED PARTNERSHIP

BY: TREZ BLUE DIAMOND PORTFOLIO GP LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: [signature]
JOHN D. HUTCHINSON
AUTHORIZED SIGNATORY

STATE OF TEXAS:

COUNTY OF Dallas :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF December, 2022 BY JOHN D. HUTCHINSON, AUTHORIZED SIGNATORY OF TREZ BLUE DIAMOND PORTFOLIO GP LLC, GENERAL PARTNER OF TREZ BLUE DIAMOND PORTFOLIO II LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Angela Williams
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 2/7/25

ANGELA WILLIAMS
Notary Public, State of Texas
Comm. Expires 02-07-2025
Notary ID 125190364

Filed for Record
in the Official Records Of:
Dallas County
On: 1/12/2023 10:57:09 AM
In the PLAT Records

Doc Number: 2023-202300007135
Number of Pages: 3
Amount: 118.00
Order#:20230112000306
By: KM

SURVEYOR'S CERTIFICATE
STATE OF TEXAS)(
COUNTY OF DALLAS)(

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 3rd DAY OF JANUARY, 2023

[signature]
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS
REGISTERED
CHRIS MATTEO
6501
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 3rd DAY OF Jan, 2023

Cheryl Goodell
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: 9-24-25

CHERYL E. GOODELL
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 12093673

A
FINAL PLAT
OF
SOLTERRA, PHASE 1B

22.521 ACRES
90 RESIDENTIAL LOTS
7 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE,DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: HC SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: 214-750-1800

Date: DECEMBER 2022 JOB NO. 0062

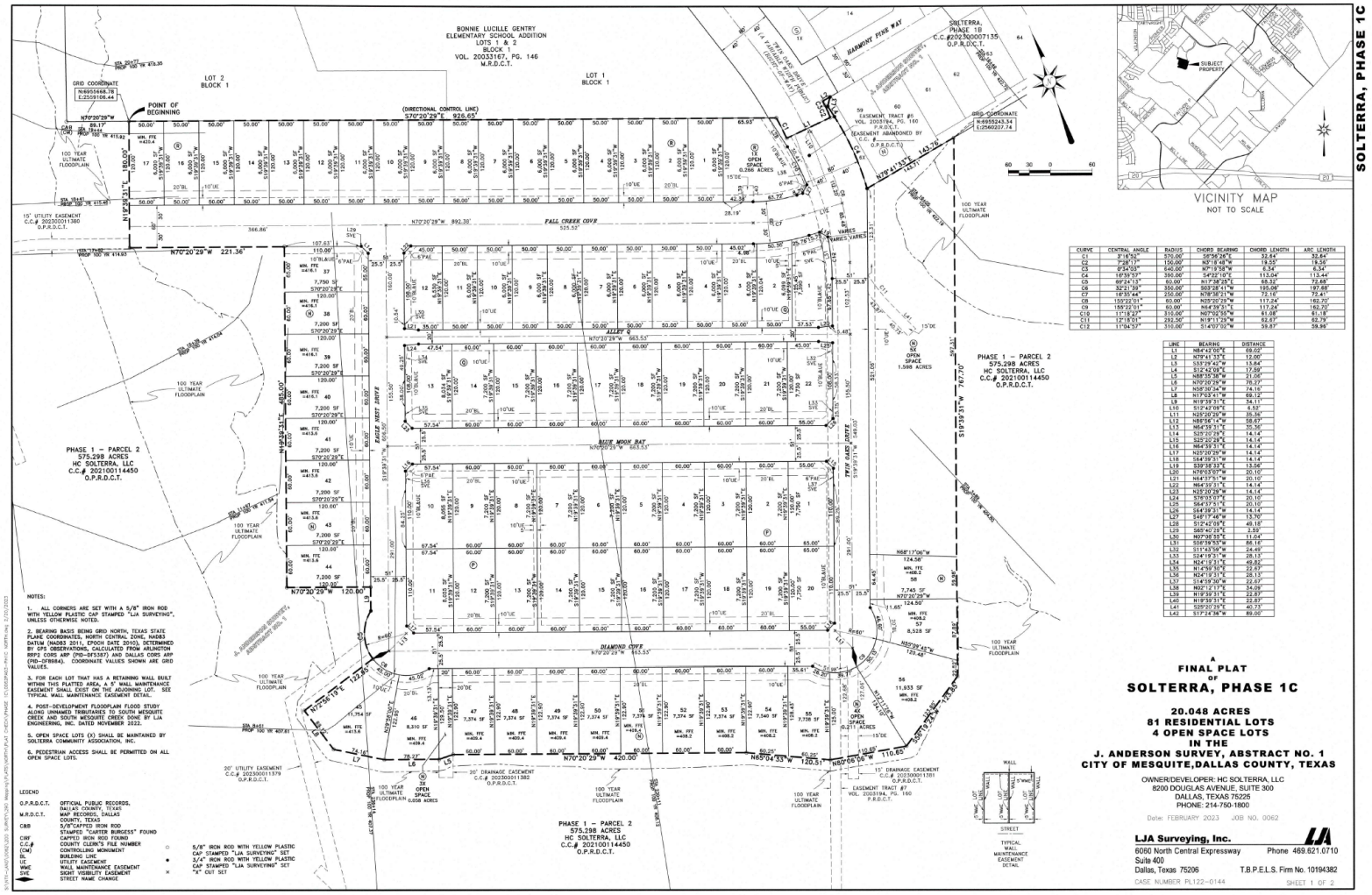
LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

CITY CASE NUMBER: PL0822-0135

SHEET 3 OF 3

S:\NTX-LAND\0062\200 SURVEY\290 Mapping\PLATS\NORTH\PLAT CHECK\PHASE 1B\0062PA02-PH1B NORTH.dwg 12/21/2022

EXHIBIT W-3 – SOLTERRA, PHASE 1C PLAT



SOLTERRA, PHASE 1C

OWNER'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS HC SOLTERRA, LLC., IS THE SOLE OWNER OF A 20.048 ACRE TRACT OF LAND SITUATED J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 575.298 ACRE TRACT OF LAND CONVEYED AS PHASE 1 - PARCEL 2 TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 20.048 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON A NORTHEASTERLY LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF LOT 2, BLOCK 1 OF THE BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN INTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT AND THE COMMON WEST CORNER OF SAID LOT 2, BLOCK 1, BEARS NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 89.17 FEET;

THENCE, ALONG THE COMMON LINES OF SAID 575.298 ACRE TRACT AND SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 926.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT. SAID POINT BEING WITHIN TWIN OAKS DRIVE, (A VARIABLE WIDTH RIGHT-OF-WAY) OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 52 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 06 DEGREES 56 MINUTES 26 SECONDS EAST, A DISTANCE OF 32.64 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID TWIN OAKS DRIVE;

NORTH 84 DEGREES 42 MINUTES 00 SECONDS EAST, OVER AND ACROSS SAID TWIN OAKS DRIVE, A DISTANCE OF 69.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID TWIN OAKS DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 28 MINUTES 17 SECONDS, A RADIUS OF 150.00 FEET, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 19.55 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 19.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 03 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS NORTH 07 DEGREES 19 MINUTES 58 SECONDS WEST, A DISTANCE OF 6.34 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 6.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 12.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID TWIN OAKS DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF HARMONY PINE DRIVE, (A 51' RIGHT-OF-WAY) OF SOLTERRA, PHASE 1B, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300007135, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, ALONG THE COMMON LINES OF SAID SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 33 DEGREES 29 MINUTES 42 SECONDS WEST, A DISTANCE OF 13.84 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 17.59 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 39 MINUTES 57 SECONDS, A RADIUS OF 390.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 04 DEGREES 22 MINUTES 10 SECONDS EAST, A DISTANCE OF 113.04 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 113.44 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID SOLTERRA, PHASE 1B;

NORTH 79 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 143.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT, DEPARTING SAID SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 767.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 56 DEGREES 19 MINUTES 24 SECONDS WEST, A DISTANCE OF 123.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 06 MINUTES 06 SECONDS WEST, A DISTANCE OF 110.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 120.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 420.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 78.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 58 DEGREES 30 MINUTES 34 SECONDS WEST, A DISTANCE OF 74.16 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 17 DEGREES 03 MINUTES 41 SECONDS WEST, A DISTANCE OF 69.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 72 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 122.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69 DEGREES 24 MINUTES 13 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 17 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 68.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 72.68 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 34.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 485.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 221.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 20.048 ACRES OF LAND.

S:\NTX-LAND\0062\200 SURVEY\280 Mapping\PLATS\NORTH\PLAT CHECK\PHASE 1C\0062PA03-PH1C NORTH.dwg 2/20/2023

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY CONTAINING DRAINAGE FACILITIES, (INCLUDING OWNER'S SUCCESSOR IN TITLE), AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HC SOLTERRA, LLC., (OWNER) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS SOLTERRA, PHASE 1C, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE CITY OF MESQUITE FOR PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS

HC SOLTERRA, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [signature]
NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF February 2023.

[signature: Rebecca Julie Norrod]
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: August 12, 2026

REBECCA JULIE NORROD
Notary ID #133906193
My Commission Expires
August 12, 2026

SURVEYOR'S CERTIFICATE
STATE OF TEXAS)(
COUNTY OF DALLAS)(

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 20th DAY OF FEBRUARY, 2023.

[signature]
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS — REGISTERED — CHRIS MATTEO — 6501 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF Feb, 2023.

[signature: Cheryl Goodell]
NOTARY PUBLIC, DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: 9-24-25

CHERYL E. GOODELL
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 12093673

LIENHOLDER'S CONSENT

TREZ BLUE DIAMOND PORTFOLIO II LP, A DELAWARE LIMITED PARTNERSHIP ("LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, SAID LIEN BEING EVIDENCED BY DEED OF TRUST (WITH SECURITY AGREEMENT) RECORDED AS INSTRUMENT NO. 202100114451 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202100262860 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY SECOND MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF SECOND MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202200285475 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS (COLLECTIVELY, "LENDER LIEN"), AND IS THE HOLDER OF A SECOND AMENDED AND RESTATED PROMISSORY NOTE ("NOTE") SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT, AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS 21 DAY OF February, 2023.

LENDER:

TREZ BLUE DIAMOND PORTFOLIO II LP,
A DELAWARE LIMITED PARTNERSHIP

BY: TREZ BLUE DIAMOND PORTFOLIO GP LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: [signature]
JOHN D. HUTCHINSON
AUTHORIZED SIGNATORY

STATE OF TEXAS:

COUNTY OF Dallas:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21st DAY OF February 2023, BY JOHN D. HUTCHINSON, AUTHORIZED SIGNATORY OF TREZ BLUE DIAMOND PORTFOLIO GP LLC, GENERAL PARTNER OF TREZ BLUE DIAMOND PORTFOLIO II LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

[signature]
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 2-26-25

TIM LITINAS
Notary Public, State of Texas
Comm. Expires 02-26-2025
Notary ID 129322552

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 9th DAY OF January, 2023. THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY [signature]
COMMISSION PRESIDING OFFICER

ATTEST [signature]
SECRETARY

A
FINAL PLAT
OF
SOLTERRA, PHASE 1C

20.048 ACRES
81 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE,DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: HC SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: 214-750-1800

Date: FEBRUARY 2023 JOB NO. 0062

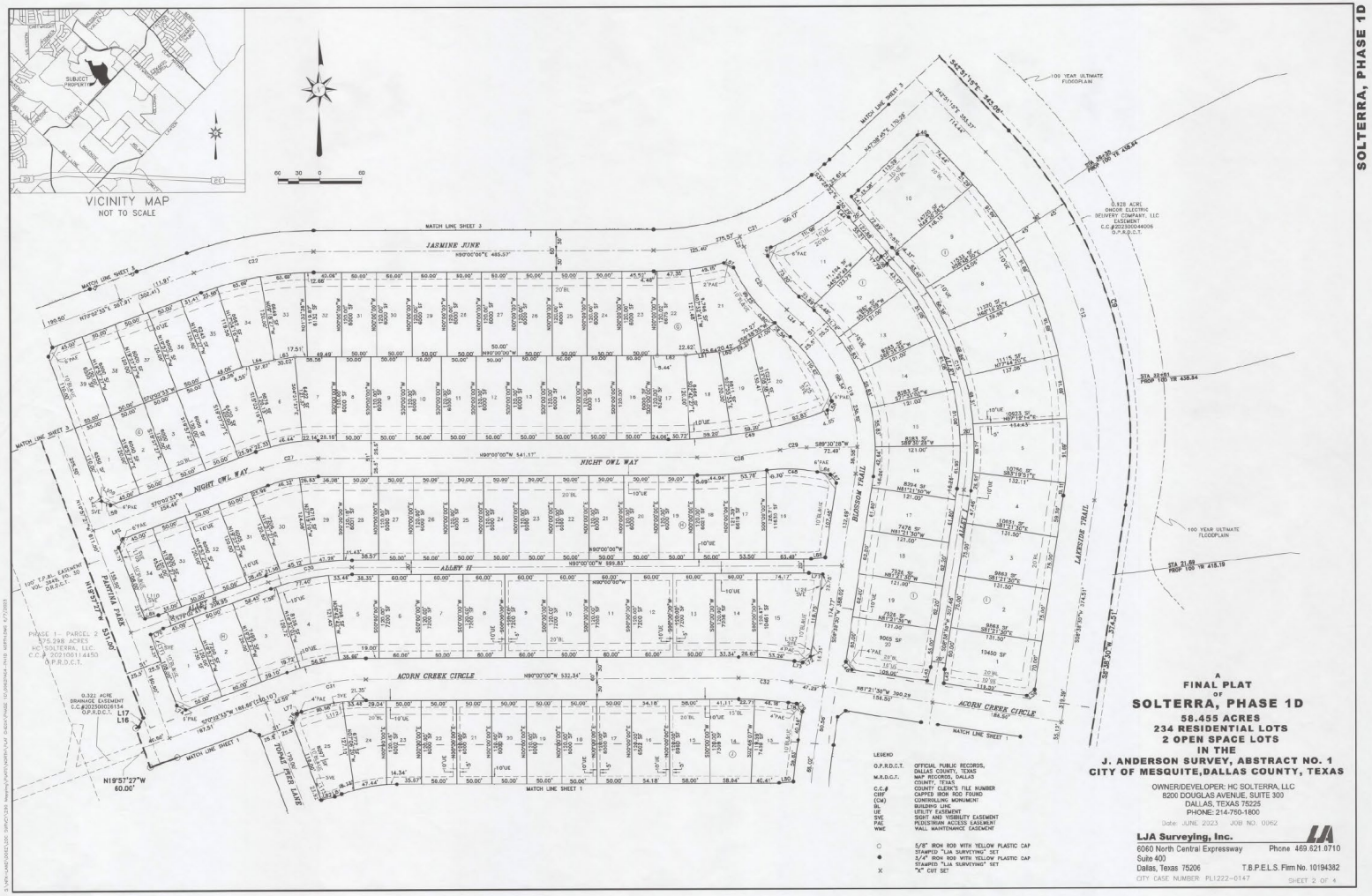
LJA Surveying, Inc.
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382

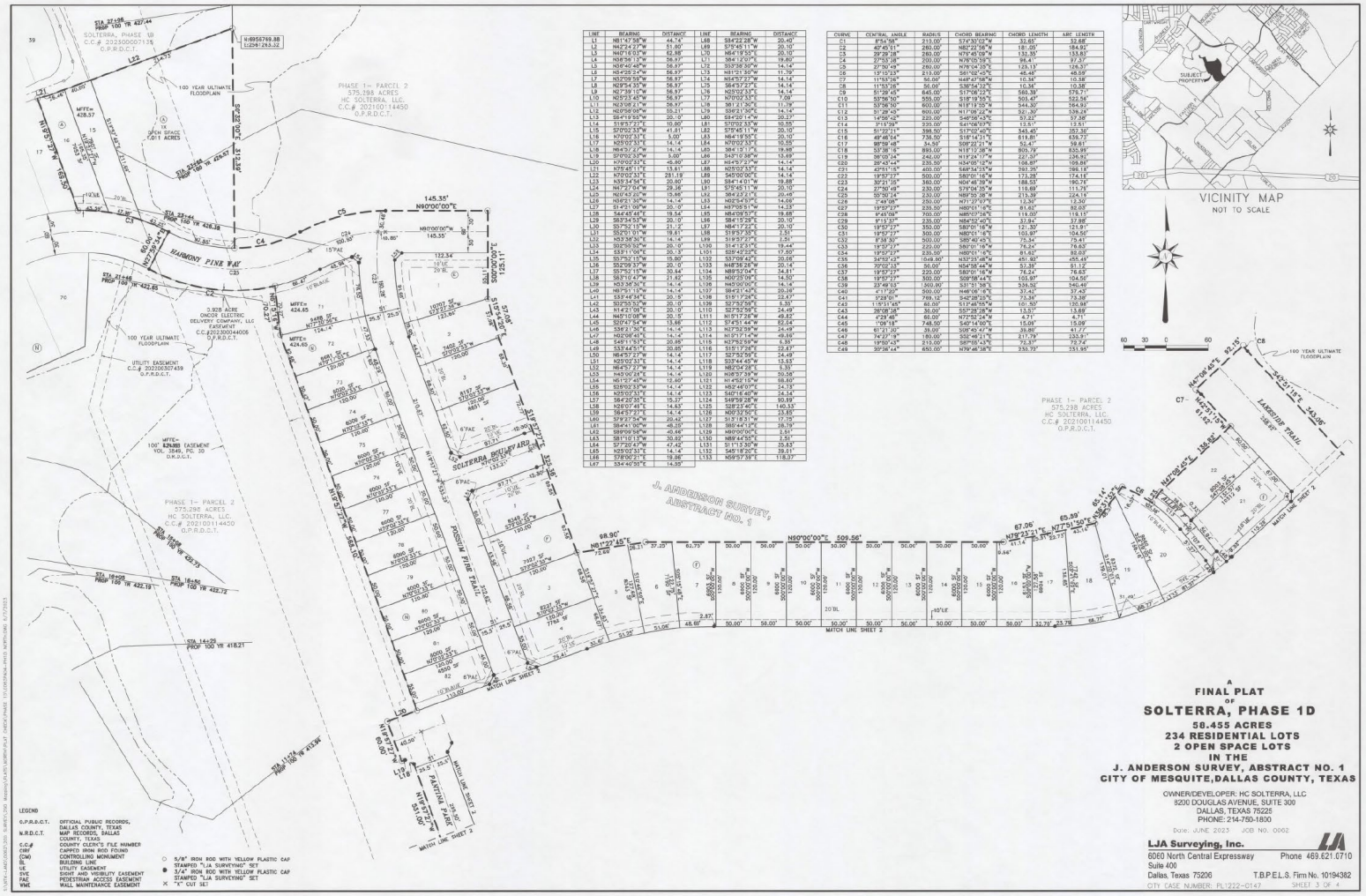
CASE NUMBER PL122-0144 SHEET 2 OF 2

Filed for Record
in the Official Records Of:
Dallas County
On: 3/6/2023 11:31:45 AM
In the PLAT Records

Doc Number: 2023 – 202300042274
Number of Pages: 2
Amount: 93.00
Order#:20230306000507
By: TB

EXHIBIT W-4 – SOLTERRA, PHASE 1D PLAT


SOLTERRA, PHASE 1D
VICINITY MAP
NOT TO SCALE
SUBJECT PROPERTY
JASMINE JUNE
NIGHT OWL WAY
ALLEY II
ACORN CREEK CIRCLE
PARTIDA PARK
HUDSON TRAIL
LAKESIDE TRAIL
MATCH LINE SHEET 1
MATCH LINE SHEET 2
MATCH LINE SHEET 3
100 YEAR ULTIMATE FLOODPLAIN
0.829 ACRE ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
PHASE I - PARCEL 2 575.298 ACRES HC SOLTERRA, LLC
0.322 ACRE DRAINAGE EASEMENT
LEGEND
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NUMBER
CIRF CAPPED IRON ROD FOUND
(CM) CONTROLLING MONUMENT
BL BUILDING LINE
UE UTILITY EASEMENT
SVE SIGHT AND VISIBILITY EASEMENT
PAE PEDESTRIAN ACCESS EASEMENT
WME WALL MAINTENANCE EASEMENT
5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
5/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
"X" CUT SET
A FINAL PLAT OF
SOLTERRA, PHASE 1D
58.455 ACRES
234 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
OWNER/DEVELOPER: HC SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: 214-750-1800
Date: JUNE 2023 JOB NO. 0062
LJA Surveying, Inc.
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382
CITY CASE NUMBER PL1222-0147
SHEET 2 OF 4


SOLTERRA, PHASE 1D
VICINITY MAP
NOT TO SCALE
SUBJECT PROPERTY
PHASE 1 - PARCEL 2
575.298 ACRES
HC SOLTERRA, LLC.
C.C.# 2021001114450
O.P.R.D.C.T.
100 YEAR ULTIMATE FLOODPLAIN
BAUMONT PINE WAY
SOLTERRA BOULEVARD
PONDEROSA PINE TRAIL
PONDEROSA PINE PARK
J. ANDERSON SURVEY, ABSTRACT NO. 1
MATCH LINE SHEET 2
LEGEND
C.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NUMBER
CIRF CAPPED IRON ROD FOUND
(CM) CONTROLLING MONUMENT
BL BUILDING LINE
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5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
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"X" CUT SET
A
FINAL PLAT
OF
SOLTERRA, PHASE 1D
58.455 ACRES
234 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
OWNER/DEVELOPER: HC SOLTERRA, LLC
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DALLAS, TEXAS 75225
PHONE: 214-750-1800
Date: JUNE 2023 JOB NO. 0062
LJA Surveying, Inc.
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382
CITY CASE NUMBER: PL1222-0147 SHEET 3 OF 4

SOLTERRA, PHASE 1D

OWNER'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS HC SOLTERRA, LLC, IS THE SOLE OWNER OF A 58.455 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 575.298 ACRE TRACT OF LAND DESCRIBED AS PHASE 1 - PARCEL 2 CONVEYED TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 58.455 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "D.A.S. 4645" FOUND FOR AN INTERIOR ELL CORNER OF A 7.658 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 202300011376, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON NORTH CORNER OF A RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING WITHIN FAITHON P. LUCAS SR. BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 13 MINUTES 37 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION AND THE COMMON NORTHWEST LINE OF SAID RIGHT-OF-WAY DEDICATION (200600248460) A DISTANCE OF 359.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF" FOUND;

THENCE, NORTH 81 DEGREES 47 MINUTES 58 SECONDS WEST, OVER AND ACROSS SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION, A DISTANCE OF 44.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION AND SAID FAITHON P. LUCAS SR. BOULEVARD;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 41 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 139.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 14 MINUTES 56 SECONDS WEST, A DISTANCE OF 115.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 24 MINUTES 27 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 40 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 62.98 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 38 DEGREES 56 MINUTES 13 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 36 DEGREES 40 MINUTES 48 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 34 DEGREES 25 MINUTES 24 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 32 DEGREES 09 MINUTES 59 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 27 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 08 MINUTES 21 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 55.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 188.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 56 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 74 DEGREES 30 MINUTES 02 SECONDS WEST, A DISTANCE OF 32.65 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 32.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 68.45 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 208.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 121.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 305.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 41.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 531.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 64 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 45.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 568.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 70.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 45 MINUTES 01 SECOND, A RADIUS OF 260.00 FEET, AND A LONG CHORD THAT BEARS NORTH 82 DEGREES 22 MINUTES 56 SECONDS WEST, A DISTANCE OF 181.05 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 184.92 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SOLTERRA, PHASE 1B, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300007135, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE EAST LINE OF SAID SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 27 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 29 MINUTES 28 SECONDS, A RADIUS OF 260.00 FEET, AND A LONG CHORD THAT BEARS NORTH 76 DEGREES 45 MINUTES 09 SECONDS WEST, A DISTANCE OF 132.35 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 133.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 169.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 46 MINUTES 11 SECONDS EAST, A DISTANCE OF 13.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 281.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR AN EAST CORNER OF SAID SOLTERRA, PHASE 1B;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 32 MINUTES 00 SECONDS EAST, DEPARTING SAID SOLTERRA, PHASE 1B, A DISTANCE OF 312.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 38 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS NORTH 76 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 96.41 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 97.37 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 49 SECONDS, A RADIUS OF 260.00 FEET, AND A LONG CHORD THAT BEARS NORTH 76 DEGREES 04 MINUTES 35 SECONDS EAST, A DISTANCE OF 125.13 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 126.37 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 145.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 125.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 15 DEGREES 54 MINUTES 20 SECONDS EAST, A DISTANCE OF 57.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 326.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 98.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 509.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 23 MINUTES 21 SECONDS EAST, A DISTANCE OF 67.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 65.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 36 DEGREES 31 MINUTES 32 SECONDS EAST, A DISTANCE OF 65.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 15 MINUTES 23 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 48.48 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 48.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 34 MINUTES 56 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 136.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF 61.62 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 53 MINUTES 26 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 48 DEGREES 47 MINUTES 58 SECONDS WEST, A DISTANCE OF 10.36 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 92.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 53 MINUTES 26 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 36 DEGREES 54 MINUTES 32 SECONDS EAST, A DISTANCE OF 10.36 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.38 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 343.06 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51 DEGREES 29 MINUTES 45 SECONDS, A RADIUS OF 645.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 17 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 560.39 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 579.71 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 30 SECONDS WEST, A DISTANCE OF 374.51 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53 DEGREES 56 MINUTES 50 SECONDS, A RADIUS OF 555.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 18 DEGREES 19 MINUTES 55 SECONDS EAST, A DISTANCE OF 503.47 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 522.56 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 18 MINUTES 29 SECONDS EAST, A DISTANCE OF 39.02 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER ON THE NORTHWEST LINE OF AFORESAID 7.658 ACRE RIGHT-OF-WAY DEDICATION AND SAID FAITHON P. LUCAS SR. BOULEVARD;

THENCE, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 41 MINUTES 46 SECONDS WEST, A DISTANCE OF 96.73 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 2.94 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 31 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 51.57 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 24 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 62.54 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 30 DEGREES 56 MINUTES 48 SECONDS WEST, A DISTANCE OF 84.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 222.06 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF 272.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 58.455 ACRES OF LAND.

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY CONTAINING DRAINAGE FACILITIES, (INCLUDING OWNER'S SUCCESSOR IN TITLE), AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HC SOLTERRA, LLC., (OWNER) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS SOLTERRA, PHASE 1D, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE CITY OF MESQUITE FOR PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS

HC SOLTERRA, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [signature]
NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF JUNE, 2023.

[signature]
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: Aug. 12, 2026

REBECCA JULIE NORROD
Notary ID #133906193
My Commission Expires
August 12, 2026

LIENHOLDER'S CONSENT

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION ("LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, SAID LIEN BEING EVIDENCED BY DEED OF TRUST (WITH SECURITY AGREEMENT) RECORDED AS INSTRUMENT NO. 202100114451 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202100262860 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS ASSIGNED BY INSTRUMENT DATED MAY 27, 2022, AND RECORDED AS INSTRUMENT NO. 202200152564 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY SECOND MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF SECOND MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202200285475 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY A THIRD MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF THIRD MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202300074650 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER ASSIGNED BY INSTRUMENT DATED FEBRUARY 7, 2023, AND RECORDED AS INSTRUMENT NO. 202300025226 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS (COLLECTIVELY, "LENDER LIEN"), AND IS THE HOLDER OF A SECOND AMENDED AND RESTATED PROMISSORY NOTE ("NOTE") SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT, AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS 8th DAY OF June, 2023.

LENDER:

TREZ CAPITAL (2015) CORPORATION,
A BRITISH COLUMBIA CORPORATION

BY: TREZ CAPITAL FUNDING II, LLC,
ITS ADMINISTRATIVE AGENT

BY: [signature]
JOHN D. HUTCHINSON
PRESIDENT

STATE OF TEXAS:

COUNTY OF DALLAS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF June 2023, BY JOHN D. HUTCHINSON, PRESIDENT OF TREZ CAPITAL FUNDING II, LLC, ADMINISTRATIVE AGENT OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION, ON BEHALF OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

[signature]
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 2/7/2025

ANGELA WILLIAMS
Notary Public, State of Texas
Comm. Expires 02-07-2025
Notary ID 125190364

SURVEYOR'S CERTIFICATE
STATE OF TEXAS)(
COUNTY OF DALLAS)(

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 9th DAY OF JUNE, 2023.

[signature]
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS
REGISTERED
CHRIS MATTEO
6501
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF June, 2023.

[signature]
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: 9-24-25

CHERYL E. GOODELL
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 12093673

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 13th DAY OF February, 2023, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY [signature]
COMMISSION PRESIDING OFFICER

ATTEST [signature]
SECRETARY

Filed for Record
in the Official Records Of:
Dallas County
On: 6/15/2023 3:22:55 PM
In the PLAT Records

Doc Number: 2023-202300118328
Number of Pages: 4
Amount: 143.00
Order#:20230615000823
By: KM

A
FINAL PLAT
OF
SOLTERRA, PHASE 1D
58.455 ACRES
234 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

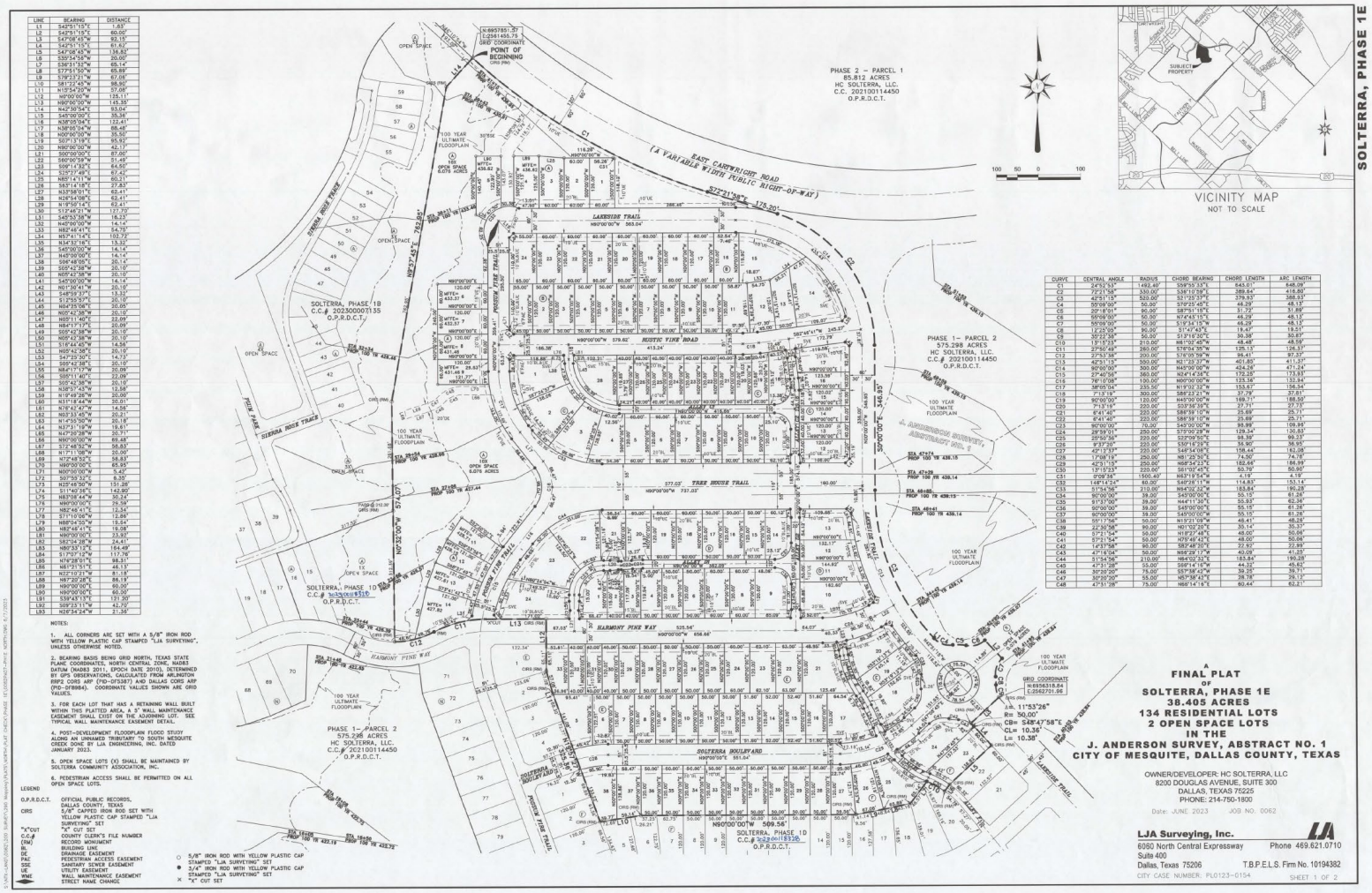
OWNER/DEVELOPER: HC SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: 214-750-1800

Date: JUNE 2023 JOB NO. 0062

LJA Surveying, Inc.
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382
CITY CASE NUMBER: PL1222-0147 SHEET 4 OF 4

S:\NTX-LAND\0062\290 SURVEY\290 Mapping\PLATS\NORTH\PLAT CHECK\PHASE 1D\0062PA04-PH1D NORTH.DWG 6/7/2023

EXHIBIT W-5 – SOLTERRA, PHASE 1E PLAT



SOLTERRA, PHASE 1E

LOT	BLK	SF	ACRES	LOT	BLK	SF	ACRES	LOT	BLK	SF	ACRES
1	A	7196	0.165	17	C	8125	0.187	19	E	7475	0.172
2	A	7200	0.165	18	C	5941	0.136	20	E	9780	0.225
3	A	7350	0.169	19	C	4908	0.113	21	E	11857	0.272
4	A	7473	0.172	20	C	4805	0.110	22	E	7560	0.174
5	A	8350	0.192	21	C	4800	0.110	23	E	7452	0.171
6	A	7200	0.165	22	C	4800	0.110	24	E	7200	0.165
7	A	7200	0.165	23	C	4800	0.110	25	E	6000	0.138
8	A	7200	0.165	24	C	4800	0.110	26	E	6000	0.138
9	A	7218	0.166	25	C	4800	0.110	27	E	6000	0.138
11	A	6614	0.152	26	C	4800	0.110	28	E	6000	0.138
12	A	6614	0.152	27	C	4800	0.110	29	E	6000	0.138
13	A	6614	0.152	28	C	9886	0.227	30	E	4800	0.110
14	A	10098	0.232	1	D	6964	0.160	31	E	4800	0.110
2X	A	264651	6.076	2	D	4647	0.107	32	E	4800	0.110
1	B	6550	0.150	3	D	4741	0.109	33	E	5883	0.135
2	B	6000	0.138	4	D	6000	0.138	1	F	8349	0.192
3	B	6000	0.138	5	D	6000	0.138	2	F	7627	0.175
4	B	6000	0.138	6	D	6000	0.138	3	F	8227	0.189
5	B	6000	0.138	7	D	7200	0.165	4	F	7762	0.178
6	B	6000	0.138	8	D	7200	0.165	5	F	8043	0.185
7	B	6000	0.138	9	D	10105	0.232	6	F	7190	0.165
8	B	6000	0.138	10	D	13462	0.309	7	F	6903	0.158
9	B	6000	0.138	11	D	7666	0.176	8	F	6000	0.138
10	B	6000	0.138	12	D	6907	0.159	9	F	6000	0.138
11	B	7515	0.173	13	D	9277	0.213	10	F	6000	0.138
12	B	7021	0.161	14	D	7108	0.163	11	F	6000	0.138
13	B	6585	0.151	15	D	6000	0.138	12	F	6000	0.138
14	B	14648	0.336	16	D	6000	0.138	13	F	6000	0.138
15	B	12937	0.297	17	D	6000	0.138	14	F	6000	0.138
16	B	7200	0.165	18	D	7200	0.165	15	F	6000	0.138
17	B	7200	0.165	19	D	7200	0.165	16	F	6153	0.141
18	B	7200	0.165	20	D	7243	0.166	17	F	6904	0.159
19	B	7200	0.165	21	D	7475	0.172	18	F	7742	0.178
20	B	7200	0.165	22	D	11382	0.261	19	F	8372	0.192
21	B	7200	0.165	23	D	13647	0.313	20	F	9860	0.226
22	B	7200	0.165	24	D	14099	0.324	21	F	10312	0.237
23	B	7200	0.165	1	E	10707	0.246	22	F	8003	0.184
24	B	7750	0.178	2	E	7402	0.170	23	F	8752	0.201
1	C	12615	0.290	3	E	8197	0.188	24	F	11800	0.271
2	C	12560	0.288	4	E	8651	0.199	25	F	10137	0.233
3	C	9953	0.228	5	E	8935	0.205	26	F	6843	0.157
4	C	8802	0.202	6	E	6031	0.138	27	F	6470	0.149
5	C	7200	0.165	7	E	6000	0.138	28	F	6000	0.138
6	C	7200	0.165	8	E	6000	0.138	29	F	6000	0.138
7	C	7200	0.165	9	E	6000	0.138	30	F	6000	0.138
8	C	6000	0.138	10	E	6000	0.138	31	F	6000	0.138
9	C	6000	0.138	11	E	6000	0.138	32	F	6000	0.138
10	C	6000	0.138	12	E	6000	0.138	33	F	6000	0.138
11	C	7345	0.169	13	E	6192	0.142	34	F	6000	0.138
12	C	6770	0.155	14	E	6240	0.143	35	F	6000	0.138
13	C	4800	0.110	15	E	6288	0.144	36	F	6000	0.138
14	C	4800	0.110	16	E	6192	0.142	37	F	7275	0.167
15	C	4800	0.110	17	E	11076	0.254	38	F	8261	0.190
16	C	4855	0.111	18	E	11913	0.273	1X	II	3441	0.079

S:\NTX-LAND\0062\200 SURVEY\290 Mapping\PLATS\NORTH\PLAT CHECK\PHASE 1E\0062PA07-PH1E NORTH.DWG 6/7/2023

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS HC SOLTERRA, LLC, IS THE SOLE OWNER OF A 38.405 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 575.298 ACRE TRACT OF LAND CONVEYED AS PHASE 1 - PARCEL 2, TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 38.405 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SOLTERRA, PHASE 1B, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300007135, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTH LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 52 MINUTES 53 SECONDS, A RADIUS OF 1492.40 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 643.01 FEET;

THENCE, ALONG SAID COMMON LINE AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 648.09 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, DEPARTING SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 72 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 175.20 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 72 DEGREES 21 MINUTES 58 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 36 DEGREES 10 MINUTES 59 SECONDS EAST, A DISTANCE OF 389.64 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 416.80 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 346.95 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 51 MINUTES 15 SECONDS, A RADIUS OF 520.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 379.93 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 388.93 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 1.63 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 70 DEGREES 25 MINUTES 45 SECONDS EAST, A DISTANCE OF 46.29 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.13 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 18 MINUTES 01 SECONDS, A RADIUS OF 90.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 31.72 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.89 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 46.29 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 48.13 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 19 DEGREES 34 MINUTES 15 SECONDS WEST, A DISTANCE OF 46.29 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.13 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 25 MINUTES 05 SECONDS, A RADIUS OF 90.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 01 DEGREE 47 MINUTES 43 SECONDS EAST, A DISTANCE OF 19.47 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.51 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 22 MINUTES 38 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 13 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 30.38 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 30.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR A NORTHEAST CORNER OF SOLTERRA, PHASE 1D, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300118328, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE NORTH LINE OF SAID SOLTERRA, PHASE 1D, THE FOLLOWING COURSES, AND DISTANCES:

SOUTH 47 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 92.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 53 MINUTES 26 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 47 MINUTES 58 SECONDS EAST, A DISTANCE OF 10.36 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.38 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 61.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 47 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 136.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 34 MINUTES 56 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 15 MINUTES 23 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS NORTH 61 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE OF 48.48 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.59 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 36 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 65.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 65.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 23 MINUTES 21 SECONDS WEST, A DISTANCE OF 67.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 509.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 98.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 325.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 15 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 57.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 145.35 FEET TO AN "X" CUT SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 49 SECONDS, A RADIUS OF 260.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 76 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 125.13 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 126.37 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 38 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 76 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 96.41 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 97.37 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID SOLTERRA, PHASE 1D;

NORTH 00 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG AN EAST LINE OF SAID SOLTERRA, PHASE 1D. PASSING AT A DISTANCE OF 312.39 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID SOLTERRA, PHASE 1D AND A COMMON SOUTHEAST CORNER OF AFORESAID SOLTERRA, PHASE 1B, AND CONTINUING ALONG THE EAST LINE OF SAID SOLTERRA, PHASE 1B, IN ALL A TOTAL DISTANCE OF 574.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE EAST LINE OF SAID SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 09 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 762.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 30 MINUTES 54 SECONDS EAST, A DISTANCE OF 93.04 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 38.405 ACRES OF LAND.

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY CONTAINING DRAINAGE FACILITIES, (INCLUDING OWNER'S SUCCESSOR IN TITLE), AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 13th DAY OF February, 2023, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY: ____________________
COMMISSION PRESIDING OFFICER

ATTEST: ____________________
SECRETARY

Filed for Record
in the Official Records Of:
Dallas County
On: 6/15/2023 3:42:50 PM
in the PLAT Records

Doc Number: 2023 – 202300118374
Number of Pages: 2
Amount: 93.00
Order#:20230615000860
By: KM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HC SOLTERRA, LLC., (OWNER) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS SOLTERRA, PHASE 1E, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE CITY OF MESQUITE FOR PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS

HC SOLTERRA, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: ____________________
NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF JUNE, 2023.

____
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: Aug. 12, 2026

REBECCA JULIE NORROD
Notary ID #133906193
My Commission Expires
August 12, 2026

SURVEYOR'S CERTIFICATE
STATE OF TEXAS)(
COUNTY OF DALLAS)(

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 9th DAY OF JUNE, 2023.

____
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS
REGISTERED
CHRIS MATTEO
6501
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF June, 2023.

____
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: 9-24-25

CHERYL E. GOODELL
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 12093673

LIENHOLDER'S CONSENT

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION ("LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, SAID LIEN BEING EVIDENCED BY DEED OF TRUST (WITH SECURITY AGREEMENT) RECORDED AS INSTRUMENT NO. 202100114451 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202100262660 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS ASSIGNED BY INSTRUMENT DATED MAY 27, 2022, AND RECORDED AS INSTRUMENT NO. 202200152564 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY SECOND MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF SECOND MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202200285475 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY A THIRD MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF THIRD MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202300074650 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER ASSIGNED BY INSTRUMENT DATED FEBRUARY 7, 2023, AND RECORDED AS INSTRUMENT NO. 202300025226 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS (COLLECTIVELY, "LENDER LIEN"), AND IS THE HOLDER OF A SECOND AMENDED AND RESTATED PROMISSORY NOTE ("NOTE") SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT, AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS 8th DAY OF June, 2023.

LENDER:

TREZ CAPITAL (2015) CORPORATION,
A BRITISH COLUMBIA CORPORATION

BY: TREZ CAPITAL FUNDING II, LLC,
ITS ADMINISTRATIVE AGENT

BY: ____________________
JOHN D. HUTCHINSON
PRESIDENT

STATE OF TEXAS:

COUNTY OF DALLAS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF June 2023, BY JOHN D. HUTCHINSON, PRESIDENT OF TREZ CAPITAL FUNDING II, LLC, ADMINISTRATIVE AGENT OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION, ON BEHALF OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

____
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 2/7/2025

ANGELA WILLIAMS
Notary Public, State of Texas
Comm. Expires 02-07-2025
Notary ID 125190354

A
FINAL PLAT
OF
SOLTERRA, PHASE 1E
38.405 ACRES
134 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: HC SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: 214-750-1800

Date: JUNE 2023 JOB NO. 0062

LJA Surveying, Inc.
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382
CITY CASE NUMBER: PL0123-0154 SHEET 2 OF 2

EXHIBIT W-6 – SOLTERRA, PHASE 1F PLAT

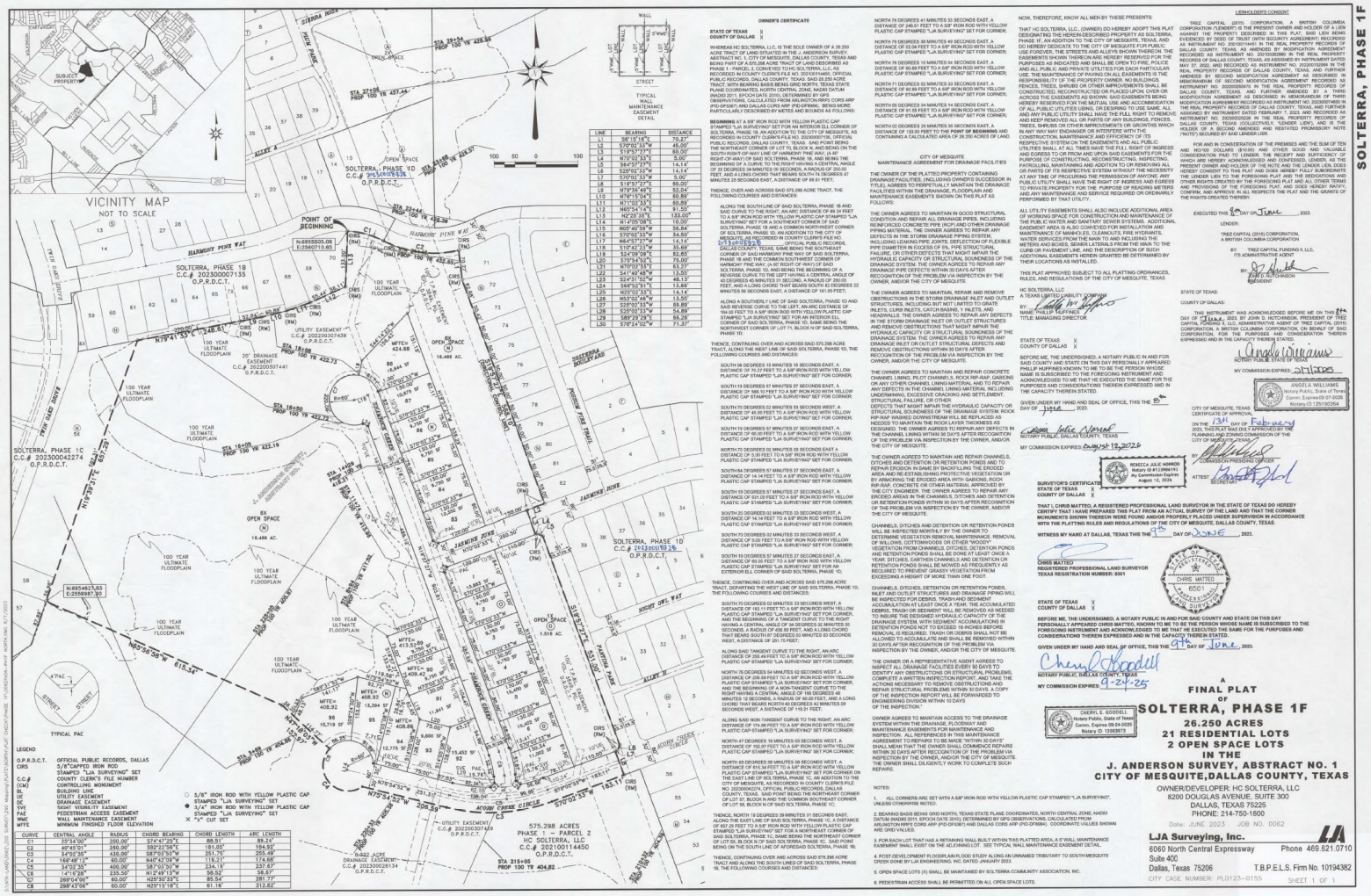
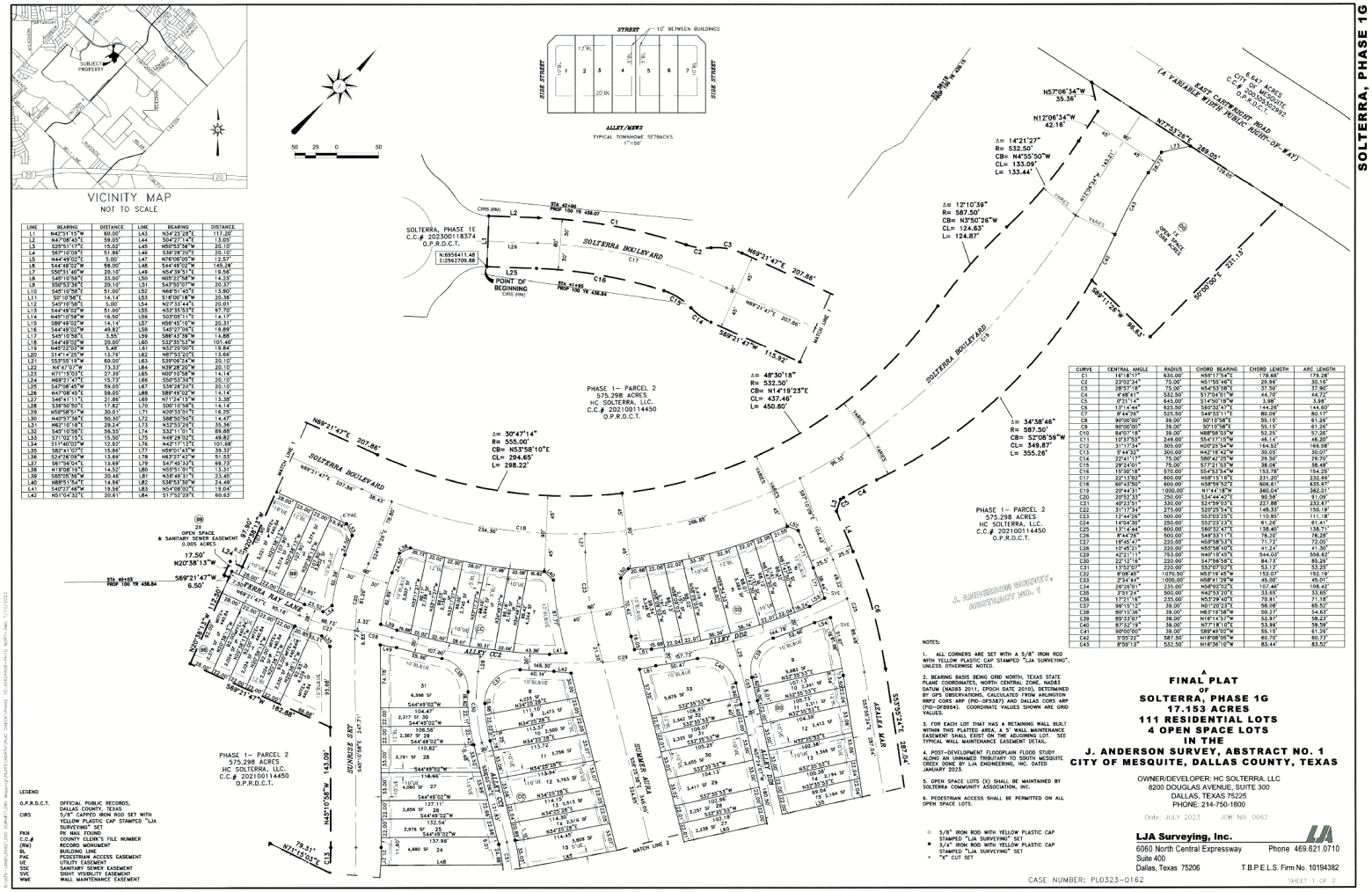


EXHIBIT W-7 – SOLTERRA, PHASE 1G PLAT



SOLTERRA, PHASE 1G

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS HC SOLTERRA, LLC, IS THE SOLE OWNER OF A 17.153 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 575.298 ACRE TRACT OF LAND CONVEYED AS PHASE 1 - PARCEL 2, TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 17.153 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SOLTERRA, PHASE 1E, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300118374, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 42 DEGREES 51 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SOLTERRA, PHASE 1E, A DISTANCE OF 60.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR AN EAST CORNER OF SAID SOLTERRA, PHASE 1E;

NORTH 47 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 59.05 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 17 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS NORTH 55 DEGREES 17 MINUTES 54 SECONDS EAST, A DISTANCE OF 178.68 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 179.28 FEET TO A 3/4 129.INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 02 MINUTES 34 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS NORTH 51 DEGREES 55 MINUTES 46 SECONDS EAST, A DISTANCE OF 29.96 FEET;
ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 30.16 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 18 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 37.50 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 37.90 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 207.86 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30 DEGREES 47 MINUTES 14 SECONDS, A RADIUS OF 555.00 FEET, AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 294.65 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 298.22 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48 DEGREES 30 MINUTES 18 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREE 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 437.46 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 450.80 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 10 MINUTES 39 SECONDS, A RADIUS OF 587.50, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 50 MINUTES 26 WEST, A DISTANCE 124.63 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 124.87 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 21 MINUTES 27 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS NORTH 04 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 133.09 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 133.44 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 12 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 42.16 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTH LINE OF A 6.647 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200305302992, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 77 DEGREES 53 MINUTES 26 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 269.05 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 221.13 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 96.63 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 38 MINUTES 46 SECONDS, A RADIUS OF 587.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 08 MINUTES 59 SECONDS WEST, A DISTANCE OF 349.87 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 355.26 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 48 MINUTES 41 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 17 DEGREES 04 MINUTES 01 SECOND WEST, A DISTANCE OF 44.70 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 44.72 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 14 SECONDS, A RADIUS OF 645.00 FEET AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 3.98 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 3.98 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.02 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 61.86 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 44 SECONDS, A RADIUS OF 623.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 32 MINUTES 47 SECONDS EAST, A DISTANCE OF 144.28 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.60 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 55 MINUTES 24 SECONDS EAST, A DISTANCE OF 287.04 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 44 MINUTES 26 SECONDS, A RADIUS OF 525.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 33 MINUTES 11 SECONDS EAST, A DISTANCE OF 80.09 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.17 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 13.23 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 49 MINUTES 02 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, PASSING AT A DISTANCE OF 49.53 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON THE NORTHEAST LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF A 25.131 ACRE TRACT OF LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRACT, AS RECORDED IN COUNTY CLERK'S FILE NO. 201500177457, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG SAID COMMON LINES, IN ALL A TOTAL DISTANCE OF 129.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER, FROM WHICH A PK NAIL FOUND FOR THE EAST CORNER OF SAID 575.298 ACRE TRACT, THE COMMON EAST CORNER OF A 7.658 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300011376, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND THE COMMON SOUTH CORNER OF SAID 25.131 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF A TRACT OF LAND, CONVEYED TO WAL-MART STORES EAST, INC. AS RECORDED IN VOLUME 2000-066, PAGE 603, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING WITHIN FAITHON P. LUCAS SR. BOULEVARD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), BEARS SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 965.00 FEET;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, DEPARTING SAID COMMON LINE, A DISTANCE OF 56.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 375.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.15 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 61.26 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 53 MINUTES 36 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 104.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 16.50 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 49.82 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.15 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 61.26 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 3.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 22 MINUTES 03 SECONDS WEST, A DISTANCE OF 5.48 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 84 DEGREES 07 MINUTES 18 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS NORTH 88 DEGREES 58 MINUTES 03 SECONDS WEST, A DISTANCE OF 52.25 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 57.26 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 53 SECONDS, A RADIUS OF 249.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 17 MINUTES 15 SECONDS WEST, A DISTANCE OF 46.14 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 46.20 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF 13.76 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF NON-TANGENT TO THE LEFT, HAVING A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 09 SECONDS, A RADIUS OF 245.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 34 DEGREES 45 MINUTES 37 SECONDS EAST, A DISTANCE OF 11.27 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 11.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 17 MINUTES 34 SECONDS, A RADIUS OF 305.00 FEET, AND A LONG CHORD THAT BEARS NORTH 20 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 164.52 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 166.58 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 04 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 73.33 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 102.32 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 112.50 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 6.50 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 17.50 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 27.39 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 82.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 79.31 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 44 MINUTES 32 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 42 DEGREES 18 MINUTES 42 SECONDS WEST, A DISTANCE OF 30.05 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 30.07 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 143.09 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 182.88 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 112.50 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 6.50 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 17.50 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 15.73 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 97.90 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 115.92 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 41 MINUTES 17 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 80 DEGREES 42 MINUTES 25 SECONDS WEST, A DISTANCE OF 29.50 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.70 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 24 MINUTES 01 SECOND, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 38.06 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 38.48 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 18 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 153.78 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 154.25 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 47 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 59.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 17.153 ACRES OF LAND.

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY CONTAINING DRAINAGE FACILITIES, (INCLUDING OWNER'S SUCCESSOR IN TITLE), AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HC SOLTERRA, LLC., (OWNER) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS **SOLTERRA, PHASE 1G**, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE CITY OF MESQUITE FOR PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS

HC SOLTERRA, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [signature]
NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF JULY 2023.

Rebecca Julie Norrod [signature]
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES Aug. 12, 2026

REBECCA JULIE NORROD
Notary ID #133906193
My Commission Expires
August 12, 2026

LIENHOLDER'S CONSENT

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION ("LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, SAID LIEN BEING EVIDENCED BY DEED OF TRUST (WITH SECURITY AGREEMENT) RECORDED AS INSTRUMENT NO. 202100114451 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202100262860 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS ASSIGNED BY INSTRUMENT DATED MAY 27, 2022, AND RECORDED AS INSTRUMENT NO. 202200152564 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY SECOND MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF SECOND MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202200285475 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER AMENDED BY A THIRD MODIFICATION AGREEMENT AS DESCRIBED IN MEMORANDUM OF THIRD MODIFICATION AGREEMENT RECORDED AS INSTRUMENT NO. 202300074650 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND FURTHER ASSIGNED BY INSTRUMENT DATED FEBRUARY 7, 2023, AND RECORDED AS INSTRUMENT NO. 202300025226 IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS (COLLECTIVELY, "LENDER LIEN"), AND IS THE HOLDER OF A SECOND AMENDED AND RESTATED PROMISSORY NOTE ("NOTE") SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT, AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS 14th DAY OF July, 2023.

LENDER:

TREZ CAPITAL (2015) CORPORATION,
A BRITISH COLUMBIA CORPORATION

BY: TREZ CAPITAL FUNDING II, LLC,
ITS ADMINISTRATIVE AGENT

BY: [signature]
JOHN D. HUTCHINSON
PRESIDENT

STATE OF TEXAS:

COUNTY OF DALLAS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF July, 2023, BY JOHN D. HUTCHINSON, PRESIDENT OF TREZ CAPITAL FUNDING II, LLC, ADMINISTRATIVE AGENT OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION, ON BEHALF OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

PIAGETTE MCGEE
Notary Public, State of Texas
Comm. Expires 08-10-2024
Notary ID 132614152

P. McGee [signature]
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 8/10/24

SURVEYOR'S CERTIFICATE
STATE OF TEXAS)(
COUNTY OF DALLAS)(

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 10th DAY OF JULY, 2023.

[signature]
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS
REGISTERED
CHRIS MATTEO
6501
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF July, 2023.

Cheryl Goodell [signature]
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: 9-24-25

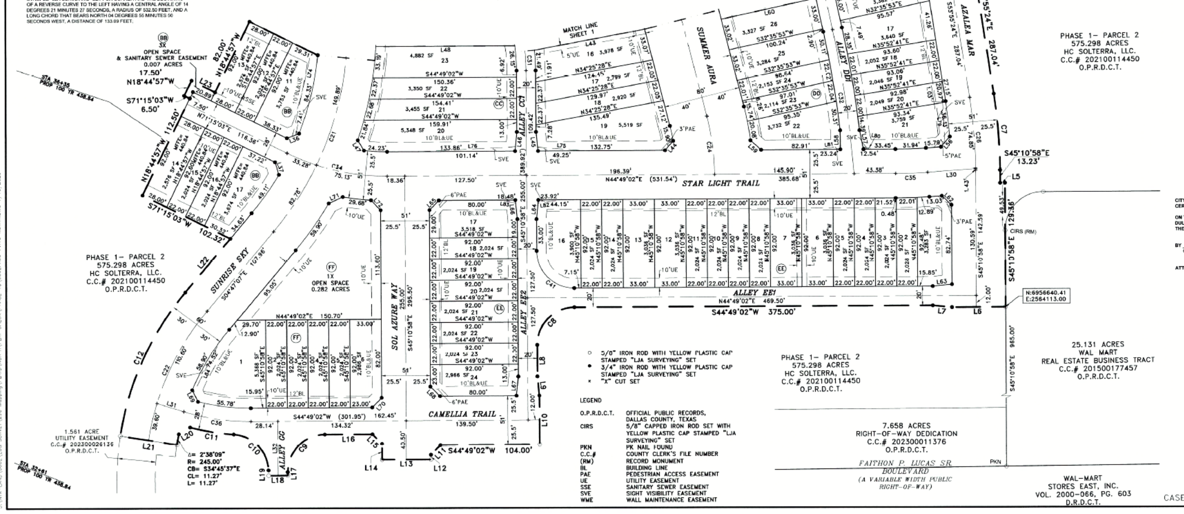
CHERYL E. GOODELL
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 12093673

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 27th DAY OF March, 2023, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY [signature]
COMMISSION PRESIDING OFFICER

ATTEST [signature]
SECRETARY



A
FINAL PLAT
OF
SOLTERRA, PHASE 1G
17.153 ACRES
111 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: HC SOLTERRA, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE: 214-750-1800

Date: JULY 2023 JOB NO. 0062

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

CASE NUMBER: PL0323-0162

SHEET 2 OF 2

EXHIBIT W-8 – SOLTERRA, PHASE 3B-1 PLAT

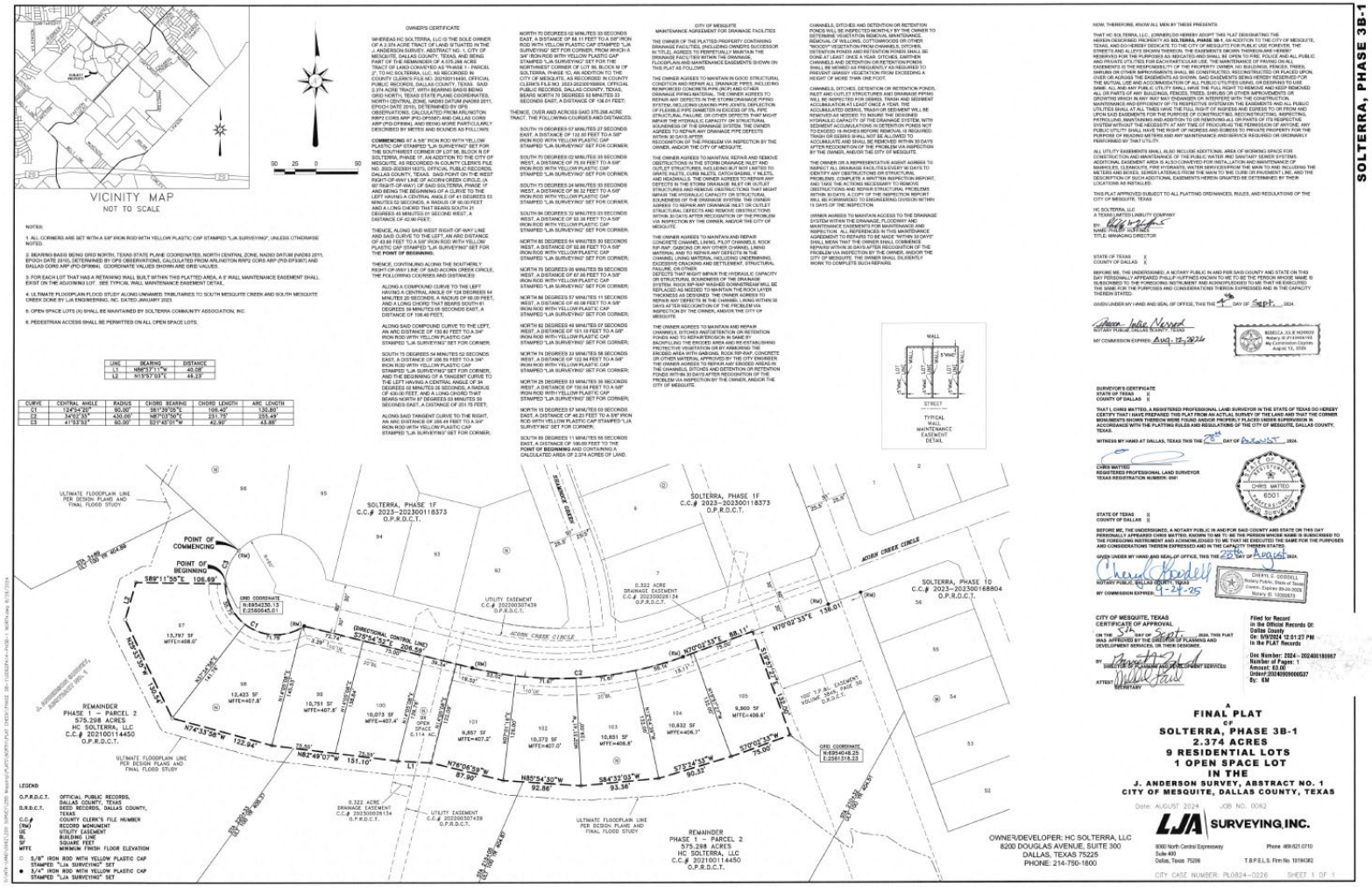
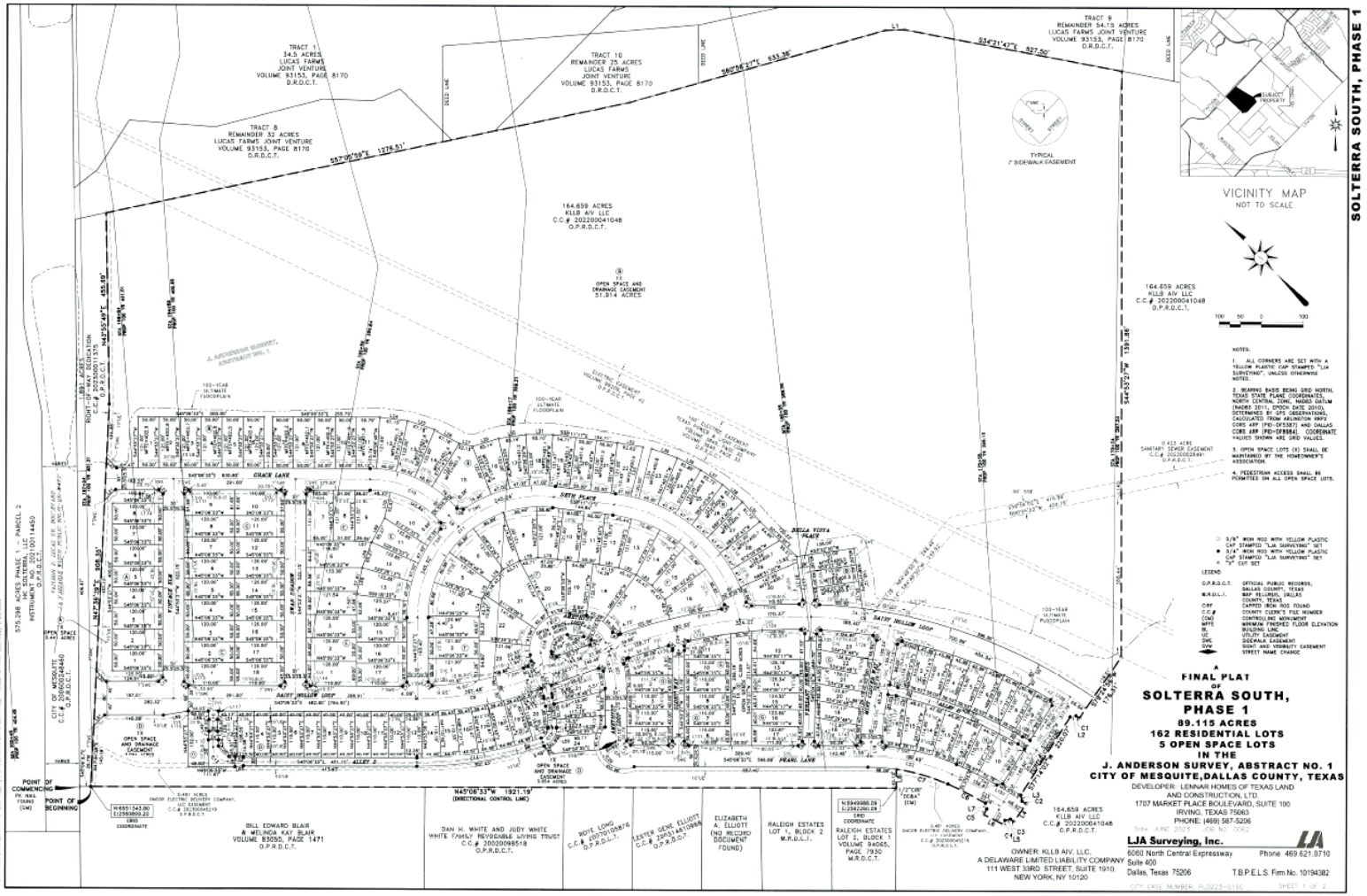


EXHIBIT W-9 – SOLTERRA SOUTH, PHASE 1 PLAT



OWNER'S CERTIFICATION

STATE OF ARIZONA §
COUNTY OF MARICOPA §

WHEREAS KLLB A/V LLC, IS THE SOLE OWNER OF A 89.115 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF A 164.659 ACRE TRACT OF LAND, CONVEYED TO KLLB A/V LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200041848, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 89.115 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND FOR THE WEST CORNER OF SAID 164.659 ACRE TRACT, THE COMMON NORTH CORNER OF A TRACT OF LAND CONVEYED TO BILL EDWARD BLAIR AND MELINDA KAY BLAIR, AS RECORDED IN VOLUME 89050, PAGE 1471, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON SOUTHWEST CORNER OF A 1.891 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300011375, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200800248406, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING WITHIN FAITHON P. LUCAS SR. BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 45 DEGREES 06 MINUTES 33 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 164.659 ACRE TRACT, THE COMMON SOUTHWEST LINE OF SAID 1.891 ACRE RIGHT-OF-WAY DEDICATION AND THE COMMON NORTHEAST LINE OF SAID BLAIR TRACT, A DISTANCE OF 26.75 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**. SAID POINT BEING THE SOUTHEAST CORNER OF SAID 1.891 ACRE RIGHT-OF-WAY DEDICATION AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, ALONG THE SOUTHEAST LINE OF SAID 1.891 ACRE RIGHT-OF-WAY DEDICATION AND ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 47 DEGREES 36 MINUTES 26 SECONDS EAST, A DISTANCE OF 988.35 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 450.89 FEET TO A 3/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 1.891 RIGHT-OF-WAY DEDICATION. SAID POINT BEING ON THE NORTHEAST LINE OF SAID 164.659 ACRE TRACT;

THENCE, ALONG THE NORTHEAST LINE OF SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 57 DEGREES 05 MINUTES 38 SECONDS EAST, A DISTANCE OF 1276.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 60 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 633.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 45 MINUTES 17 SECONDS EAST, A DISTANCE OF 48.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 34 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 627.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 53 MINUTES 27 SECONDS WEST, A DISTANCE OF 1391.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, A DISTANCE OF 170.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 46 SECONDS, A RADIUS OF 1195.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 13.98 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 14 MINUTES 32 SECONDS WEST, A DISTANCE OF 220.07 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 33 DEGREES 08 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.37 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 45 MINUTES 21 SECONDS, A RADIUS OF 955.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 12.60 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 12.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 07 MINUTES 11 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 02 SECONDS, A RADIUS OF 904.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 11 MINUTES 50 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 13.82 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 09 SECONDS, A RADIUS OF 224.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 40 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS NORTH 72 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 15.36 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.36 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 30 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 14.12 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 22 MINUTES 09 SECONDS, A RADIUS OF 904.00 FEET, AND A LONG CHORD THAT BEARS NORTH 18 DEGREES 11 MINUTES 58 SECONDS WEST, A DISTANCE OF 100.44 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 100.49 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 13 SECONDS, A RADIUS OF 474.50 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 128.00 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 128.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 03 MINUTES 08 SECONDS WEST, A DISTANCE OF 45.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "DCA&I" FOUND FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND THE COMMON EAST CORNER OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94086, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 164.659 ACRE TRACT, A DISTANCE OF 1621.19 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 89.115 ACRES OF LAND.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S46°48'17"E	46.21'	L73	N01°23'47"W	15.82'
L2	N57°02'08"W	13.98'	L74	N84°37'47"E	43.72'
L3	S33°08'56"W	14.37'	L75	N72°07'32"E	43.71'
L4	S80°07'11"W	51.00'	L76	N89°38'50"E	43.71'
L5	N57°53'37"W	13.82'	L77	S72°49'02"E	43.71'
L6	N18°47'04"W	51.00'	L78	S50°18'34"E	43.71'
L7	N30°22'33"E	14.12'	L79	S40°02'46"E	47.03'
L8	S45°03'08"W	45.12'	L80	S38°11'17"E	50.00'
L9	S03°41'24"W	54.89'	L81	S35°45'59"E	47.15'
L10	S44°53'27"W	115.50'	L82	S23°45'20"E	45.43'
L11	N44°45'58"E	2.55'	L83	S10°59'16"E	45.43'
L12	N88°26'29"E	108.23'	L84	S01°52'48"W	45.43'
L13	S38°11'17"E	55.82'	L85	S51°03'06"W	48.27'
L14	S20°26'29"W	32.38'	L86	S76°34'06"W	12.73'
L15	S44°53'27"W	125.60'	L87	N23°57'58"W	15.19'
L16	N71°55'15"E	21.77'	L88	S73°26'29"W	15.32'
L17	N36°37'30"E	147.71'	L89	N14°33'31"W	12.86'
L18	S45°45'22"W	34.56'	L90	S59°27'07"W	11.19'
L19	S89°53'27"W	14.14'	L91	N73°08'09"E	14.79'
L20	N01°14'58"E	34.51'	L92	S08°37'24"E	12.60'
L21	S88°45'02"E	56.18'	L93	S89°53'27"W	14.14'
L22	S00°06'33"E	14.14'	L94	N00°06'33"W	14.14'
L23	N88°38'10"E	55.20'	L95	N00°06'33"W	14.14'
L24	S37°17'20"E	67.15'	L96	N81°35'35"E	15.17'
L25	S37°17'41"E	67.18'	L97	S00°54'05"W	14.10'
L26	S17°39'00"E	67.18'	L98	N88°31'09"W	14.29'
L27	S32°23'16"E	32.13'	L99	N00°28'51"E	14.00'
L28	N38°41'26"W	14.77'	L100	N89°40'32"W	14.25'
L29	S62°12'01"E	65.14'	L101	S88°11'15"E	13.86'
L30	S53°39'41"E	65.14'	L102	S09°45'23"W	13.86'
L31	S44°39'54"E	65.10'	L103	S78°47'16"E	13.86'
L32	S38°48'12"E	82.83'	L104	N28°36'49"W	20.16'
L33	S58°58'26"W	121.13'	L105	S31°30'09"W	13.86'
L34	S58°58'26"W	122.13'	L106	N20°19'54"W	20.16'
L35	S26°00'03"E	65.43'	L107	N58°40'52"W	16.37'
L36	S17°47'13"E	62.80'	L108	S08°56'53"E	20.03'
L37	S11°27'14"E	62.73'	L109	N02°35'11"E	14.55'
L38	S04°12'38"E	62.73'	L110	S38°19'49"E	20.03'
L39	S03°01'59"W	62.73'	L111	S55°02'05"E	6.35'
L40	S88°04'09"W	13.00'	L112	N42°26'32"W	22.67'
L41	N11°10'13"W	15.55'	L113	S50°08'00"E	29.03'
L42	N03°03'18"W	15.39'	L114	S40°26'32"E	22.67'
L43	N01°14'58"E	34.51'	L115	S30°12'18"E	41.76'
L44	N00°06'33"W	14.14'	L116	N41°34'28"W	45.02'
L45	N89°53'27"E	14.14'	L117	S51°51'38"E	17.90'
L46	S00°06'33"E	14.14'	L118	S52°37'53"E	157.27'
L47	S89°53'27"W	14.14'	L119	N62°14'37"W	86.55'
L48	N38°13'47"E	20.10'	L120	S70°17'08"E	17.42'
L49	N50°38'06"E	20.10'	L121	S65°33'56"E	42.39'
L50	N44°53'27"E	63.87'	L122	N59°41'59"W	69.05'
L51	N50°38'05"E	20.10'	L123	S57°04'37"E	106.82'
L52	N39°23'55"W	20.10'	L124	S46°48'51"E	172.44'
L53	N45°06'33"W	15.00'	L125	S42°23'32"E	10.70'
L54	N44°53'27"E	15.00'	L126	N38°04'52"W	122.40'
L55	N39°13'49"E	20.10'	L127	S33°31'56"E	81.09'
L56	N29°37'44"E	19.75'	L128	S81°53'37"W	49.82'
L57	N41°03'13"E	20.45'	L129	S63°51'18"W	13.41'
L58	S16°12'25"E	13.29'	L130	S50°48'29"E	34.69'
L59	N25°57'30"W	12.00'	L131	S40°28'32"E	35.33'
L60	N13°48'30"E	25.67'	L132	N42°40'35"W	106.33'
L61	S88°48'02"E	35.18'	L133	S89°59'14"E	5.10'
L62	S54°42'23"E	59.98'	L134	S89°52'56"E	7.85'
L63	S30°49'11"E	20.10'	L135	N18°20'08"W	164.81'
L64	N00°06'33"W	14.14'	L136	N47°34'31"E	24.52'
L65	N58°42'35"E	65.31'	L137	N53°53'38"E	114.63'
L66	N64°47'57"E	65.27'	L138	S38°15'18"E	14.48'
L67	S41°12'01"E	39.69'	L139	N54°27'50"E	17.80'
L68	N89°53'27"E	14.14'	L140	S44°53'37"W	30.65'
L69	N73°20'17"E	65.27'	L141	S54°27'50"W	9.76'
L70	N57°14'11"E	62.57'	L142	S52°01'09"E	9.48'
L71	S45°45'55"W	14.85'	L143	N53°00'59"W	6.30'
L72	S89°53'27"W	14.14'	L144	N41°32'15"W	16.84'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	0°28'46"	1195.00'	N10°49'27"W	10.00'	10.00'
C2	0°45'21"	955.00'	S10°15'30"E	12.60'	12.60'
C3	0°38'02"	904.00'	N10°11'50"W	10.00'	10.00'
C4	2°33'09"	224.50'	S72°29'30"W	10.00'	10.00'
C5	3°11'40"	275.50'	N72°48'46"E	15.36'	15.36'
C6	6°22'09"	904.00'	N18°11'58"W	100.44'	100.49'
C7	15°30'13"	474.50'	N29°08'10"W	128.00'	128.40'
C8	19°26'58"	800.00'	S54°50'03"E	270.28'	271.57'
C9	53°58'37"	1225.00'	S37°34'18"E	1111.79'	1153.88'
C10	48°47'57"	250.00'	S30°42'34"E	206.55'	212.93'
C11	[illegible]	200.00'	[illegible]	[illegible]	[illegible]
C12	70°55'43"	350.00'	S02°45'26"E	406.14'	433.28'
C13	90°00'00"	34.50'	S00°06'33"E	48.79'	54.19'
C14	18°20'54"	950.00'	S54°17'00"E	302.93'	304.23'
C15	71°48'35"	34.50'	S80°38'16"E	40.48'	43.24'
C16	13°48'20"	220.00'	S37°49'48"E	52.88'	53.01'
C17	4°30'50"	220.00'	S33°11'03"E	17.33'	17.33'
C18	106°22'14"	60.00'	S88°37'36"E	96.07'	111.39'
C19	63°57'46"	60.00'	S06°22'34"E	63.26'	66.63'
C20	19°26'58"	235.00'	S35°09'58"W	79.38'	79.77'
C21	90°00'00"	34.50'	S00°06'33"E	48.79'	54.20'
C22	23°43'36"	500.00'	S33°14'48"E	205.56'	207.04'
C23	11°30'14"	929.50'	S19°37'56"E	186.31'	186.62'
C24	13°06'42"	205.00'	S38°20'06"W	47.04'	47.14'
C25	9°43'53"	500.00'	S50°37'19"W	84.82'	84.92'
C26	23°06'20"	1075.00'	S22°57'35"E	430.58'	433.51'
C27	6°01'06"	250.00'	S74°13'29"W	26.25'	26.26'
C28	53°08'24"	28.00'	N00°06'33"W	34.88'	38.17'
C29	154°14'20"	60.00'	S08°37'14"W	116.98'	161.52'

LOT	BLOCK	SF	ACRES	LOT	BLOCK	SF	ACRES
1	A	6000	0.138	24	D	4698	0.108
2	A	6000	0.138	1X	D	133036	3.054
3	A	6000	0.138	1	E	7150	0.164
4	A	6000	0.138	2	E	6600	0.152
5	A	6000	0.138	3	E	6600	0.152
6	A	6000	0.138	4	E	6606	0.152
7	A	6000	0.138	5	E	7211	0.166
8	A	6000	0.138	6	E	9234	0.212
1X	A	19216	0.441	7	E	7815	0.179
1	B	6050	0.139	8	E	6171	0.142
2	B	6050	0.139	9	E	8195	0.188
3	B	6050	0.139	10	E	9370	0.215
4	B	6050	0.139	11	E	6848	0.157
5	B	6050	0.139	12	E	6848	0.157
6	B	6050	0.139	13	E	6865	0.158
7	B	6050	0.139	14	E	6654	0.153
8	B	6050	0.139	15	E	6000	0.138
9	B	6050	0.139	16	E	6000	0.138
10	B	6050	0.139	17	E	6550	0.15
11	B	6335	0.145	1	F	7214	0.166
12	B	6871	0.158	2	F	6050	0.139
13	B	6883	0.158	3	F	6131	0.141
14	B	6883	0.158	4	F	7597	0.174
15	B	12625	0.29	5	F	7597	0.174
16	B	6793	0.156	6	F	7597	0.174
17	B	6793	0.156	7	F	7597	0.174
18	B	6776	0.156	8	F	7597	0.174
19	B	6281	0.144	9	F	6790	0.156
20	B	6050	0.139	10	F	6050	0.139
21	B	6050	0.139	11	F	6050	0.139
22	B	6629	0.152	12	F	6764	0.155
23	B	6813	0.156	13	F	7185	0.165
24	B	6659	0.153	14	F	7185	0.165
25	B	6628	0.152	15	F	7185	0.165
26	B	6628	0.152	16	F	9658	0.222
27	B	6628	0.152	17	F	12663	0.291
28	B	7047	0.162	18	F	9567	0.22
29	B	8151	0.187	19	F	7086	0.163
30	B	10011	0.23	20	F	10291	0.236
31	B	4400	0.101	21	F	12346	0.283
32	B	4400	0.101	22	F	10020	0.23
33	B	5623	0.129	23	F	8902	0.204
1X	B	2261375	51.914	1X	F	3224	0.074
1	C	6550	0.15	1	G	6591	0.151
2	C	6000	0.138	2	G	4417	0.101
3	C	6000	0.138	3	G	4400	0.101
4	C	6000	0.138	4	G	4400	0.101
5	C	6000	0.138	5	G	4850	0.111
6	C	6000	0.138	6	G	4900	0.112
7	C	6000	0.138	7	G	4400	0.101
8	C	6000	0.138	8	G	4400	0.101
9	C	7349	0.169	9	G	4400	0.101
10	C	7348	0.169	10	G	4400	0.101
11	C	6000	0.138	11	G	5704	0.131
12	C	6000	0.138	1X	G	13455	0.309
13	C	6000	0.138	12	G	8733	0.2
14	C	6000	0.138	13	G	5030	0.115
15	C	6000	0.138	14	G	4997	0.115
16	C	6000	0.138	15	G	4964	0.114
17	C	6000	0.138	16	G	4931	0.113
18	C	6550	0.15	17	G	5555	0.128
1	D	6433	0.148	18	G	6222	0.143
2	D	4769	0.109	19	G	4593	0.105
3	D	4389	0.101	20	G	4815	0.111
4	D	4400	0.101	21	G	5080	0.117
5	D	4400	0.101	22	G	5345	0.123
6	D	4400	0.101	23	G	7298	0.168
7	D	4400	0.101	1	H	5199	0.119
8	D	4400	0.101	2	H	4511	0.104
9	D	4400	0.101	3	H	4511	0.104
10	D	4400	0.101	4	H	4511	0.104
11	D	4400	0.101	5	H	4511	0.104
12	D	4400	0.101	6	H	4511	0.104
13	D	4482	0.103	7	H	4511	0.104
14	D	4630	0.106	8	H	4511	0.104
15	D	4636	0.106	9	H	5071	0.116
16	D	4643	0.107	10	H	7366	0.169
17	D	4649	0.107	11	H	4603	0.106
18	D	4655	0.107	12	H	4732	0.109
19	D	4661	0.107	13	H	4774	0.11
20	D	5439	0.125	14	H	4903	0.113
21	D	6489	0.149	15	H	5080	0.117
22	D	5822	0.134	16	H	5717	0.131
23	D	4595	0.105				

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KLLB A/V LLC, A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS SOLTERRA SOUTH, PHASE 1, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

EXECUTED THIS 10 DAY OF JULY A.D. 2023

KLLB A/V LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: RYAN MOTT
TITLE: AUTHORIZED SIGNATORY

STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY PERSONALLY APPEARED RYAN MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF JULY A.D. 2023

Nathan Holt
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 10/30/26

Notary Public State of Arizona
Maricopa County
Nathan Holt

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 27th DAY OF JUNE, 2023.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS · REGISTERED · CHRIS MATTEO · 6501 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF June, 2023.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: 9-24-25

CHERYL E. GOODELL
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 13083873

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 27th DAY OF February, 2023, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY: COMMISSION PRESIDING OFFICER

ATTEST: SECRETARY

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM. WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 10-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

PROJECT BENCHMARKS
BENCHMARKS:

NAME	ELEV	DESCRIPTION
BM#F0	416.04	X- CUT IN SOUTHEAST CORNER OF CURB INLET ON THE NORTH SIDE OF DAWSON WAY APPROXIMATELY 64' WEST OF CENTERLINE OF COMSTOCK LANE.
BM#17	432.84	X-CUT IN CONCRETE CURB INLET AT THE SOUTHWEST CORNER OF SOUTH PARKING LOT OF BONNIE GENTRY ELEMENTARY SCHOOL. APPROXIMATELY 644' NORTHWEST OF THE CENTER OF THE CUL-DE-SAC OF TWIN OAKS DRIVE.
BM#75	454.84	X-CUT IN CONCRETE CURB INLET ON THE NORTHEAST SIDE OF EAST CARTWRIGHT ROAD APPROXIMATELY 34' SOUTHEAST OF THE CENTERLINE OF MESQUITE VALLEY ROAD AND APPROXIMATELY 228' NORTHWEST OF ENTRANCE TO THE DIVINE MERCY OF OUR LORD CATHOLIC CHURCH.

A
FINAL PLAT
OF
SOLTERRA SOUTH, PHASE 1
89.115 ACRES
162 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BOULEVARD, SUITE 100
IRVING, TEXAS 75063
PHONE: (469) 587-5206

Date: JUNE 2023 JOB NO. 0062

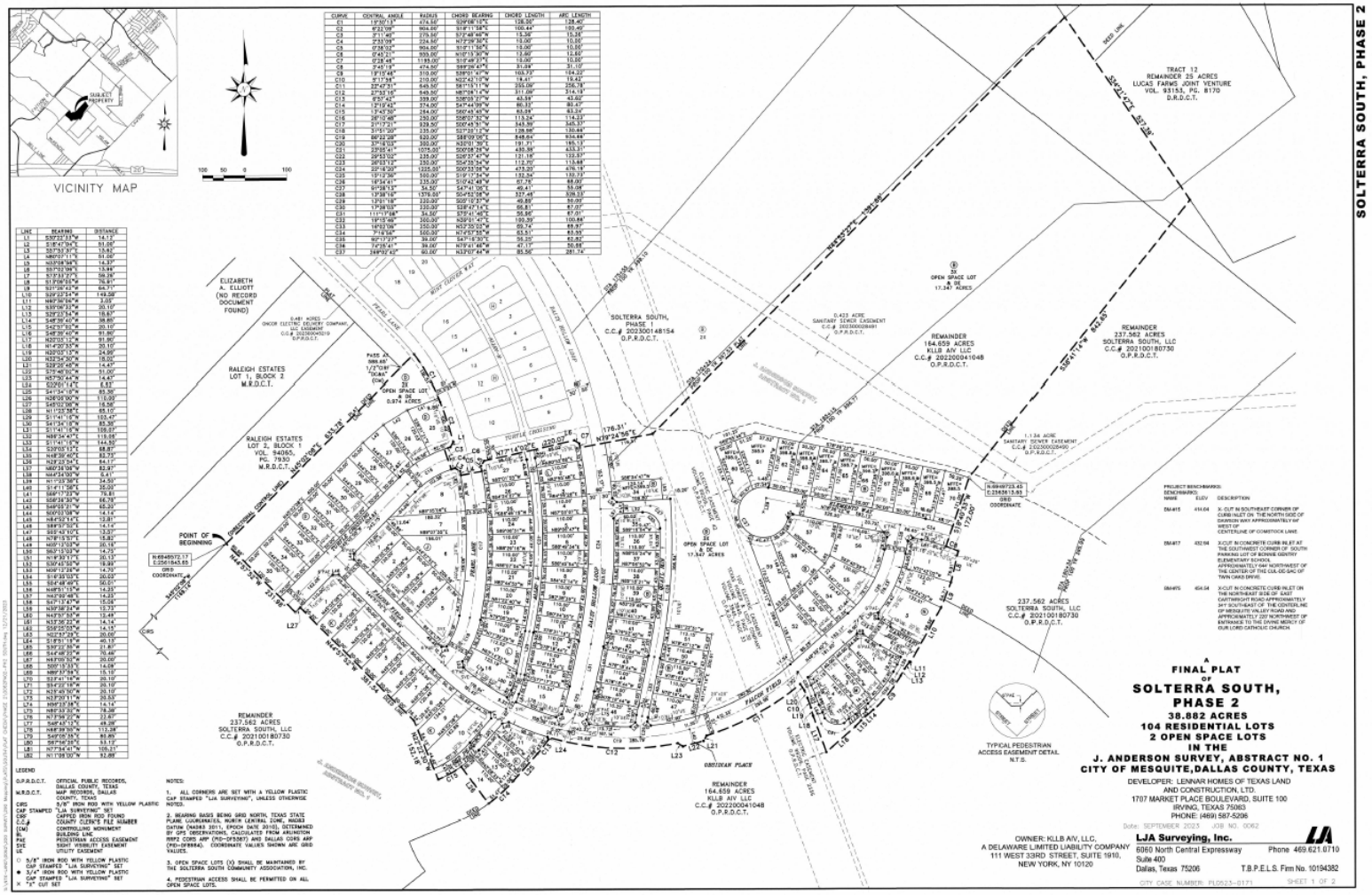
OWNER: KLLB A/V, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
111 WEST 33RD STREET, SUITE 1910,
NEW YORK, NY 10120

LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

CITY CASE NUMBER: PL0223-0160 SHEET 2 OF 2

SOLTERRA SOUTH, PHASE 1

EXHIBIT W-10 – SOLTERRA SOUTH, PHASE 2 PLAT



SOLTERRA SOUTH, PHASE 2

LOT AREA TABLE							
LOT	BLOCK	AC	SF	LOT	BLOCK	AC	SF
3X	BLK B	17.347	755634	4	BLK J	0.138	6000
34	BLK B	0.136	5940	5	BLK J	0.239	10404
35	BLK B	0.111	4821	6	BLK J	0.273	11880
36	BLK B	0.104	4549	7	BLK J	0.203	8853
37	BLK B	0.104	4549	8	BLK J	0.268	11670
38	BLK B	0.104	4549	1	BLK K	0.151	6574
39	BLK B	0.104	4549	2	BLK K	0.138	6000
40	BLK B	0.104	4549	3	BLK K	0.138	6000
41	BLK B	0.104	4549	4	BLK K	0.138	6000
42	BLK B	0.104	4529	5	BLK K	0.138	6000
43	BLK B	0.101	4400	6	BLK K	0.138	6000
44	BLK B	0.101	4400	7	BLK K	0.138	6004
45	BLK B	0.101	4401	8	BLK K	0.143	6222
46	BLK B	0.146	6363	9	BLK K	0.170	7410
47	BLK B	0.152	6604	10	BLK K	0.225	9812
48	BLK B	0.101	4400	11	BLK K	0.139	6049
49	BLK B	0.101	4400	12	BLK K	0.101	4400
50	BLK B	0.103	4503	13	BLK K	0.107	4642
51	BLK B	0.105	4561	14	BLK K	0.111	4823
52	BLK B	0.182	7912	1	BLK L	0.117	5081
53	BLK B	0.138	6000	2	BLK L	0.104	4511
54	BLK B	0.151	6574	3	BLK L	0.104	4511
55	BLK B	0.171	7457	4	BLK L	0.104	4511
56	BLK B	0.263	11441	5	BLK L	0.104	4511
57	BLK B	0.198	8607	6	BLK L	0.104	4511
58	BLK B	0.223	9722	7	BLK L	0.104	4511
59	BLK B	0.190	8276	8	BLK L	0.104	4511
60	BLK B	0.149	6509	9	BLK L	0.104	4511
61	BLK B	0.209	9115	10	BLK L	0.104	4511
62	BLK B	0.139	6050	11	BLK L	0.104	4511
63	BLK B	0.139	6050	12	BLK L	0.101	4411
64	BLK B	0.139	6050	13	BLK L	0.101	4400
65	BLK B	0.139	6050	14	BLK L	0.102	4456
66	BLK B	0.139	6050	15	BLK L	0.166	7236
67	BLK B	0.139	6050	16	BLK L	0.184	8025
68	BLK B	0.139	6050	17	BLK L	0.126	5486
69	BLK B	0.143	6227	18	BLK L	0.116	5043
70	BLK B	0.149	6484	19	BLK L	0.106	4596
3X	BLK D	0.974	42446	20	BLK L	0.106	4596
25	BLK D	0.196	8558	21	BLK L	0.106	4596
26	BLK D	0.155	6744	22	BLK L	0.106	4596
27	BLK D	0.153	6674	23	BLK L	0.106	4596
28	BLK D	0.138	6000	24	BLK L	0.106	4596
29	BLK D	0.138	6000	25	BLK L	0.106	4596
30	BLK D	0.138	6000	26	BLK L	0.106	4596
31	BLK D	0.138	6000	27	BLK L	0.148	6428
32	BLK D	0.138	6000	1	BLK M	0.173	7537
33	BLK D	0.138	6000	2	BLK M	0.127	5543
34	BLK D	0.138	6000	3	BLK M	0.129	5635
35	BLK D	0.138	6000	4	BLK M	0.195	8505
1	BLK J	0.150	6550	1	BLK N	0.214	9322
2	BLK J	0.138	6000	2	BLK N	0.156	6774
3	BLK J	0.138	6000	3	BLK N	0.264	11498

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS KLLB AIV LLC, IS THE SOLE OWNER OF A 38.882 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 164.659 ACRE TRACT OF LAND, CONVEYED TO KLLB AIV LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200041046, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 38.882 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 164.659 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON NORTHWEST LINE OF A 237.502 ACRE TRACT OF LAND CONVEYED TO SOLTERRA SOUTH, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 202100150730, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHWEST CORNER OF SAID 237.502 ACRE TRACT BEARS SOUTH 45 DEGREES 02 MINUTES 05 SECONDS WEST, A DISTANCE OF 1169.14 FEET;

THENCE, NORTH 45 DEGREES 02 MINUTES 05 SECONDS EAST, ALONG SAID COMMON LINE, PASSING AT A DISTANCE OF 580.65 FEET A 1/2" IRON ROD WITH CAP STAMPED "DC&A" FOUND FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT, THE COMMON EAST CORNER OF SAID LOT 2, BLOCK 1, AND A COMMON EXTERIOR ELL CORNER OF SOLTERRA SOUTH, PHASE 1, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300148154, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING OVER AND ACROSS SAID 164.659 ACRE TRACT AND ALONG A SOUTHEAST LINE OF SAID SOLTERRA SOUTH, PHASE 1, IN ALL, A TOTAL DISTANCE OF 633.78 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID SOLTERRA SOUTH, PHASE 1. SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF PEARL LANE, (A 51' RIGHT-OF-WAY) OF SAID SOLTERRA SOUTH, PHASE 1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 13 SECONDS, A RADIUS OF 474.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 29 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 128.00 FEET; THENCE, CONTINUING OVER AND ACROSS SAID 164.659 ACRE TRACT AND ALONG THE SOUTHERN LINES OF SAID SOLTERRA SOUTH, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.40 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 22 MINUTES 09 SECONDS, A RADIUS OF 904.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 18 DEGREES 11 MINUTES 58 SECONDS EAST, A DISTANCE OF 100.44 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 100.49 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 30 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 14.12 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 40 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 48 MINUTES 46 SECONDS WEST, A DISTANCE OF 15.36 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 15.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 18 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 09 SECONDS, A RADIUS OF 224.50 FEET, AND A LONG CHORD THAT BEARS NORTH 72 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 53 MINUTES 37 SECONDS EAST, A DISTANCE OF 13.62 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 02 SECONDS, A RADIUS OF 904.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 07 MINUTES 11 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 45 MINUTES 21 SECONDS, A RADIUS OF 955.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 12.60 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 12.60 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 33 DEGREES 08 MINUTES 58 SECONDS EAST, A DISTANCE OF 14.37 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 220.07 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 02 MINUTES 06 SECONDS EAST, A DISTANCE OF 13.96 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 46 SECONDS, A RADIUS OF 1198.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.08 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 176.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 1391.86 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID SOLTERRA SOUTH, PHASE 1. SAID POINT BEING ON THE NORTHEAST LINE OF SAID 164.659 ACRE TRACT;

THENCE, SOUTH 34 DEGREES 21 MINUTES 47 SECONDS EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 527.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 164.659 ACRE TRACT;

THENCE, ALONG THE SOUTHEAST LINE OF SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 35 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF 842.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 18 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 172.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 19 SECONDS, A RADIUS OF 474.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 69 DEGREES 26 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 76.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 21 DEGREES 26 MINUTES 42 SECONDS WEST, A DISTANCE OF 64.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 149.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 60 DEGREES 36 MINUTES 06 SECONDS WEST, A DISTANCE OF 3.05 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 06 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 29 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 18.67 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 46 SECONDS, A RADIUS OF 310.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 39 DEGREES 01 MINUTE 47 SECONDS WEST, A DISTANCE OF 103.73 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 104.22 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 39 MINUTES 40 SECONDS WEST, A DISTANCE OF 38.85 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 57 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 39 MINUTES 40 SECONDS WEST, A DISTANCE OF 91.80 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF 91.90 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 20 MINUTES 33 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 03 MINUTES 13 SECONDS WEST, A DISTANCE OF 24.99 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 17 MINUTES 56 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 42 MINUTES 10 SECONDS WEST, A DISTANCE OF 19.41 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 19.42 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 32 DEGREES 54 MINUTES 30 SECONDS WEST, A DISTANCE OF 18.02 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 47 MINUTES 31 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 15 MINUTES 11 SECONDS WEST, A DISTANCE OF 255.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 256.78 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 29 DEGREES 26 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 48 MINUTES 02 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 50 MINUTES 44 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 16 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 08 MINUTES 14 SECONDS WEST, A DISTANCE OF 311.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 314.19 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 01 MINUTE 14 SECONDS EAST, A DISTANCE OF 6.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 57 MINUTES 42 SECONDS, A RADIUS OF 359.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 38 DEGREES 05 MINUTES 27 SECONDS WEST, A DISTANCE OF 43.59 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 43.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 41 DEGREES 34 MINUTES 18 SECONDS WEST, A DISTANCE OF 85.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 19 MINUTES 42 SECONDS, A RADIUS OF 374.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 47 DEGREES 44 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.32 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT;

THENCE, ALONG THE SOUTHWEST LINE OF SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 38 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 110.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 43 MINUTES 30 SECONDS, A RADIUS OF 264.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 63.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 63.24 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 22 DEGREES 22 MINUTES 38 SECONDS WEST, A DISTANCE OF 152.18 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 07 MINUTES 52 SECONDS WEST, A DISTANCE OF 381.54 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 16.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 231.98 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 38.882 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS SOLTERRA, SOUTH, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

EXECUTED THIS 19 DAY OF SEPTEMBER, A.D. 2023.

KLLB AIV LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: RYAN MOTT
TITLE: AUTHORIZED SIGNATORY

STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RYAN MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19 DAY OF SEPTEMBER, A.D. 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 7/12/26

Notary Public State of Arizona
Maricopa County
Jennifer Zinser
My Commission Expires 7/12/2026

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 14th DAY OF SEPTEMBER, 2023.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS — REGISTERED — CHRIS MATTEO — 6501 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF Sept, 2023.

Cheryl Goodell
NOTARY PUBLIC, DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: 9-24-25

CHERYL B. GOODELL
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 13080673

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 12th DAY OF June, 2023, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY: COMMISSION PRESIDING OFFICER

ATTEST: SECRETARY

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL, MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

Filed for Record
in the Official Records Of:
Dallas County
On: 1/18/2024 1:02:39 PM
In the PLAT Records

Doc Number: 2024 - 202400011296
Number of Pages: 2
Amount: 92.00
Order#: 20240118000534
By: KB

A
FINAL PLAT
OF
SOLTERRA SOUTH,
PHASE 2
38.882 ACRES
104 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BOULEVARD, SUITE 100
IRVING, TEXAS 75063
PHONE: (469) 587-5206

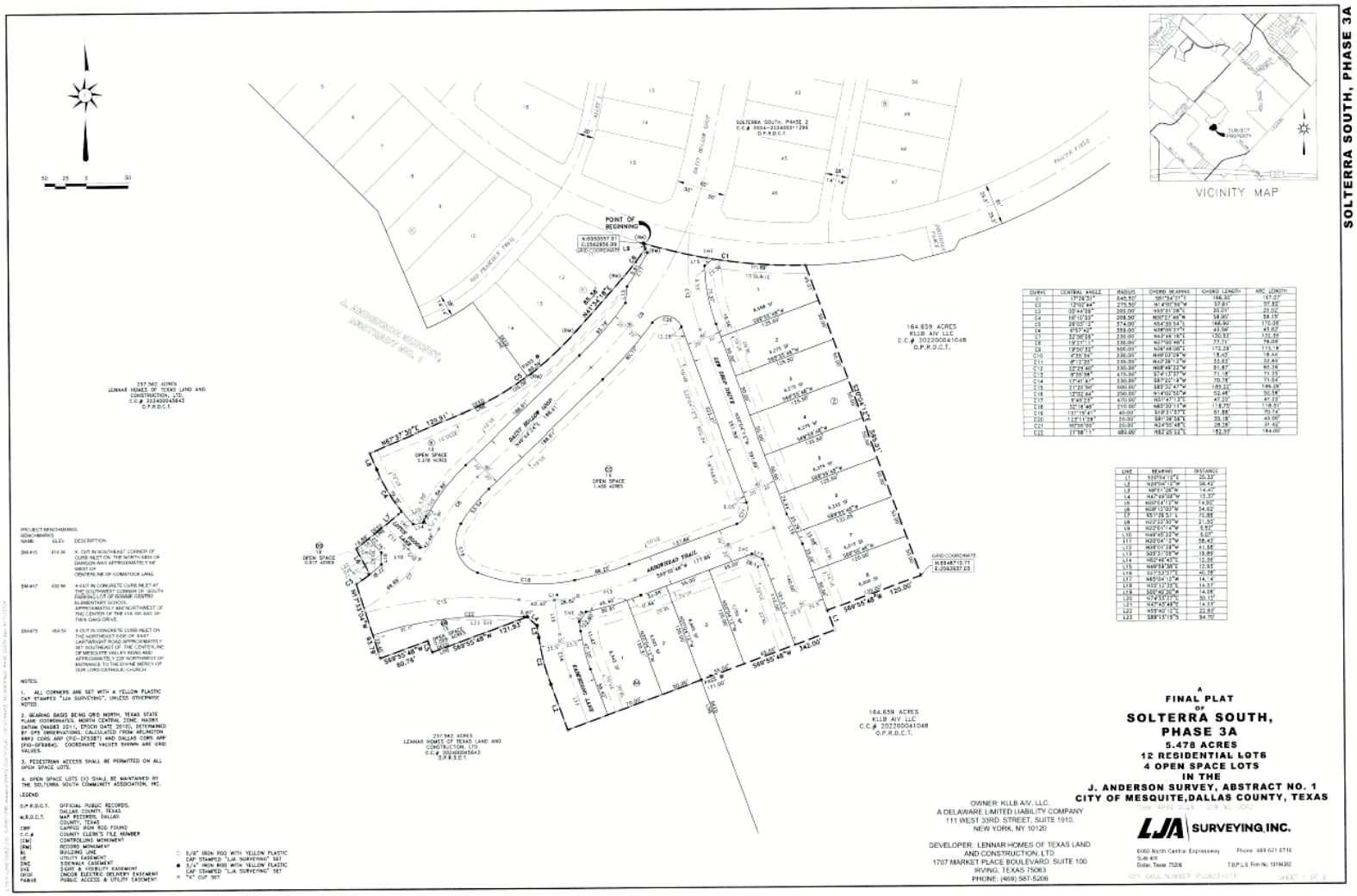
Date: SEPTEMBER 2023 JOB NO. 0062

OWNER: KLLB AIV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
111 WEST 33RD STREET, SUITE 1910,
NEW YORK, NY 10120

LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

CITY CASE NUMBER: PL0523-0171 SHEET 2 OF 2

EXHIBIT W-11 – SOLTERRA SOUTH, PHASE 3A PLAT



SOLTERRA SOUTH, PHASE 3A

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS KLLB AIV LLC, IS THE SOLE OWNER OF A 5.478 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 164.658 ACRE TRACT OF LAND, CONVEYED TO KLLB AIV LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200341048, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 5.478 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SOLTERRA SOUTH, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-202400081296, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 28 MINUTES 31 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 58 MINUTES 21 SECONDS EAST, A DISTANCE OF 196.30 FEET;

THENCE, OVER AND ACROSS SAID 164.658 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2 AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 197.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2, A DISTANCE OF 386.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 25.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, PASSING AT A DISTANCE OF 171.30 FEET, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.658 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 237.562 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 202400045643, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 164.658 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 237.562 ACRE TRACT OF LAND, IN ALL A TOTAL DISTANCE OF 342.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING ALONG THE COMMON LINES OF SAID 164.658 ACRE TRACT AND SAID 237.562 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 56.42 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 02 MINUTES 44 SECONDS, A RADIUS OF 275.00 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 57.61 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 57.82 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 01 MINUTE 28 SECONDS WEST, A DISTANCE OF 14.41 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF 15.37 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 121.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 68 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 60.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 17 DEGREES 33 MINUTES 54 SECONDS WEST, A DISTANCE OF 93.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 65 DEGREES 44 MINUTES 09 SECONDS, A RADIUS OF 208.00 FEET, AND A LONG CHORD THAT BEARS NORTH 55 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 20.01 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 28 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 34.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 51 DEGREES 03 MINUTES 57 SECONDS EAST, A DISTANCE OF 78.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 10 MINUTES 33 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS NORTH 30 DEGREES 27 MINUTES 46 SECONDS WEST, A DISTANCE OF 58.95 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 59.15 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 22 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 21.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 67 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 120.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES 03 MINUTES 12 SECONDS, A RADIUS OF 374.00 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 168.60 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 55.59 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHWEST CORNER OF AFORESAID SOLTERRA SOUTH, PHASE 2, AND CONTINUING ALONG THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2 IN ALL A TOTAL ARC DISTANCE OF 170.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 164.658 ACRE TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 41 DEGREES 34 MINUTES 16 SECONDS EAST, A DISTANCE OF 68.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 37 MINUTES 42 SECONDS, A RADIUS OF 389.50 FEET, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 43.59 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 43.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET CORNER;

NORTH 22 DEGREES 01 MINUTE 14 SECONDS WEST, A DISTANCE OF 9.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 5.478 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SOLTERRA, SOUTH, PHASE 3A, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

EXECUTED THIS 15th DAY OF April, A.D. 2024

KLLB AIV LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Tricia Patton
BY: TRICIA PATTON
TITLE: AUTHORIZED AGENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY PERSONALLY APPEARED TRICIA PATTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF April, A.D. 2024.

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

ID NUMBER: 663616

MY COMMISSION EXPIRES: March 15 2028

MICHELLE BONFIA
Notary Public - Arizona
Maricopa County
Commission # 663616
My Comm. Expires Mar 15, 2028

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 11th DAY OF APRIL, 2024.

[signature]
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS REGISTERED CHRIS MATTEO 6501 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF April, 2024.

Sue Booth
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: 3/20/2026

SUZANNE BOOTH
Notary Public, State of Texas
Comm. Expires 03-20-2026
Notary ID 129754384

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 11th DAY OF September 2023, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY: [signature]
COMMISSION PRESIDING OFFICER

ATTEST: [signature]
SECRETARY

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

Filed for Record
in the Official Records Of:
Dallas County
On: 4/29/2024 2:12:36 PM
In the PLAT Records

Doc Number: 2024 - 202400085039
Number of Pages: 2
Amount: 00.00
Order#: 20240429000071
By: TB

A
FINAL PLAT
OF
SOLTERRA SOUTH, PHASE 3A
5.478 ACRES
12 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Date: APRIL 2024 JOB NO. 0062

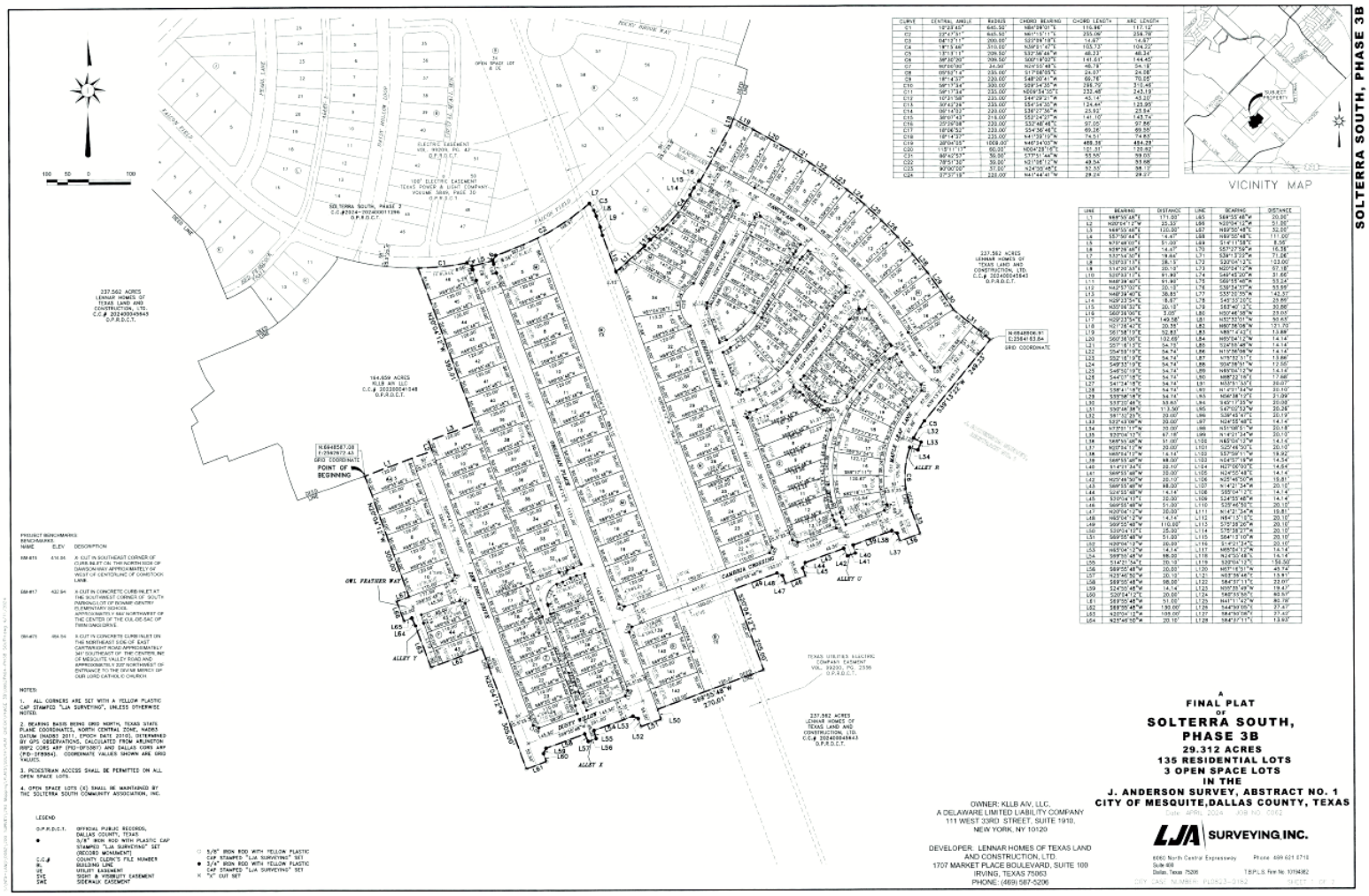
OWNER: KLLB AIV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
111 WEST 33RD STREET, SUITE 1910,
NEW YORK, NY 10120

DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BOULEVARD, SUITE 100
IRVING, TEXAS 75063
PHONE: (469) 587-5206

LJA SURVEYING, INC.
6060 North Central Expressway, Suite 400, Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194382

CITY CASE NUMBER: PL0523-0181 SHEET 2 OF 2

EXHIBIT W-12 – SOLTERRA SOUTH, PHASE 3B PLAT



LOT	BLOCK	SF	ACRES	LOT	BLOCK	SF	ACRES
4	N	5999	0.138	5	Q	5034	0.116
5	N	6000	0.138	6	Q	7639	0.175
6	N	6133	0.141	7	Q	7193	0.165
7	N	6227	0.143	8	Q	7046	0.162
8	N	6216	0.143	9	Q	6029	0.138
9	N	6216	0.143	10	Q	5264	0.121
10	N	6216	0.143	11	Q	4758	0.109
11	N	6216	0.143	12	Q	4479	0.103
12	N	6216	0.143	13	Q	4881	0.112
13	N	6216	0.143	14	Q	6113	0.140
14	N	6216	0.143	15	Q	5582	0.128
15	N	6216	0.143	16	Q	5736	0.132
16	N	6164	0.142	17	Q	5744	0.132
17	N	10643	0.244	18	Q	5606	0.129
5	M	10075	0.231	19	Q	5331	0.122
6	M	6000	0.138	20	Q	4816	0.111
7	M	6000	0.138	21	Q	5600	0.129
8	M	6000	0.138	139	B	6550	0.150
9	M	6000	0.138	140	B	6000	0.138
10	M	6000	0.138	141	B	6000	0.138
11	M	6000	0.138	142	B	6000	0.138
12	M	6000	0.138	1X	B	30752	0.706
13	M	6000	0.138	9	Z	6000	0.138
14	M	6000	0.138	10	Z	6000	0.138
15	M	6000	0.138	11	Z	6000	0.138
16	M	6000	0.138	12	Z	6000	0.138
17	M	6000	0.138	13	Z	6000	0.138
18	M	6000	0.138	14	Z	6000	0.138
19	M	6000	0.138	15	Z	6000	0.138
20	M	6000	0.138	16	Z	6000	0.138
21	M	6550	0.150	17	Z	4896	0.112
22	M	6550	0.150	18	Z	4339	0.100
23	M	6000	0.138	19	Z	4400	0.101
24	M	6000	0.138	20	Z	4400	0.101
25	M	6000	0.138	21	Z	4400	0.101
26	M	6000	0.138	22	Z	4400	0.101
27	M	6000	0.138	23	Z	4400	0.101
28	M	6000	0.138	24	Z	4880	0.112
29	M	6000	0.138	25	Z	4880	0.112
30	M	6000	0.138	26	Z	4400	0.101
31	M	6000	0.138	27	Z	4400	0.101
32	M	6000	0.138	28	Z	4400	0.101
33	M	6412	0.147	29	Z	4400	0.101
34	M	12933	0.297	30	Z	4400	0.101
35	M	6025	0.138	31	Z	6421	0.147
36	M	5673	0.130	32	Z	7678	0.176
37	M	5153	0.118	33	Z	6000	0.138
38	M	4696	0.108	34	Z	6000	0.138
39	M	4453	0.102	35	Z	6000	0.138
40	M	4880	0.112	36	Z	6000	0.138
1X	M	135973	3.122	37	Z	6000	0.138
2X	M	1800	0.041	38	Z	6000	0.138
1	P	5735	0.132	39	Z	6000	0.138
2	P	4788	0.110	40	Z	6000	0.138
3	P	4676	0.107	41	Z	6000	0.138
4	P	4565	0.105	42	Z	6000	0.138
5	P	4455	0.102	43	Z	6000	0.138
6	P	7377	0.169	44	Z	6000	0.138
7	P	9646	0.221	45	Z	6000	0.138
8	P	5033	0.116	46	Z	7771	0.178
9	P	4558	0.105	45	Y	4880	0.112
10	P	4713	0.108	44	Y	4400	0.101
11	P	4878	0.011	43	Y	4400	0.101
12	P	5357	0.123	5	AA	6000	0.138
13	P	6490	0.149	6	AA	6000	0.138
1	Q	5870	0.135	7	AA	6000	0.138
2	Q	4418	0.101	8	AA	6000	0.138
3	Q	4400	0.101	9	AA	6000	0.138
4	Q	4404	0.101	10	AA	6550	0.150

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS KLLB A/V LLC. IS THE SOLE OWNER OF A 29.312 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 164.658 ACRE TRACT OF LAND, CONVEYED TO KLLB A/V LLC. AS RECORDED IN COUNTY CLERK'S FILE NO. 202200041046, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 29.312 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011 EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID DF8987) AND DENTON CORS ARP (PID DF8981); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.658 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 237.562 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 202400045843, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 164.658 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 171.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 25.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 306.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH LINE OF SOLTERRA SOUTH, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024 202400011298, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 23 MINUTES 45 SECONDS, A RADIUS OF 648.50 FEET, AND A LONG CHORD THAT BEARS NORTH 66 DEGREES 09 MINUTES 31 SECONDS EAST, A DISTANCE OF 116.96 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 164.658 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 117.12 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 50 MINUTES 44 SECONDS EAST, A DISTANCE OF 14.47 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 48 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 38 MINUTES 41 SECONDS EAST, A DISTANCE OF 14.17 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 47 MINUTES 31 SECONDS, A RADIUS OF 665.50 FEET, AND A LONG CHORD THAT BEARS NORTH 61 DEGREES 15 MINUTES 11 SECONDS EAST, A DISTANCE OF 263.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 250.78 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 32 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 19.64 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 11 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 22 DEGREES 05 MINUTES 18 SECONDS EAST, A DISTANCE OF 14.67 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 14.67 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF 28.15 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 03 MINUTES 12 SECONDS EAST, A DISTANCE OF 91.90 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 39 MINUTES 43 SECONDS EAST, A DISTANCE OF 91.90 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 57 MINUTES 02 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 38 MINUTES 43 SECONDS EAST, A DISTANCE OF 38.85 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 46 SECONDS, A RADIUS OF 310.00 FEET, AND A LONG CHORD THAT BEARS NORTH 39 DEGREES 01 MINUTE 47 SECONDS EAST, A DISTANCE OF 103.73 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 104.22 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 23 MINUTES 54 SECONDS EAST, A DISTANCE OF 18.67 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 08 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 60 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 3.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 23 MINUTES 54 SECONDS EAST, A DISTANCE OF 149.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 21 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 28.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.658 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 237.562 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 164.658 ACRE TRACT AND SAID 237.562 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 61 DEGREES 50 MINUTES 19 SECONDS EAST, A DISTANCE OF 52.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 60 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 182.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 54.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 59 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 52 DEGREES 16 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 49 DEGREES 33 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 50 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 07 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 41 DEGREES 24 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 41 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 33 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 53.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 113.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 39 DEGREES 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 249.23 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 13 MINUTES 11 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 36 MINUTES 46 SECONDS WEST, A DISTANCE OF 48.23 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.34 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 32 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 01 MINUTE 17 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 30 MINUTES 20 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF 141.61 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 144.46 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 67.18 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 29.08 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 48 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 24 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 28.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 270.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 48 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 24 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 28.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 108.00 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 46 MINUTES 58 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 32.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.90 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 29.312 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KLLB A/V LLC, A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS SOLTERRA, SOUTH, PHASE 3B, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

EXECUTED THIS 15th DAY OF April A.D. 2024

KLLB A/V LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: TRICIA PATTON
TITLE: AUTHORIZED AGENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY PERSONALLY APPEARED TRICIA PATTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF April, A.D. 2024

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

ID NUMBER: [illegible]

MY COMMISSION EXPIRES: March 15 2028

MICHELLE [illegible]
Notary Public - Arizona
Maricopa County
Commission # [illegible]
My Comm. Expires [illegible]

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 11th DAY OF APRIL, 2024.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER: 6501

STATE OF TEXAS · REGISTERED · CHRIS MATTEO · 6501 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF April, 2024.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: 3/[illegible]

SUZANNE BOOTH
Notary Public, State of Texas
Comm. Expires 03-30-2026
Notary ID 129764354

CITY OF MESQUITE, TEXAS
CERTIFICATE OF APPROVAL

ON THE 11th DAY OF September, 2023, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS.

BY ________ COMMISSION PRESIDING OFFICER

ATTEST ________ SECRETARY

OWNER: KLLB A/V, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
111 WEST 33RD STREET, SUITE 1910.
NEW YORK, NY 10120

DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BOULEVARD, SUITE 100
IRVING, TEXAS 75063
PHONE: (469) 587-5206

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE THE ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION."

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION. ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

Filed for Record
in the Official Records Of:
Dallas County
On: 4/29/2024 2:12:36 PM
In the PLAT Records

Doc Number: 2024 - 202400085838
Number of Pages: 2
Amount: 88.00
Order#: 202404290000871
By: TB

A
FINAL PLAT
OF
SOLTERRA SOUTH, PHASE 3B
29.312 ACRES
135 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
IN THE
J. ANDERSON SURVEY, ABSTRACT NO. 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Date: APRIL 2024 JOB NO. 0062

LJA SURVEYING, INC.

6060 North Central Expressway Suite 400 Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194382

CITY CASE NUMBER: PL0823-0152 SHEET 2 OF 2

SOLTERRA SOUTH, PHASE 3B

APPENDIX A – ENGINEER'S REPORT

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469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

September 30, 2025

Engineer's Report
Solterra Public Improvement District (PID)
Cartwright Road & F.P. Lucas Boulevard
City of Mesquite, Dallas County, Texas

Introduction:

Solterra is a proposed single-family development consisting of 3,327 single-family homes generally located at East Cartwright Road & Faithon P. Lucas Boulevard in Mesquite, Texas. This Engineering Report includes the documents requested by the City of Mesquite for the issuance of bonds by the City. Bonds are to be used to finance public infrastructure improvements vital for the development within the PID.

Development Costs:

The Engineer's Opinion of Probable Cost has been prepared for on-site and off-site infrastructure. Please see the attached cost estimates for the following –

1. Solterra Zone A, Phase 2
2. Solterra Zone A, Phase 3.1
3. Solterra Zone A, Phase 3.2 & A-5
4. Solterra Zone A, Phase 4
5. Solterra Zone C, Phase 4
6. Solterra Zone A Remainder
7. Solterra Zone C Remainder
8. Solterra Zone B

Development Improvements:

Development improvements have been classified as PID and Private improvements for excavation, water, sewer, storm, paving and landscape.

Development Schedule:

<u>Design Stage</u>

Site plans for the development have been approved by the City of Mesquite for Zone A, Phases 1-5, and Zone C, Phases 1-5. A site plan for the remainder of the development will be required for the completion of the development and prior to the design/construction stages.

An overall flood study has been approved by the City of Mesquite and a Conditional Letter of Map Revision (CLOMR) has been approved by FEMA. Letters of Map Revision (LOMRs) with effective dates of August 25, 2025 (Zone A) and September 5, 2023 (Zone C) have been approved by FEMA.

The design of infrastructure improvements has been completed and approved by the City of Mesquite for Zone A, Phases 1-5 and Zone C, Phases 1-5.

S:\NTX-LAND\0062\NT520\800 DELIVERABLES\820 Report\2025.09.30 PID Engineering Report\20250930 Solterra PID Engineering Report.docx

Construction Phase

Zone A, Phase 1 and Zone C, Phases 1 – 3 have been constructed.

The infrastructure improvements for Solterra Zone A, Phase 2 development are estimated to be completed by the fourth quarter of 2025. The infrastructure improvements for Solterra, Phase 3A development was accepted by the City of Mesquite in September 2025. The infrastructure improvements for Solterra, Phase 3B development are estimated to be completed in the fourth quarter of 2025. The infrastructure improvements for Solterra Zone A, Phase 4 development are estimated to be completed by the fourth quarter of 2025. The infrastructure improvements for Solterra Zone C, Phase 4, is estimated to be completed by the fourth quarter of 2025.

STATE OF TEXAS
JAISON M. STEPHEN
90308
LICENSED
PROFESSIONAL ENGINEER

9/30/2025

SOLTERRA ZONE A
PHASE 2 OPC SAP

SUMMARY

OVERALL SUMMARY	
A. EXCAVATION	$ 976,100.00
B. SANITARY SEWER SYSTEM	$ 1,349,100.00
C. STORM SEWER SYSTEM	$ 2,355,100.00
D. WATER DISTRIBUTION SYSTEM	$ 1,129,500.00
E. STREET & ALLEY PAVING	$ 3,180,030.00
F. RETAINING WALLS	$ 288,900.00
G. MISCELLANEOUS ITEMS	$ 350,210.00
H. LANDSCAPING	$ 1,746,600.00
I. ENGINEERING/TESTING/INSPECTION	$ 1,006,660.00
SUB-TOTAL:	*$12,382,200.00*
5% CONTINGENCY:	*$619,500.00*
TOTAL CONSTRUCTION COSTS:	**$ 13,001,700.00**
LOT COUNT:	*216*
COST / LOT:	*$60,200*
NET DEVELOPABLE ACREAGE:	*33.13*
COST / DEVELOPABLE ACRE:	*$392,500*
TOTAL GROSS ACREAGE:	*52.08*
COST / GROSS ACRE:	*$249,700*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

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SOLTERRA ZONE A PHASE 2 OPC SAP

NOTES

GENERAL

1. This estimate is based on construction plans and costs for Solterra Phase 2.
2. The tract is located within the City of Mesquite.
3. This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
4. Unit prices do not reflect rock excavation.
5. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
6. Impact fees, assessments, credits, etc. are not included in the estimate.
7. This estimate does not include tree survey or tree mitigations.
8. This estimate is based on environmental reports and wetlands determinations.
9. The fees listed were provided by The City of Mesquite.
10. Costs for Mesquite Valley intersection are included in the public costs.

SANITARY SEWER

1. This estimate assumes a connection to the existing 8" sanitary sewer line. No costs for improvements to existing sewer lines are anticipated in this estimate.
2. Sewer testing includes T.V. testing.

STORM DRAINAGE

1. This estimate includes cost for a concrete lined channel along the northern perimeter of the phase.
2. There is no FEMA floodplain adjacent to this phase.

WATER

1. This estimate assumes that the tract is supplied water by the City of Mesquite.
2. Water line includes all fittings, tees, crosses, reducers etc.
3. Fire hydrant assembly includes all fittings, tees, and valves.
4. This estimate assumes all waterlines are less than 10' deep.
5. This estimate was performed without the benefit of a water model.
6. This estimate does not include cost to remove and relocate existing waterlines.
7. This estimate assumes no water wells are on site.
8. This estimate assumes no CIP waterline improvements are needed for this phase.

PAVING

1. This estimate is based on the following street section:
   - 80' ROW: divided collector entrance (Cedar Trail) 2 - 25' B-B, 8" reinforced concrete with 8" lime subgrade
   - 80' ROW: divided enhanced residential entrance (Twin Oaks Drive) 2 - 25' B-B, 6" reinforced concrete with 6" lime subgrade
   - 60' ROW: collector street (Cedar Trail) 37' B-B, 8" reinforced concrete with 8" lime subgrade
   - 51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade
   - 40' ROW: 21' B-B, 6" reinforced concrete with 6" lime subgrade
2. This estimate includes costs for a turn lanes and traffic signalization on Cartwright Boulevard and Twin Oaks Drive intersection.

MISCELLANEOUS

1. This estimate does not include any costs for existing franchise utility relocations.
2. This estimate assumes there are no existing gas lines.
3. Franchise costs to deliver electricity are included in this estimate at $400 per lot.
4. Franchise costs to deliver gas are included in this estimate at $500 per lot.
5. This cost estimate does not include county plat filling costs.

LANDSCAPING

1. Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A PHASE 2 OPC SAP

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SOLTERRA ZONE A
PHASE 2 OPC SAP

SUMMARY

	Phase 2 - Private	Phase 2 - PID	Phase 2 Total
OVERALL SUMMARY			
A. EXCAVATION	$ 612,000.00	$ 364,100.00	$ 976,100.00
B. SANITARY SEWER SYSTEM	$ 0.00	$ 1,349,100.00	$ 1,349,100.00
C. STORM SEWER SYSTEM	$ 0.00	$ 2,355,100.00	$ 2,355,100.00
D. WATER DISTRIBUTION SYSTEM	$ 0.00	$ 1,129,500.00	$ 1,129,500.00
E. STREET & ALLEY PAVING	$ 63,810.00	$ 3,116,220.00	$ 3,180,030.00
F. RETAINING WALLS	$ 288,900.00	$ 0.00	$ 288,900.00
G. MISCELLANEOUS ITEMS	$ 282,060.00	$ 68,150.00	$ 350,210.00
H. LANDSCAPING	$ 955,800.00	$ 790,800.00	$ 1,746,600.00
I. ENGINEERING/TESTING/INSPECTION	$ 360,260.00	$ 646,400.00	$ 1,006,660.00
SUB-TOTAL:	*$2,562,830.00*	*$9,819,370.00*	*$12,382,200.00*
5% CONTINGENCY:	*$128,500.00*	*$491,000.00*	*$619,500.00*
TOTAL CONSTRUCTION COSTS:	**$2,691,330.00**	**$10,310,370.00**	**$13,001,700.00**
LOT COUNT:	*216*	*216*	*216*
COST / LOT:	*$12,500*	*$47,800*	*$60,200*
NET DEVELOPABLE ACREAGE:	*33.13*	*33.13*	*33.13*
COST / DEVELOPABLE ACRE:	*$81,300*	*$311,300*	*$392,500*
TOTAL GROSS ACREAGE:	*52.08*	*52.08*	*52.08*
COST / GROSS ACRE:	*$51,700*	*$198,000*	*$249,700*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

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SOLTERRA ZONE A PHASE 2 OPC SAP

DETAIL

Zone A Phase 2 - Private — *Lots: 216*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: EXCAVATION (PRIVATE)	LOT	$2,200.00	45.	$99,000.00
50' PRODUCT: EXCAVATION (PRIVATE)	LOT	$3,000.00	171.	$513,000.00
TOTAL EXCAVATION			**$**	**612,000.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM			**$**	**0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM			**$**	**0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
	ROADWAY SIGNALING & CBU			
40' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	$240.00	45.	$10,800.00
50' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	$310.00	171.	$53,010.00
TOTAL STREET & ALLEY PAVING			**$**	**63,810.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$1,100.00	45.	$49,500.00
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$1,400.00	171.	$239,400.00
TOTAL RETAINING WALLS			**$**	**288,900.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
	EROSION CONTROL			
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$40.00	45.	$1,800.00
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$60.00	171.	$10,260.00
SUB-TOTAL EROSION CONTROL				*$12,060.00*
	ROW DEDICATION			
ROW DEDICATION	ACRE	$25,000.00	10.8	$270,000.00
SUB-TOTAL ROW DEDICATION				*$270,000.00*
TOTAL MISCELLANEOUS ITEMS			**$**	**282,060.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 2 (PRIVATE)	LS	$955,800.00	1.	$955,800.00
TOTAL LANDSCAPING			**$**	**955,800.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

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SOLTERRA ZONE A PHASE 2 OPC SAP

DETAIL

Zone A Phase 2 - Private — *Lots: 216*

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0%	$ 2,202,570.00	$22,500.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 1,246,770.00	$2,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$25,000.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	$425.00	216.	$91,800.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	1.5%	$ 955,800.00	$14,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$325.00	216.	$70,200.00
SUB-TOTAL PROFESSIONAL FEES				*$176,500.00*
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	$500.00	216.	$108,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	$235.00	216.	$50,760.00
SUB-TOTAL FRANCHISE FEES				*$158,760.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 360,260.00**

SUMMARY		
A. EXCAVATION	$	612,000.00
B. SANITARY SEWER SYSTEM	$	0.00
C. STORM SEWER SYSTEM	$	0.00
D. WATER DISTRIBUTION SYSTEM	$	0.00
E. STREET & ALLEY PAVING	$	63,810.00
F. RETAINING WALLS	$	288,900.00
G. MISCELLANEOUS ITEMS	$	282,060.00
H. LANDSCAPING	$	955,800.00
I. ENGINEERING/TESTING/INSPECTION	$	360,260.00
SUB-TOTAL:		*$2,562,830.00*
OVERALL CONTINGENCIES:	5%	*$128,500.00*
TOTAL CONSTRUCTION COSTS:		**$2,691,330.00**

LOT COUNT:	*216*	*COST / LOT:*	*$12,500*
NET DEVELOPABLE ACREAGE:	*33.13*	*COST / DEVELOPABLE ACRE:*	*$81,300*
TOTAL GROSS ACREAGE:	*52.08*	*COST / GROSS ACRE:*	*$51,700*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

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SOLTERRA ZONE A PHASE 2 OPC SAP

DETAIL

Zone A Phase 2 - Public — *Lots: 216*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: EXCAVATION (PUBLIC)	LOT	$1,200.00	45.	$54,000.00
50' PRODUCT: EXCAVATION (PUBLIC)	LOT	$1,600.00	171.	$273,600.00
SUB-TOTAL EXCAVATION - PUBLIC				*$327,600.00*
	MESQUITE VALLEY			
MESQUITE VALLEY EXCAVATION	LS	$36,500.00	1.	$36,500.00
SUB-TOTAL MESQUITE VALLEY				*$36,500.00*
TOTAL EXCAVATION				**$ 364,100.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$4,900.00	45.	$220,500.00
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$6,600.00	171.	$1,128,600.00
TOTAL SANITARY SEWER SYSTEM				**$ 1,349,100.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$7,600.00	45.	$342,000.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$10,100.00	171.	$1,727,100.00
SUB-TOTAL STORM SEWER SYSTEM - PUBLIC				*$2,069,100.00*
	MESQUITE VALLEY			
MESQUITE VALLEY STORM SEWER SYSTEM	LS	$286,000.00	1.	$286,000.00
SUB-TOTAL MESQUITE VALLEY				*$286,000.00*
TOTAL STORM SEWER SYSTEM				**$ 2,355,100.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$4,200.00	45.	$189,000.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$5,500.00	171.	$940,500.00
TOTAL WATER DISTRIBUTION SYSTEM				**$ 1,129,500.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 2\405.3 MS Office\Solterra Zone A - Phase 2 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 2 OPC SAP

DETAIL

Zone A Phase 2 - Public — *Lots: 216*

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$9,500.00	45.	$427,500.00
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$12,580.00	171.	$2,151,180.00
SUB-TOTAL STREET & ALLEY PAVING - PUBLIC				*$2,578,680.00*
MESQUITE VALLEY				
MESQUITE VALLEY STREET & ALLEY PAVING	LS	$183,500.00	1.	$183,500.00
MESQUITE VALLEY ROADWAY SIGNALING & CBU	LS	$7,900.00	1.	$7,900.00
SUB-TOTAL MESQUITE VALLEY				*$191,400.00*
ROADWAY SIGNALING & CBU				
40' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	$1,270.00	45.	$57,150.00
50' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	$1,690.00	171.	$288,990.00
SUB-TOTAL ROADWAY SIGNALING & CBU				*$346,140.00*
TOTAL STREET & ALLEY PAVING				**$ 3,116,220.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				**$ 0.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
40' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$230.00	45.	$10,350.00
50' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$300.00	171.	$51,300.00
SUB-TOTAL EROSION CONTROL				*$61,650.00*
MESQUITE VALLEY				
MESQUITE VALLEY MISCELLANEOUS	LS	$6,500.00	1.	$6,500.00
SUB-TOTAL MESQUITE VALLEY				*$6,500.00*
TOTAL MISCELLANEOUS ITEMS				**$ 68,150.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 2	LS	$620,800.00	1.	$620,800.00
SUB-TOTAL LANDSCAPING				*$620,800.00*
MESQUITE VALLEY				
LANDSCAPE IMPROVEMENTS - PHASE 2 (MESQUITE VALLEY)	LS	$170,000.00	1.	$170,000.00
SUB-TOTAL MESQUITE VALLEY				*$170,000.00*
TOTAL LANDSCAPING				**$ 790,800.00**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	LS	$136,000.00	1.	$136,000.00
PLAN REVIEW FEE (PUBLIC)	LS	$8,000.00	1.	$8,000.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$144,000.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	$1,900.00	216.	$410,400.00
LANDSCAPE ARCHITECT FEE (PUBLIC)	PERCENT	1.5% $	790,800.00	$12,000.00
GEOTECH TESTING (PUBLIC)	LS	$80,000.00	1.	$80,000.00
SUB-TOTAL PROFESSIONAL FEES				*$502,400.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 646,400.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

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SOLTERRA ZONE A PHASE 2 OPC SAP

DETAIL

Zone A Phase 2 - Public — *Lots: 216*

SUMMARY			
A. EXCAVATION		$	364,100.00
B. SANITARY SEWER SYSTEM		$	1,349,100.00
C. STORM SEWER SYSTEM		$	2,355,100.00
D. WATER DISTRIBUTION SYSTEM		$	1,129,500.00
E. STREET & ALLEY PAVING		$	3,116,220.00
F. RETAINING WALLS		$	0.00
G. MISCELLANEOUS ITEMS		$	68,150.00
H. LANDSCAPING		$	790,800.00
I. ENGINEERING/TESTING/INSPECTION		$	646,400.00
SUB-TOTAL:			*$9,819,370.00*
OVERALL CONTINGENCIES:		5%	*$491,000.00*
TOTAL CONSTRUCTION COSTS:			**$10,310,370.00**
LOT COUNT:	*216*	*COST / LOT:*	*$47,800*
NET DEVELOPABLE ACREAGE:	*33.13*	*COST / DEVELOPABLE ACRE:*	*$311,300*
TOTAL GROSS ACREAGE:	*52.08*	*COST / GROSS ACRE:*	*$198,000*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 2\405.3 MS Office\Solterra Zone A - Phase 2 OPC SAP.xlsm

SOLTERRA ZONE A
PHASE 3A OPC SAP

SUMMARY

OVERALL SUMMARY	
A. EXCAVATION	$ 1,707,700.00
B. SANITARY SEWER SYSTEM	$ 1,289,000.00
C. STORM SEWER SYSTEM	$ 1,675,250.00
D. WATER DISTRIBUTION SYSTEM	$ 857,300.00
E. STREET & ALLEY PAVING	$ 2,046,800.00
F. RETAINING WALLS	$ 505,200.00
G. MISCELLANEOUS ITEMS	$ 340,220.00
H. LANDSCAPING	$ 473,800.00
I. ENGINEERING/TESTING/INSPECTION	$ 857,715.00
SUB-TOTAL:	*$9,752,985.00*
5% CONTINGENCY:	*$488,000.00*
TOTAL CONSTRUCTION COSTS:	**$ 10,240,985.00**
LOT COUNT:	*199*
COST / LOT:	*$51,500*
NET DEVELOPABLE ACREAGE:	*44.00*
COST / DEVELOPABLE ACRE:	*$232,800*
TOTAL GROSS ACREAGE:	*49.24*
COST / GROSS ACRE:	*$208,000*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3A OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3A\405.3 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3A OPC SAP

NOTES

GENERAL

1. This estimate is based on construction plans and costs for Solterra Phase 3A.
2. The tract is located within the City of Mesquite.
3. This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
4. Unit prices do not reflect rock excavation.
5. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
6. Impact fees, assessments, credits, etc. are not included in the estimate.
7. This estimate does not include tree survey or tree mitigations.
8. This estimate is based on environmental reports and wetlands determinations.
9. The fees listed were provided by The City of Mesquite.

SANITARY SEWER

1. This estimate assumes a connection to the existing sanitary sewer line. No costs for improvements to existing sewer lines are anticipated in this estimate.
2. Sewer testing includes T.V. testing.

STORM DRAINAGE

1. This estimate assumes that the FEMA LOMR is in FEMA review.

WATER

1. This estimate assumes that the tract is supplied water by the City of Mesquite.
2. Water line includes all fittings, tees, crosses, reducers etc.
3. Fire hydrant assembly includes all fittings, tees, and valves.
4. This estimate assumes all waterlines are less than 10' deep.
5. This estimate was performed without the benefit of a water model.
6. This estimate does not include cost to remove and relocate existing waterlines.
7. This estimate assumes no water wells are on site.
8. This estimate assumes no CIP waterline improvements are needed for this phase.

PAVING

1. This estimate is based on the following street section:

60' ROW:	37' B-B, 6" reinforced concrete with 6" lime subgrade
51' ROW:	31' B-B, 6" reinforced concrete with 6" lime subgrade
20' ROW:	12' E-E, 8"-5"-8" reinforced concrete with 6" lime subgrade

MISCELLANEOUS

1. This estimate does not include any costs for existing franchise utility relocations.
2. This estimate assumes there are no existing gas lines.
3. Franchise costs to deliver electricity are included in this estimate at $400 per lot.
4. Franchise costs to deliver gas are included in this estimate at $500 per lot.
5. This cost estimate does not include county plat filling costs.

LANDSCAPING

1. Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A PHASE 3A OPC SAP

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SOLTERRA ZONE A
PHASE 3A OPC SAP

SUMMARY

	Phase 3A - Private	Phase 3A - PID	Phase 3A Total
OVERALL SUMMARY			
A. EXCAVATION	$ 956,800.00	$ 750,900.00	$ 1,707,700.00
B. SANITARY SEWER SYSTEM	$ 0.00	$ 1,289,000.00	$ 1,289,000.00
C. STORM SEWER SYSTEM	$ 0.00	$ 1,675,250.00	$ 1,675,250.00
D. WATER DISTRIBUTION SYSTEM	$ 0.00	$ 857,300.00	$ 857,300.00
E. STREET & ALLEY PAVING	$ 0.00	$ 2,046,800.00	$ 2,046,800.00
F. RETAINING WALLS	$ 505,200.00	$ 0.00	$ 505,200.00
G. MISCELLANEOUS ITEMS	$ 267,120.00	$ 73,100.00	$ 340,220.00
H. LANDSCAPING	$ 373,000.00	$ 100,800.00	$ 473,800.00
I. ENGINEERING/TESTING/INSPECTION	$ 256,315.00	$ 601,400.00	$ 857,715.00
SUB-TOTAL:	*$2,358,435.00*	*$7,394,550.00*	*$9,752,985.00*
5% CONTINGENCY:	*$118,000.00*	*$370,000.00*	*$488,000.00*
TOTAL CONSTRUCTION COSTS:	**$2,476,435.00**	**$7,764,550.00**	**$10,240,985.00**
LOT COUNT:	*199*	*199*	*199*
COST / LOT:	*$12,500*	*$39,100*	*$51,500*
NET DEVELOPABLE ACREAGE:	*44.00*	*44.00*	*44.00*
COST / DEVELOPABLE ACRE:	*$56,300*	*$176,500*	*$232,800*
TOTAL GROSS ACREAGE:	*49.24*	*49.24*	*49.24*
COST / GROSS ACRE:	*$50,300*	*$157,700*	*$208,000*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3A OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3A\405.3 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3A OPC SAP

DETAIL

Zone A Phase 3A - Private — *Lots: 199*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: EXCAVATION (PRIVATE)	LOT	$4,600.00	130.	$598,000.00
60' PRODUCT: EXCAVATION (PRIVATE)	LOT	$5,200.00	69.	$358,800.00
TOTAL EXCAVATION			**$**	**956,800.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM			**$**	**0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM			**$**	**0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING			**$**	**0.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$2,400.00	130.	$312,000.00
60' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$2,800.00	69.	$193,200.00
TOTAL RETAINING WALLS			**$**	**505,200.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
	EROSION CONTROL			
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$70.00	130.	$9,100.00
60' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$80.00	69.	$5,520.00
SUB-TOTAL EROSION CONTROL				*$14,620.00*
	ROW DEDICATION			
ROW DEDICATION	ACRE	$25,000.00	10.1	$252,500.00
SUB-TOTAL ROW DEDICATION				*$252,500.00*
TOTAL MISCELLANEOUS ITEMS			**$**	**267,120.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS PHASE 3A (PRIVATE)	LS	$373,000.00	1.	$373,000.00
TOTAL LANDSCAPING			**$**	**373,000.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3A OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3A\405.3 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3A OPC SAP

DETAIL

Zone A Phase 3A - Private — *Lots: 199*

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	LS	$10,000.00	1.	$10,000.00
PLAN REVIEW FEE (PRIVATE)	LS	$1,000.00	1.	$1,000.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$11,000.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	$500.00	199.	$99,500.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	2.5% $	373,000.00	$9,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$365.00	199.	$72,635.00
SUB-TOTAL PROFESSIONAL FEES				*$181,635.00*
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	$65.00	199.	$12,935.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	$255.00	199.	$50,745.00
SUB-TOTAL FRANCHISE FEES				*$63,680.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 256,315.00**

SUMMARY		
A. EXCAVATION	$	956,800.00
B. SANITARY SEWER SYSTEM	$	0.00
C. STORM SEWER SYSTEM	$	0.00
D. WATER DISTRIBUTION SYSTEM	$	0.00
E. STREET & ALLEY PAVING	$	0.00
F. RETAINING WALLS	$	505,200.00
G. MISCELLANEOUS ITEMS	$	267,120.00
H. LANDSCAPING	$	373,000.00
I. ENGINEERING/TESTING/INSPECTION	$	256,315.00
SUB-TOTAL:		*$2,358,435.00*
OVERALL CONTINGENCIES:	5%	*$118,000.00*
TOTAL CONSTRUCTION COSTS:		**$2,476,435.00**

LOT COUNT:	*199*	*COST / LOT:*	*$12,500*
NET DEVELOPABLE ACREAGE:	*44.00*	*COST / DEVELOPABLE ACRE:*	*$56,300*
TOTAL GROSS ACREAGE:	*49.24*	*COST / GROSS ACRE:*	*$50,300*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3A OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3A\405.3 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3A OPC SAP

DETAIL

Zone A Phase 3A - Public — *Lots: 199*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: EXCAVATION (PUBLIC)	LOT	$3,600.00	130.	$468,000.00
60' PRODUCT: EXCAVATION (PUBLIC)	LOT	$4,100.00	69.	$282,900.00
TOTAL EXCAVATION			**$**	**750,900.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$6,200.00	130.	$806,000.00
60' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$7,000.00	69.	$483,000.00
TOTAL SANITARY SEWER SYSTEM			**$**	**1,289,000.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$8,030.00	130.	$1,043,900.00
60' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$9,150.00	69.	$631,350.00
TOTAL STORM SEWER SYSTEM			**$**	**1,675,250.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$4,100.00	130.	$533,000.00
60' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$4,700.00	69.	$324,300.00
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**857,300.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$9,800.00	130.	$1,274,000.00
60' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$11,200.00	69.	$772,800.00
TOTAL STREET & ALLEY PAVING			**$**	**2,046,800.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS			**$**	**0.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
	EROSION CONTROL			
50' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$350.00	130.	$45,500.00
60' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$400.00	69.	$27,600.00
TOTAL MISCELLANEOUS ITEMS			**$**	**73,100.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS PHASE 3A	LS	$100,800.00	1.	$100,800.00
TOTAL LANDSCAPING			**$**	**100,800.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3A OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3A\405.3 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3A OPC SAP

DETAIL

Zone A Phase 3A - Public — *Lots: 199*

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	LS	$106,000.00	1.	$106,000.00
FEMA LOMR FEE	LS	$8,800.00	1.	$8,800.00
PLAN REVIEW FEE (PUBLIC)	LS	$3,000.00	1.	$3,000.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$117,800.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	$1,900.00	199.	$378,100.00
LOMR FEE	LS	$35,000.00	1.	$35,000.00
LANDSCAPE ARCHITECT FEE (PUBLIC)	PERCENT	9.0% $	100,800.00	$9,500.00
GEOTECH TESTING (PUBLIC)	LS	$61,000.00	1.	$61,000.00
SUB-TOTAL PROFESSIONAL FEES				*$483,600.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 601,400.00**

SUMMARY		
A. EXCAVATION	$	750,900.00
B. SANITARY SEWER SYSTEM	$	1,289,000.00
C. STORM SEWER SYSTEM	$	1,675,250.00
D. WATER DISTRIBUTION SYSTEM	$	857,300.00
E. STREET & ALLEY PAVING	$	2,046,800.00
F. RETAINING WALLS	$	0.00
G. MISCELLANEOUS ITEMS	$	73,100.00
H. LANDSCAPING	$	100,800.00
I. ENGINEERING/TESTING/INSPECTION	$	601,400.00
SUB-TOTAL:		*$7,394,550.00*
OVERALL CONTINGENCIES:	5%	*$370,000.00*
TOTAL CONSTRUCTION COSTS:		**$7,764,550.00**

LOT COUNT:	*199*	*COST / LOT:*	*$39,100*
NET DEVELOPABLE ACREAGE:	*44.00*	*COST / DEVELOPABLE ACRE:*	*$176,500*
TOTAL GROSS ACREAGE:	*49.24*	*COST / GROSS ACRE:*	*$157,700*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3A OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3A\405.3 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsm

SOLTERRA ZONE A
PHASE 3B OPC SAP

SUMMARY

OVERALL SUMMARY		
A. EXCAVATION	$	29,670.00
B. SANITARY SEWER SYSTEM	$	11,550.00
C. STORM SEWER SYSTEM	$	4,380.00
D. WATER DISTRIBUTION SYSTEM	$	120,900.00
E. STREET & ALLEY PAVING	$	236,730.00
F. RETAINING WALLS	$	20,010.00
G. MISCELLANEOUS ITEMS	$	60,030.00
H. LANDSCAPING	$	218,920.00
I. ENGINEERING/TESTING/INSPECTION	$	217,150.00
SUB-TOTAL:		*$919,340.00*
5% CONTINGENCY:		*$47,500.00*
TOTAL CONSTRUCTION COSTS:	**$**	**966,840.00**
LOT COUNT:		*45*
COST / LOT:		*$21,500*
NET DEVELOPABLE ACREAGE:		*10.00*
COST / DEVELOPABLE ACRE:		*$96,700*
TOTAL GROSS ACREAGE:		*252.96*
COST / GROSS ACRE:		*$3,900*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3B\405.3 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3B OPC SAP

NOTES

GENERAL

1. This estimate is based on construction plans and costs for Solterra Phase 3B.
2. The tract is located within the City of Mesquite.
3. This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
4. Unit prices do not reflect rock excavation.
5. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
6. Impact fees, assessments, credits, etc. are not included in the estimate.
7. This estimate does not include tree survey or tree mitigations.
8. This estimate is based on environmental reports and wetlands determinations.
9. The fees listed were provided by The City of Mesquite.

SANITARY SEWER

1. This estimate assumes the sanitary sewer main line exists. Cost for sanitary sewer services connecting to existing wyes are incl
2. Sewer testing includes T.V. testing is not included with these costs.

STORM DRAINAGE

1. This estimate includes cost for a concrete flume and riprap from the existing storm headwall to past the sanitary sewer transmission easement.

WATER

1. This estimate assumes that the tract is supplied water by the City of Mesquite.
2. Water line includes all fittings, tees, crosses, reducers etc.
3. Fire hydrant assembly includes all fittings, tees, and valves.
4. This estimate assumes all waterlines are less than 10' deep.
5. This estimate was performed without the benefit of a water model.
6. This estimate does not include cost to remove and relocate existing waterlines.
7. This estimate assumes no water wells are on site.
8. This estimate assumes no CIP waterline improvements are needed for this phase.

PAVING

1. This estimate assumes Acorn Creek Circle is fully developed.
2. This estimate is based on the following street section:
   51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade

MISCELLANEOUS

1. This estimate does not include any costs for existing franchise utility relocations.
2. This estimate assumes there are no existing gas lines.
3. Franchise costs to deliver electricity are included in this estimate at $400 per lot.
4. Franchise costs to deliver gas are included in this estimate at $500 per lot.
5. This cost estimate does not include county plat filling costs.

LANDSCAPING

1. Hardscaping and landscaping are included in this estimate.
2. City Trail cost includes pedestrian bridge expenses.

OPINION OF PROBABLE COST- SOLTERRA ZONE A PHASE 3B OPC SAP

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SOLTERRA ZONE A
PHASE 3B OPC SAP

SUMMARY

	Phase 3B1 - Private	Phase 3B1 - PID	Phase 3B1 Total	Phase 3B2 - Private	Phase 3B2 - PID	Phase 3B2 Total
OVERALL SUMMARY						
A. EXCAVATION	$ 4,050.00	$ 4,230.00	$ 8,280.00	$ 10,410.00	$ 10,980.00	$ 21,390.00
B. SANITARY SEWER SYSTEM	$ 0.00	$ 3,150.00	$ 3,150.00	$ 0.00	$ 8,400.00	$ 8,400.00
C. STORM SEWER SYSTEM	$ 0.00	$ 720.00	$ 720.00	$ 0.00	$ 3,660.00	$ 3,660.00
D. WATER DISTRIBUTION SYSTEM	$ 0.00	$ 33,300.00	$ 33,300.00	$ 0.00	$ 87,600.00	$ 87,600.00
E. STREET & ALLEY PAVING	$ 3,780.00	$ 62,100.00	$ 65,880.00	$ 10,050.00	$ 160,800.00	$ 170,850.00
F. RETAINING WALLS	$ 5,580.00	$ 0.00	$ 5,580.00	$ 14,430.00	$ 0.00	$ 14,430.00
G. MISCELLANEOUS ITEMS	$ 900.00	$ 7,380.00	$ 8,280.00	$ 32,370.00	$ 19,380.00	$ 51,750.00
H. LANDSCAPING	$ 19,900.00	$ 24,420.00	$ 44,320.00	$ 51,600.00	$ 123,000.00	$ 174,600.00
I. ENGINEERING/TESTING/INSPECTION	$ 18,970.00	$ 27,100.00	$ 46,070.00	$ 71,880.00	$ 99,200.00	$ 171,080.00
SUB-TOTAL:	*$53,180.00*	*$162,400.00*	*$215,580.00*	*$190,740.00*	*$513,020.00*	*$703,760.00*
5% CONTINGENCY:	*$3,000.00*	*$8,500.00*	*$11,500.00*	*$10,000.00*	*$26,000.00*	*$36,000.00*
TOTAL CONSTRUCTION COSTS:	**$56,180.00**	**$170,900.00**	**$227,080.00**	**$200,740.00**	**$539,020.00**	**$739,760.00**
LOT COUNT:	*9*	*9*	*9*	*36*	*36*	*36*
COST / LOT:	*$6,300*	*$19,000*	*$25,300*	*$5,600*	*$15,000*	*$20,600*
NET DEVELOPABLE ACREAGE:	*10.00*	*10.00*	*10.00*	*10.00*	*10.00*	*10.00*
COST / DEVELOPABLE ACRE:	*$5,700*	*$17,100*	*$22,800*	*$20,100*	*$54,000*	*$74,000*
TOTAL GROSS ACREAGE:	*252.96*	*252.96*	*252.96*	*252.96*	*252.96*	*252.96*
COST / GROSS ACRE:	*$300*	*$700*	*$900*	*$800*	*$2,200*	*$3,000*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3B\405.3 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3B OPC SAP

DETAIL

Zone A Phase 3B1 - Private — *Lots: 9*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70' PRODUCT: EXCAVATION (PRIVATE)	LOT	$450.00	9.	$4,050.00
TOTAL EXCAVATION			**$**	**4,050.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM			**$**	**0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM			**$**	**0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ROADWAY SIGNALING & CBU				
70' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	$420.00	9.	$3,780.00
TOTAL STREET & ALLEY PAVING			**$**	**3,780.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$620.00	9.	$5,580.00
TOTAL RETAINING WALLS			**$**	**5,580.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
70' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$100.00	9.	$900.00
TOTAL MISCELLANEOUS ITEMS			**$**	**900.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 3B1 (PRIVATE)	LS	$19,900.00	1.	$19,900.00
TOTAL LANDSCAPING			**$**	**19,900.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

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SOLTERRA ZONE A PHASE 3B OPC SAP

DETAIL

Zone A Phase 3B1 - Private — *Lots: 9*

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0%	$ 34,210.00	$500.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 14,310.00	$500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$1,000.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	$900.00	9.	$8,100.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0%	$ 19,900.00	$1,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$260.00	9.	$2,340.00
SUB-TOTAL PROFESSIONAL FEES				*$11,940.00*
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	$500.00	9.	$4,500.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	$170.00	9.	$1,530.00
SUB-TOTAL FRANCHISE FEES				*$6,030.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 18,970.00**

SUMMARY		
A. EXCAVATION	$	4,050.00
B. SANITARY SEWER SYSTEM	$	0.00
C. STORM SEWER SYSTEM	$	0.00
D. WATER DISTRIBUTION SYSTEM	$	0.00
E. STREET & ALLEY PAVING	$	3,780.00
F. RETAINING WALLS	$	5,580.00
G. MISCELLANEOUS ITEMS	$	900.00
H. LANDSCAPING	$	19,900.00
I. ENGINEERING/TESTING/INSPECTION	$	18,970.00
SUB-TOTAL:		*$53,180.00*
OVERALL CONTINGENCIES:	5%	*$3,000.00*
TOTAL CONSTRUCTION COSTS:		**$56,180.00**

LOT COUNT:	*9*	*COST / LOT:*	*$6,300*
NET DEVELOPABLE ACREAGE:	*10.00*	*COST / DEVELOPABLE ACRE:*	*$5,700*
TOTAL GROSS ACREAGE:	*252.96*	*COST / GROSS ACRE:*	*$300*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

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SOLTERRA ZONE A PHASE 3B OPC SAP

DETAIL

Zone A Phase 3B1 - Public — *Lots: 9*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70' PRODUCT: EXCAVATION (PUBLIC)	LOT	$470.00	9.	$4,230.00
TOTAL EXCAVATION			**$**	**4,230.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$350.00	9.	$3,150.00
TOTAL SANITARY SEWER SYSTEM			**$**	**3,150.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$80.00	9.	$720.00
TOTAL STORM SEWER SYSTEM			**$**	**720.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$3,700.00	9.	$33,300.00
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**33,300.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$6,900.00	9.	$62,100.00
TOTAL STREET & ALLEY PAVING			**$**	**62,100.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS			**$**	**0.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
	EROSION CONTROL			
70' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$820.00	9.	$7,380.00
TOTAL MISCELLANEOUS ITEMS			**$**	**7,380.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3B\405.3 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3B OPC SAP

DETAIL

Zone A Phase 3B1 - Public — *Lots: 9*

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 3B1	LS	$24,420.00	1.	$24,420.00
TOTAL LANDSCAPING				**$ 24,420.00**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC 3B1)	LS	$3,400.00	1.	$3,400.00
PLAN REVIEW FEE (PUBLIC 3B1)	LS	$1,000.00	1.	$1,000.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$4,400.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	$1,900.00	9.	$17,100.00
LANDSCAPE ARCHITECT FEE (PUBLIC)	PERCENT	7.0% $	24,420.00	$2,000.00
GEOTECH TESTING (PUBLIC 3B1)	LS	$3,600.00	1.	$3,600.00
SUB-TOTAL PROFESSIONAL FEES				*$22,700.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 27,100.00**

SUMMARY		
A. EXCAVATION	$	4,230.00
B. SANITARY SEWER SYSTEM	$	3,150.00
C. STORM SEWER SYSTEM	$	720.00
D. WATER DISTRIBUTION SYSTEM	$	33,300.00
E. STREET & ALLEY PAVING	$	62,100.00
F. RETAINING WALLS	$	0.00
G. MISCELLANEOUS ITEMS	$	7,380.00
H. LANDSCAPING	$	24,420.00
I. ENGINEERING/TESTING/INSPECTION	$	27,100.00
SUB-TOTAL:		*$162,400.00*
OVERALL CONTINGENCIES:	5%	*$8,500.00*
TOTAL CONSTRUCTION COSTS:		**$170,900.00**

LOT COUNT:	*9*	*COST / LOT:*	*$19,000*
NET DEVELOPABLE ACREAGE:	*10.00*	*COST / DEVELOPABLE ACRE:*	*$17,100*
TOTAL GROSS ACREAGE:	*252.96*	*COST / GROSS ACRE:*	*$700*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

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SOLTERRA ZONE A PHASE 3B OPC SAP

DETAIL

Zone A Phase 3B2 - Private — *Lots: 36*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: EXCAVATION (PRIVATE)	LOT	$260.00	15.	$3,900.00
60' PRODUCT: EXCAVATION (PRIVATE)	LOT	$310.00	21.	$6,510.00
TOTAL EXCAVATION				**$ 10,410.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM				**$ 0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				**$ 0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				**$ 0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ROADWAY SIGNALING & CBU				
50' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	$250.00	15.	$3,750.00
60' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	$300.00	21.	$6,300.00
TOTAL STREET & ALLEY PAVING				**$ 10,050.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$360.00	15.	$5,400.00
60' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$430.00	21.	$9,030.00
TOTAL RETAINING WALLS				**$ 14,430.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$60.00	15.	$900.00
60' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$70.00	21.	$1,470.00
SUB-TOTAL EROSION CONTROL				*$2,370.00*
ROW DEDICATION				
ROW DEDICATION	ACRE	$25,000.00	1.2	$30,000.00
SUB-TOTAL ROW DEDICATION				*$30,000.00*
TOTAL MISCELLANEOUS ITEMS				**$ 32,370.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3B\405.3 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3B OPC SAP

DETAIL

Zone A Phase 3B2 - Private — *Lots: 36*

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 3B2 (PRIVATE)	LS	$51,600.00	1.	$51,600.00
TOTAL LANDSCAPING				**$ 51,600.00**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0%	$ 118,860.00	$1,500.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 37,260.00	$500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$2,000.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	$900.00	36.	$32,400.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0%	$ 51,600.00	$4,000.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$260.00	36.	$9,360.00
SUB-TOTAL PROFESSIONAL FEES				*$45,760.00*
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	$500.00	36.	$18,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	$170.00	36.	$6,120.00
SUB-TOTAL FRANCHISE FEES				*$24,120.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 71,880.00**

SUMMARY			
A. EXCAVATION			$ 10,410.00
B. SANITARY SEWER SYSTEM			$ 0.00
C. STORM SEWER SYSTEM			$ 0.00
D. WATER DISTRIBUTION SYSTEM			$ 0.00
E. STREET & ALLEY PAVING			$ 10,050.00
F. RETAINING WALLS			$ 14,430.00
G. MISCELLANEOUS ITEMS			$ 32,370.00
H. LANDSCAPING			$ 51,600.00
I. ENGINEERING/TESTING/INSPECTION			$ 71,880.00
SUB-TOTAL:			*$190,740.00*
OVERALL CONTINGENCIES:		5%	*$10,000.00*
TOTAL CONSTRUCTION COSTS:			**$200,740.00**
LOT COUNT:	*36*	*COST / LOT:*	*$5,600*
NET DEVELOPABLE ACREAGE:	*10.00*	*COST / DEVELOPABLE ACRE:*	*$20,100*
TOTAL GROSS ACREAGE:	*252.96*	*COST / GROSS ACRE:*	*$800*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

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SOLTERRA ZONE A PHASE 3B OPC SAP

DETAIL

Zone A Phase 3B2 - Public — *Lots: 36*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: EXCAVATION (PUBLIC)	LOT	$270.00	15.	$4,050.00
60' PRODUCT: EXCAVATION (PUBLIC)	LOT	$330.00	21.	$6,930.00
TOTAL EXCAVATION			**$**	**10,980.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$210.00	15.	$3,150.00
60' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$250.00	21.	$5,250.00
TOTAL SANITARY SEWER SYSTEM			**$**	**8,400.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$90.00	15.	$1,350.00
60' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$110.00	21.	$2,310.00
TOTAL STORM SEWER SYSTEM			**$**	**3,660.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$2,200.00	15.	$33,000.00
60' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$2,600.00	21.	$54,600.00
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**87,600.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$4,000.00	15.	$60,000.00
60' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$4,800.00	21.	$100,800.00
TOTAL STREET & ALLEY PAVING			**$**	**160,800.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS			**$**	**0.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 3B\405.3 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 3B OPC SAP

DETAIL

Zone A Phase 3B2 - Public — *Lots: 36*

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
50' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$480.00	15.	$7,200.00
60' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$580.00	21.	$12,180.00
TOTAL MISCELLANEOUS ITEMS				**$ 19,380.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 3B2	LS	$123,000.00	1.	$123,000.00
SUB-TOTAL LANDSCAPING				*$123,000.00*
TOTAL LANDSCAPING				**$ 123,000.00**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC 3B2)	LS	$8,600.00	1.	$8,600.00
PLAN REVIEW FEE (PUBLIC 3B2)	LS	$1,400.00	1.	$1,400.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$10,000.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	$1,900.00	36.	$68,400.00
LANDSCAPE ARCHITECT FEE (PUBLIC 3B2)	PERCENT	9.0% $	123,000.00	$11,500.00
GEOTECH TESTING (PUBLIC 3B2)	LS	$9,300.00	1.	$9,300.00
SUB-TOTAL PROFESSIONAL FEES				*$89,200.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 99,200.00**

SUMMARY		
A. EXCAVATION	$	10,980.00
B. SANITARY SEWER SYSTEM	$	8,400.00
C. STORM SEWER SYSTEM	$	3,660.00
D. WATER DISTRIBUTION SYSTEM	$	87,600.00
E. STREET & ALLEY PAVING	$	160,800.00
F. RETAINING WALLS	$	0.00
G. MISCELLANEOUS ITEMS	$	19,380.00
H. LANDSCAPING	$	123,000.00
I. ENGINEERING/TESTING/INSPECTION	$	99,200.00
SUB-TOTAL:		*$513,020.00*
OVERALL CONTINGENCIES:	5%	*$26,000.00*
TOTAL CONSTRUCTION COSTS:		**$539,020.00**

LOT COUNT:	*36*	*COST / LOT:*	*$15,000*
NET DEVELOPABLE ACREAGE:	*10.00*	*COST / DEVELOPABLE ACRE:*	*$54,000*
TOTAL GROSS ACREAGE:	*252.96*	*COST / GROSS ACRE:*	*$2,200*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

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SOLTERRA ZONE A
PHASE 4 OPC SAP

SUMMARY

OVERALL SUMMARY	
A. EXCAVATION	$ 662,800.00
B. SANITARY SEWER SYSTEM	$ 991,800.00
C. STORM SEWER SYSTEM	$ 1,500,600.00
D. WATER DISTRIBUTION SYSTEM	$ 741,700.00
E. STREET & ALLEY PAVING	$ 1,934,000.00
F. RETAINING WALLS	$ 20,420.00
G. MISCELLANEOUS ITEMS	$ 234,810.00
H. LANDSCAPING	$ 969,300.00
I. ENGINEERING/TESTING/INSPECTION	$ 719,270.00
SUB-TOTAL:	*$7,774,700.00*
5% CONTINGENCY:	*$389,000.00*
TOTAL CONSTRUCTION COSTS:	**$ 8,163,700.00**
LOT COUNT:	*153*
COST / LOT:	*$53,400*
NET DEVELOPABLE ACREAGE:	*31.20*
COST / DEVELOPABLE ACRE:	*$261,700*
TOTAL GROSS ACREAGE:	*153.00*
COST / GROSS ACRE:	*$53,400*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 4\405.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 4 OPC SAP

NOTES

GENERAL

1. This estimate is based on construction plans and costs for Solterra Phase 4.
2. The tract is located within the City of Mesquite.
3. This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
4. Unit prices do not reflect rock excavation.
5. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
6. Impact fees, assessments, credits, etc. are not included in the estimate.
7. This estimate does not include tree survey or tree mitigations.
8. This estimate is based on environmental reports and wetlands determinations.
9. The fees listed were provided by The City of Mesquite.

SANITARY SEWER

1. This estimate assumes a connection to the existing sanitary sewer line. No costs for improvements to existing sewer lines are anticipated in this estimate.
2. Sewer testing includes T.V. testing.

STORM DRAINAGE

1. This estimate includes cost for a concrete lined flume along the northern perimeter of the phase.
2. There is no FEMA floodplain adjacent to this phase.

WATER

1. This estimate assumes that the tract is supplied water by the City of Mesquite.
2. Water line includes all fittings, tees, crosses, reducers etc.
3. Fire hydrant assembly includes all fittings, tees, and valves.
4. This estimate assumes all waterlines are less than 10' deep.
5. This estimate was performed without the benefit of a water model.
6. This estimate does not include cost to remove and relocate existing waterlines.
7. This estimate assumes no water wells are on site.
8. This estimate assumes no CIP waterline improvements are needed for this phase.

PAVING

1. This estimate is based on the following street section:
   - 80' ROW: 2 - 25' B-B, 6" reinforced concrete with 6" lime subgrade
   - 51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade
   - 28' ROW: 24' E-E, 8"-5"-8" reinforced concrete with 6" lime subgrade
   - 20' ROW: 12' E-E, 8"-5"-8" reinforced concrete with 6" lime subgrade
2. This estimate includes costs for a left turn lane on Carwright Boulevard.

MISCELLANEOUS

1. This estimate does not include any costs for existing franchise utility relocations.
2. This estimate assumes there are no existing gas lines.
3. Franchise costs to deliver electricity are included in this estimate at $400 per lot.
4. Franchise costs to deliver gas are included in this estimate at $500 per lot.
5. This cost estimate does not include county plat filling costs.

LANDSCAPING

1. Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A PHASE 4 OPC SAP

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SOLTERRA ZONE A
PHASE 4 OPC SAP

SUMMARY

	Phase 4 - Private	Phase 4 - PID	Phase 4 Total
OVERALL SUMMARY			
A. EXCAVATION	$ 443,300.00	$ 219,500.00	$ 662,800.00
B. SANITARY SEWER SYSTEM	$ 0.00	$ 991,800.00	$ 991,800.00
C. STORM SEWER SYSTEM	$ 0.00	$ 1,500,600.00	$ 1,500,600.00
D. WATER DISTRIBUTION SYSTEM	$ 0.00	$ 741,700.00	$ 741,700.00
E. STREET & ALLEY PAVING	$ 61,450.00	$ 1,872,550.00	$ 1,934,000.00
F. RETAINING WALLS	$ 20,420.00	$ 0.00	$ 20,420.00
G. MISCELLANEOUS ITEMS	$ 181,060.00	$ 53,750.00	$ 234,810.00
H. LANDSCAPING	$ 536,500.00	$ 432,800.00	$ 969,300.00
I. ENGINEERING/TESTING/INSPECTION	$ 266,770.00	$ 452,500.00	$ 719,270.00
SUB-TOTAL:	*$1,509,500.00*	*$6,265,200.00*	*$7,774,700.00*
5% CONTINGENCY:	*$75,500.00*	*$313,500.00*	*$389,000.00*
TOTAL CONSTRUCTION COSTS:	**$1,585,000.00**	**$6,578,700.00**	**$8,163,700.00**
LOT COUNT:	*153*	*153*	*153*
COST / LOT:	*$10,400*	*$43,000*	*$53,400*
NET DEVELOPABLE ACREAGE:	*31.20*	*31.20*	*31.20*
COST / DEVELOPABLE ACRE:	*$50,900*	*$210,900*	*$261,700*
TOTAL GROSS ACREAGE:	*153.00*	*153.00*	*153.00*
COST / GROSS ACRE:	*$10,400*	*$43,000*	*$53,400*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

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SOLTERRA ZONE A PHASE 4 OPC SAP

DETAIL

Zone A Phase 4 - Private — *Lots: 153*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: EXCAVATION (PRIVATE)	LOT	$2,700.00	19.	$51,300.00
40' PRODUCT: EXCAVATION (PRIVATE)	LOT	$2,800.00	110.	$308,000.00
50' PRODUCT: EXCAVATION (PRIVATE)	LOT	$3,500.00	24.	$84,000.00
TOTAL EXCAVATION			**$**	**443,300.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM			**$**	**0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM			**$**	**0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ROADWAY SIGNALING & CBU				
35' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	$370.00	19.	$7,030.00
40' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	$390.00	110.	$42,900.00
50' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	$480.00	24.	$11,520.00
TOTAL STREET & ALLEY PAVING			**$**	**61,450.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$120.00	19.	$2,280.00
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$130.00	110.	$14,300.00
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$160.00	24.	$3,840.00
TOTAL RETAINING WALLS			**$**	**20,420.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
35' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$50.00	19.	$950.00
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$55.00	110.	$6,050.00
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$65.00	24.	$1,560.00
SUB-TOTAL EROSION CONTROL				*$8,560.00*
ROW DEDICATION				
ROW DEDICATION	ACRE	$25,000.00	6.9	$172,500.00
SUB-TOTAL ROW DEDICATION				*$172,500.00*
TOTAL MISCELLANEOUS ITEMS			**$**	**181,060.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 4 (PRIVATE)	LS	$536,500.00	1.	$536,500.00
TOTAL LANDSCAPING			**$**	**536,500.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 4\405.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 4 OPC SAP

DETAIL

Zone A Phase 4 - Private — *Lots: 153*

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0%	$ 1,070,230.00	$11,000.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 706,230.00	$1,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$12,500.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	$430.00	153.	$65,790.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	2.0%	$ 536,500.00	$11,000.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$330.00	153.	$50,490.00
SUB-TOTAL PROFESSIONAL FEES				*$127,280.00*
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	$500.00	153.	$76,500.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	$330.00	153.	$50,490.00
SUB-TOTAL FRANCHISE FEES				*$126,990.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 266,770.00**

SUMMARY		
A. EXCAVATION	$	443,300.00
B. SANITARY SEWER SYSTEM	$	0.00
C. STORM SEWER SYSTEM	$	0.00
D. WATER DISTRIBUTION SYSTEM	$	0.00
E. STREET & ALLEY PAVING	$	61,450.00
F. RETAINING WALLS	$	20,420.00
G. MISCELLANEOUS ITEMS	$	181,060.00
H. LANDSCAPING	$	536,500.00
I. ENGINEERING/TESTING/INSPECTION	$	266,770.00
SUB-TOTAL:		*$1,509,500.00*
OVERALL CONTINGENCIES:	5%	*$75,500.00*
TOTAL CONSTRUCTION COSTS:		**$1,585,000.00**

LOT COUNT:	*153*	*COST / LOT:*	*$10,400*
NET DEVELOPABLE ACREAGE:	*31.20*	*COST / DEVELOPABLE ACRE:*	*$50,900*
TOTAL GROSS ACREAGE:	*153.00*	*COST / GROSS ACRE:*	*$10,400*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

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SOLTERRA ZONE A PHASE 4 OPC SAP

DETAIL

Zone A Phase 4 - Public — *Lots: 153*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: EXCAVATION (PUBLIC)	LOT	$1,300.00	19.	$24,700.00
40' PRODUCT: EXCAVATION (PUBLIC)	LOT	$1,400.00	110.	$154,000.00
50' PRODUCT: EXCAVATION (PUBLIC)	LOT	$1,700.00	24.	$40,800.00
TOTAL EXCAVATION				**$ 219,500.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$6,000.00	19.	$114,000.00
40' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$6,300.00	110.	$693,000.00
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$7,700.00	24.	$184,800.00
TOTAL SANITARY SEWER SYSTEM				**$ 991,800.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$9,200.00	19.	$174,800.00
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$9,500.00	110.	$1,045,000.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$11,700.00	24.	$280,800.00
TOTAL STORM SEWER SYSTEM				**$ 1,500,600.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$4,500.00	19.	$85,500.00
40' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$4,700.00	110.	$517,000.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$5,800.00	24.	$139,200.00
TOTAL WATER DISTRIBUTION SYSTEM				**$ 741,700.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$11,300.00	19.	$214,700.00
40' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$11,700.00	110.	$1,287,000.00
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$14,400.00	24.	$345,600.00
SUB-TOTAL STREET & ALLEY PAVING				*$1,847,300.00*
ROADWAY SIGNALING & CBU				
35' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	$150.00	19.	$2,850.00
40' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	$160.00	110.	$17,600.00
50' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	$200.00	24.	$4,800.00
SUB-TOTAL ROADWAY SIGNALING & CBU				*$25,250.00*
TOTAL STREET & ALLEY PAVING				**$ 1,872,550.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

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SOLTERRA ZONE A PHASE 4 OPC SAP

DETAIL

Zone A Phase 4 - Public — *Lots: 153*

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				**$ 0.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
	EROSION CONTROL			
35' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$330.00	19.	$6,270.00
40' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$340.00	110.	$37,400.00
50' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$420.00	24.	$10,080.00
TOTAL MISCELLANEOUS ITEMS				**$ 53,750.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 4	LS	$432,800.00	1.	$432,800.00
TOTAL LANDSCAPING				**$ 432,800.00**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
	MUNICIPALITY & JURISDICTIONAL FEES			
ENGINEERING INSPECTION FEE (PUBLIC)	LS	$87,000.00	1.	$87,000.00
PLAN REVIEW FEE (PUBLIC)	LS	$3,800.00	1.	$3,800.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$90,800.00*
	PROFESSIONAL FEES			
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	$1,900.00	153.	$290,700.00
LANDSCAPE ARCHITECT FEE (PUBLIC)	PERCENT	2.5%	$ 432,800.00	$11,000.00
GEOTECH TESTING (PUBLIC)	LS	$60,000.00	1.	$60,000.00
SUB-TOTAL PROFESSIONAL FEES				*$361,700.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 452,500.00**

SUMMARY		
A. EXCAVATION		$ 219,500.00
B. SANITARY SEWER SYSTEM		$ 991,800.00
C. STORM SEWER SYSTEM		$ 1,500,600.00
D. WATER DISTRIBUTION SYSTEM		$ 741,700.00
E. STREET & ALLEY PAVING		$ 1,872,550.00
F. RETAINING WALLS		$ 0.00
G. MISCELLANEOUS ITEMS		$ 53,750.00
H. LANDSCAPING		$ 432,800.00
I. ENGINEERING/TESTING/INSPECTION		$ 452,500.00
SUB-TOTAL:		*$6,265,200.00*
OVERALL CONTINGENCIES:	5%	*$313,500.00*
TOTAL CONSTRUCTION COSTS:		**$6,578,700.00**
LOT COUNT:	*153*	*COST / LOT:* *$43,000*
NET DEVELOPABLE ACREAGE:	*31.20*	*COST / DEVELOPABLE ACRE:* *$210,900*
TOTAL GROSS ACREAGE:	*153.00*	*COST / GROSS ACRE:* *$43,000*

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

•PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP _v2\Zone A - Phase 4\405.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.xlsm

SOLTERRA ZONE A
REMAINDER OPC SAP

SUMMARY

OVERALL SUMMARY		
A. EXCAVATION	$	1,478,520
B. SANITARY SEWER SYSTEM	$	1,587,600
C. STORM SEWER SYSTEM	$	1,649,880
D. WATER DISTRIBUTION SYSTEM	$	1,494,000
E. STREET & ALLEY PAVING	$	3,221,760
F. RETAINING WALLS	$	774,520
G. MISCELLANEOUS ITEMS	$	694,801
H. LANDSCAPING	$	972,730
I. ENGINEERING/TESTING/INSPECTION	$	2,177,100
SUB-TOTAL:	*$*	*14,050,911*
10% CONTINGENCY:	*$*	*1,405,100*
TOTAL CONSTRUCTION COSTS:	**$**	**15,456,011**
LOT COUNT:		*360*
COST / LOT:		*$43,000*

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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SOLTERRA ZONE A REMAINDER OPC SAP - PID

NOTES

GENERAL

1. This estimate is based on construction plans and costs for Solterra Phase 1 & 2.
2. The tract is located within the City of Mesquite.
3. This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
4. Unit prices do not reflect rock excavation.
5. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
6. Impact fees, assessments, credits, etc. are not included in the estimate.
7. This estimate does not include tree survey or tree mitigations.
8. This estimate is based on environmental reports and wetlands determinations.
9. The fees listed were provided by The City of Mesquite.

SANITARY SEWER

1. This estimate assumes connection to the existing sanitary sewer lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
2. Sewer testing includes T.V. testing.

STORM DRAINAGE

1. There is no FEMA floodplain adjacent to the site.

WATER

1. This estimate assumes that the tract is supplied water by the City of Mesquite.
2. Water line includes all fittings, tees, crosses, reducers etc.
3. Fire hydrant assembly includes all fittings, tees, and valves.
4. Assumes all waterlines are less than 10' deep.
5. This estimate was performed without the benefit of a water model.
6. This estimate does not include cost to remove and relocate existing waterlines.
7. This estimate assumes no water wells are on site.
8. This estimate does not include cost for CIP 24" waterline through the site.

PAVING

1. This estimate is based on the following street section:

80' ROW:	2-25' B-B divided entrance, 6" reinforced concrete with 6" lime subgrade
60' ROW:	37' B-B, 6" reinforced concrete with 6" lime subgrade
51' ROW:	31' B-B, 6" reinforced concrete with 6" lime subgrade
28' ROW:	24' E-E, 8-5-8" reinforced concrete with 6" lime subgrade
20' ROW:	12' E-E, 8-5-8" reinforced concrete with 6" lime subgrade

2. Estimate does not include median paving and/or pavers.
3. This estimate assumes Lucas Boulevard improvements will be constructed by others and will be existing prior to construction of the remainder phases.

MISCELLANEOUS

1. This estimate assumes there are no existing gas lines.
2. Franchise costs to deliver electricity are not included in this estimate.
3. Franchise costs to deliver gas are included in this estimate at $500 per lot.
4. This cost estimate does not include county plat filling costs.

LANDSCAPING

1. Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A REMAINDER OPC SAP

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SOLTERRA ZONE A REMAINDER OPC SAP

SUMMARY

	Zone A Remainder - Private	Zone A Remainder - PID	Zone A Remainder Total
OVERALL SUMMARY			
A. EXCAVATION	$ 669,960	$ 808,560	$ 1,478,520
B. SANITARY SEWER SYSTEM		$ 1,587,600	$ 1,587,600
C. STORM SEWER SYSTEM		$ 1,649,880	$ 1,649,880
D. WATER DISTRIBUTION SYSTEM		$ 1,494,000	$ 1,494,000
E. STREET & ALLEY PAVING		$ 3,221,760	$ 3,221,760
F. RETAINING WALLS	$ 524,520	$ 250,000	$ 774,520
G. MISCELLANEOUS ITEMS	$ 583,470	$ 111,331	$ 694,801
H. LANDSCAPING	$ 361,891	$ 610,839	$ 972,730
I. ENGINEERING/TESTING/INSPECTION	$ 653,100	$ 1,524,000	$ 2,177,100
SUB-TOTAL:	$ 2,792,941	$ 11,257,970	$ 14,050,911
10% CONTINGENCY:	*$279,300*	*$1,125,800*	*$1,405,100*
TOTAL CONSTRUCTION COSTS:	**$3,072,241**	**$12,383,770**	**$15,456,011**
LOT COUNT:	*360*	*360*	*360*
COST / LOT:	*$8,600*	*$34,400*	*$43,000*

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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SOLTERRA ZONE A REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PRIVATE *Lots: 360* ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22' TOWNHOUSE PRODUCT: EXCAVATION (PRIVATE)	LOT	$1,861.00	360.	$669,960.00
TOTAL EXCAVATION			**$**	**669,960.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM			**$**	**0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL STORM SEWER SYSTEM			**$**	**0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL STREET & ALLEY PAVING			**$**	**0.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22' TOWNHOUSE PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$1,457.00	360.	$524,520.00
TOTAL RETAINING WALLS			**$**	**524,520.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22' TOWNHOUSE PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$687.00	360.	$247,320.00
ROW DEDICATION	ACRE	$22,882.90	14.69	$336,149.80
TOTAL MISCELLANEOUS ITEMS			**$**	**583,469.80**

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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SOLTERRA ZONE A
REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PRIVATE *Lots: 360* ||

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PRIVATE LANDSCAPE - PHASE 5	LS	$48,109.60	1.	$48,109.60
PRIVATE LANDSCAPE - PHASE 6	LS	$210,672.00	1.	$210,672.00
PRIVATE LANDSCAPE - PHASE 7	LS	$103,109.60	1.	$103,109.60
TOTAL LANDSCAPING			**$**	**361,891.20**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0%	$ 2,139,841.00	$21,400.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0%	$ 669,960.00	$6,700.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 1,777,949.80	$3,600.00
GRADING PERMIT FEE	LS	$20,000.00	1.	$20,000.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES	LOT	$750.00	360.	$270,000.00
LANDSCAPE ARCHITECT FEE - PRIVATE	PERCENT	7.0%	$ 361,891.20	$25,400.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$350.00	360.	$126,000.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	$500.00	360.	$180,000.00
TOTAL ENGINEERING/TESTING/INSPECTION			**$**	**653,100.00**

SUMMARY		
A. EXCAVATION	$	669,960.00
B. SANITARY SEWER SYSTEM	$	-
C. STORM SEWER SYSTEM	$	-
D. WATER DISTRIBUTION SYSTEM	$	-
E. STREET & ALLEY PAVING	$	-
F. RETAINING WALLS	$	524,520.00
G. MISCELLANEOUS ITEMS	$	583,469.80
H. LANDSCAPING	$	361,891.20
I. ENGINEERING/TESTING/INSPECTION	$	653,100.00
SUB-TOTAL:		*$2,792,941.00*
OVERALL CONTINGENCIES:	10%	*$279,300.00*
TOTAL CONSTRUCTION COSTS:		**$3,072,241.00**
LOT COUNT: *360*	*COST / LOT:*	*$8,600*

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID *Lots: 360* ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22' TOWNHOUSE PRODUCT: EXCAVATION (PUBLIC)	LOT	$2,246.00	360.	$808,560.00
TOTAL EXCAVATION			**$**	**808,560.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22' TOWNHOUSE PRODUCT: SANITARY SEWER SYSTEM	LOT	$4,410.00	360.	$1,587,600.00
TOTAL SANITARY SEWER SYSTEM			**$**	**1,587,600.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
22' TOWNHOUSE PRODUCT: STORM SEWER SYSTEM	LOT	$4,583.00	360.	$1,649,880.00
TOTAL STORM SEWER SYSTEM			**$**	**1,649,880.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
22' TOWNHOUSE PRODUCT: WATER DISTRIBUTION	LOT	$4,150.00	360.	$1,494,000.00
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**1,494,000.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
22' TOWNHOUSE PRODUCT: STREET & ALLEY PAVING	LOT	$7,816.00	360.	$2,813,760.00
SUB-TOTAL ZONE A REMAINDER - PID				*$2,813,760.00*
ZONE A INFRASTRUCTURE				
TURN LANE IMPROVEMENTS	EA	$200,000.00	2.	$400,000.00
BONDS	PERCENT	2.0% $	400,000.00	$8,000.00
SUB-TOTAL ZONE A INFRASTRUCTURE				*$408,000.00*
TOTAL STREET & ALLEY PAVING			**$**	**3,221,760.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RETAINING WALLS - PID	LS	$250,000.00	1.	$250,000.00
TOTAL RETAINING WALLS			**$**	**250,000.00**

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID *Lots: 360* ||

G. MISCELLANEOUS ITEMS

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*
	EROSION CONTROL			
SILT FENCE	LF	$1.90	160.	$304.00
CURLEX	LF	$1.10	770.	$847.00
SEEDING	SF	$0.25	21,000.	$5,250.00
ROCK CHECK DAM	EA	$2,000.00	2.	$4,000.00
CONSTRUCTION ENTRANCE	EA	$3,000.00	1.	$3,000.00
SWPPP & MONITORING	LS	$5,000.00	1.	$5,000.00
SUB-TOTAL EROSION CONTROL				*$18,401.00*
	STREET LIGHTS			
STREET LIGHT	EA	$5,000.00	1.	$5,000.00
4" ELECTRIC CONDUIT	LF	$12.00	120.	$1,440.00
BONDS	PERCENT	2.0%	$ 6,440.00	$200.00
SUB-TOTAL STREET LIGHTS				*$6,640.00*
	STREET SIGNS			
STREET NAME BLADES	EA	$310.00	2.	$620.00
STOP SIGNS	EA	$140.00	3.	$420.00
YIELD SIGNS	EA	$150.00	1.	$150.00
BONDS	PERCENT	2.0%	$ 1,190.00	$100.00
SUB-TOTAL STREET SIGNS				*$1,290.00*
	COORDINATION			
TRAFFIC CONTROL ALLOWANCE	LS	$35,000.00	1.	$35,000.00
FRANCHISE RELOCATION ALLOWANCE	LS	$50,000.00	1.	$50,000.00
SUB-TOTAL COORDINATION				*$85,000.00*
TOTAL MISCELLANEOUS ITEMS				**$ 111,331.00**

H. LANDSCAPING

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*
PUBLIC LANDSCAPE - PHASE 5	LS	$175,688.70	1.	$175,688.70
PUBLIC LANDSCAPE - PHASE 6	LS	$220,984.50	1.	$220,984.50
PUBLIC LANDSCAPE - PHASE 7	LS	$214,165.60	1.	$214,165.60
TOTAL LANDSCAPING				**$ 610,838.80**

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID *Lots: 360* ||

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	$ 8,761,800.00	$350,500.00
GEOTECHNICAL TESTING (PAVING & UTILITIES)	PERCENT	1.0%	$ 7,953,240.00	$79,600.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 9,011,800.00	$18,100.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - PID	LOT	$2,300.00	360.	$828,000.00
RESIDENT PROJECT ENGINEER - PID	LS	$150,000.00	1.	$150,000.00
SITE PLAN - REMAINDER	LS	$55,000.00	1.	$55,000.00
LANDSCAPE ARCHITECT FEE - PID	PERCENT	7.0%	$ 610,838.80	$42,800.00
OFFSITE CITY TRAIL - REMAINDER ENGINEERING FEES	PERCENT	10.0%	$ 0.00	$0.00
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 1,524,000.00**

SUMMARY		
A. EXCAVATION	$	808,560.00
B. SANITARY SEWER SYSTEM	$	1,587,600.00
C. STORM SEWER SYSTEM	$	1,649,880.00
D. WATER DISTRIBUTION SYSTEM	$	1,494,000.00
E. STREET & ALLEY PAVING	$	3,221,760.00
F. RETAINING WALLS	$	250,000.00
G. MISCELLANEOUS ITEMS	$	111,331.00
H. LANDSCAPING	$	610,838.80
I. ENGINEERING/TESTING/INSPECTION	$	1,524,000.00
SUB-TOTAL:		*$11,257,969.80*
OVERALL CONTINGENCIES:	10%	*$1,125,800.00*
TOTAL CONSTRUCTION COSTS:		**$12,383,769.80**
LOT COUNT: *360*	*COST / LOT:*	*$34,400*

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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SOLTERRA ZONE C
PHASE 4 OPC SAP

SUMMARY

OVERALL SUMMARY	
A. EXCAVATION	$ 1,170,400.00
B. SANITARY SEWER SYSTEM	$ 1,086,600.00
C. STORM SEWER SYSTEM	$ 1,777,500.00
D. WATER DISTRIBUTION SYSTEM	$ 1,223,700.00
E. STREET & ALLEY PAVING	$ 3,087,500.00
F. RETAINING WALLS	$ 833,400.00
G. MISCELLANEOUS ITEMS	$ 601,450.00
H. LANDSCAPING	$ 806,900.00
I. ENGINEERING/TESTING/INSPECTION	$ 1,512,800.00
SUB-TOTAL:	*$12,100,250.00*
10% CONTINGENCY:	*$1,210,500.00*
TOTAL CONSTRUCTION COSTS:	**$ 13,310,750.00**
LOT COUNT:	*246*
COST / LOT:	*$54,200*
NET DEVELOPABLE ACREAGE:	*50.57*
COST / DEVELOPABLE ACRE:	*$263,300*
TOTAL GROSS ACREAGE:	*73.24*
COST / GROSS ACRE:	*$181,800*

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

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SOLTERRA ZONE C PHASE 4 OPC SAP

NOTES

GENERAL

1. This estimate is based on construction plans and costs for Solterra South, Phase 4.
2. The tract is located within the City of Mesquite.
3. This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
4. Unit prices do not reflect rock excavation.
5. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
6. Impact fees, assessments, credits, etc. are not included in the estimate.
7. This estimate does not include tree survey or tree mitigations.
8. This estimate is based on environmental reports and wetlands determinations.
9. The fees listed were provided by The City of Mesquite.
10. This estimate includes cost for the McKenzie Collector in the public costs.

SANITARY SEWER

1. This estimate assumes a lift station is not required. This estimate assumes a future city transmission line will be built by others and connect to the proposed phase 4 sanitary sewer stub. No costs for the offsite future improvements by others are anticipated in this estimate.
2. Sewer testing includes T.V. testing.

STORM DRAINAGE

1. There is no FEMA floodplain adjacent to this phase.

WATER

1. This estimate assumes that the tract is supplied water by the City of Mesquite.
2. Water line includes all fittings, tees, crosses, reducers etc.
3. Fire hydrant assembly includes all fittings, tees, and valves.
4. This estimate assumes all waterlines are less than 10' deep.
5. This estimate was performed without the benefit of a water model.
6. This estimate does not include cost to remove and relocate existing waterlines.
7. This estimate assumes no water wells are on site.
8. This estimate assumes no CIP waterline improvements are needed for this phase.

PAVING

1. This estimate assumes cost for traffic control for the McKenzie Collector.
2. This estimate is based on the following street section:

60' ROW:	37' B-B, 8" reinforced concrete with 8" lime subgrade
51' ROW:	31' B-B, 6" reinforced concrete with 6" lime subgrade
40' ROW:	21' B-B, 6" reinforced concrete with 6" lime subgrade
28' ROW:	24' E-E, 8"-5"-8" reinforced concrete with 6" lime subgrade
20' ROW:	12' E-E, 8"-5"-8" reinforced concrete with 6" lime subgrade

MISCELLANEOUS

1. This estimate does not include any costs for existing franchise utility relocations.
2. This estimate assumes there are no existing gas lines.
3. Franchise costs to deliver electricity are included in this estimate at $400 per lot.
4. Franchise costs to deliver gas are included in this estimate at $500 per lot.
5. This cost estimate does not include county plat filling costs.

LANDSCAPING

1. Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE C PHASE 4 OPC SAP

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SOLTERRA ZONE C
PHASE 4 OPC SAP

SUMMARY

	Phase 4 - Private	Phase 4 - PID	Phase 4 Total
OVERALL SUMMARY			
A. EXCAVATION	$ 657,600.00	$ 512,800.00	$ 1,170,400.00
B. SANITARY SEWER SYSTEM	$ 0.00	$ 1,086,600.00	$ 1,086,600.00
C. STORM SEWER SYSTEM	$ 0.00	$ 1,777,500.00	$ 1,777,500.00
D. WATER DISTRIBUTION SYSTEM	$ 0.00	$ 1,223,700.00	$ 1,223,700.00
E. STREET & ALLEY PAVING	$ 0.00	$ 3,087,500.00	$ 3,087,500.00
F. RETAINING WALLS	$ 516,900.00	$ 316,500.00	$ 833,400.00
G. MISCELLANEOUS ITEMS	$ 546,600.00	$ 54,850.00	$ 601,450.00
H. LANDSCAPING	$ 225,500.00	$ 581,400.00	$ 806,900.00
I. ENGINEERING/TESTING/INSPECTION	$ 538,000.00	$ 974,800.00	$ 1,512,800.00
SUB-TOTAL:	*$2,484,600.00*	*$9,615,650.00*	*$12,100,250.00*
10% CONTINGENCY:	*$248,500.00*	*$962,000.00*	*$1,210,500.00*
TOTAL CONSTRUCTION COSTS:	**$2,733,100.00**	**$10,577,650.00**	**$13,310,750.00**
LOT COUNT:	*246*	*246*	*246*
COST / LOT:	*$11,200*	*$43,000*	*$54,200*
NET DEVELOPABLE ACREAGE:	*50.57*	*50.57*	*50.57*
COST / DEVELOPABLE ACRE:	*$54,100*	*$209,200*	*$263,300*
TOTAL GROSS ACREAGE:	*73.24*	*73.24*	*73.24*
COST / GROSS ACRE:	*$37,400*	*$144,500*	*$181,800*

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

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SOLTERRA ZONE C PHASE 4 OPC SAP

DETAIL

Zone C Phase 4 - Private — *Lots: 246*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: EXCAVATION (PRIVATE)	LOT	$2,100.00	105.	$220,500.00
50' PRODUCT: EXCAVATION (PRIVATE)	LOT	$3,100.00	141.	$437,100.00
TOTAL EXCAVATION			**$**	**657,600.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM			**$**	**0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM			**$**	**0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING			**$**	**0.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$1,700.00	105.	$178,500.00
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$2,400.00	141.	$338,400.00
TOTAL RETAINING WALLS			**$**	**516,900.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$800.00	105.	$84,000.00
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$1,100.00	141.	$155,100.00
SUB-TOTAL MISCELLANEOUS ITEMS				*$239,100.00*
	ROW DEDICATION			
ROW DEDICATION	ACRE	$25,000.00	12.3	$307,500.00
SUB-TOTAL ROW DEDICATION				*$307,500.00*
TOTAL MISCELLANEOUS ITEMS			**$**	**546,600.00**

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

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SOLTERRA ZONE C PHASE 4 OPC SAP

DETAIL

Zone C Phase 4 - Private — *Lots: 246*

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 4 (PRIVATE)	LS	$225,500.00	1.	$225,500.00
TOTAL LANDSCAPING				**$ 225,500.00**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0% $	1,946,600.00	$19,500.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0% $	657,600.00	$7,000.00
PLAN REVIEW FEE	PERCENT	0.2% $	1,721,100.00	$3,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$30,000.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	$750.00	246.	$184,500.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0% $	225,500.00	$16,000.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$350.00	246.	$86,100.00
SUB-TOTAL PROFESSIONAL FEES				*$286,600.00*
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	$500.00	246.	$123,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	$400.00	246.	$98,400.00
SUB-TOTAL FRANCHISE FEES				*$221,400.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 538,000.00**

SUMMARY			
A. EXCAVATION			$ 657,600.00
B. SANITARY SEWER SYSTEM			$ 0.00
C. STORM SEWER SYSTEM			$ 0.00
D. WATER DISTRIBUTION SYSTEM			$ 0.00
E. STREET & ALLEY PAVING			$ 0.00
F. RETAINING WALLS			$ 516,900.00
G. MISCELLANEOUS ITEMS			$ 546,600.00
H. LANDSCAPING			$ 225,500.00
I. ENGINEERING/TESTING/INSPECTION			$ 538,000.00
SUB-TOTAL:			*$2,484,600.00*
OVERALL CONTINGENCIES:		10%	*$248,500.00*
TOTAL CONSTRUCTION COSTS:			**$2,733,100.00**
LOT COUNT:	*246*	*COST / LOT:*	*$11,200*
NET DEVELOPABLE ACREAGE:	*50.57*	*COST / DEVELOPABLE ACRE:*	*$54,100*
TOTAL GROSS ACREAGE:	*73.24*	*COST / GROSS ACRE:*	*$37,400*

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

·PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone A Phase 2, 3A, 3B1,3B2, 4, & Zone C Phase 4 - OPC SAP\Zone C - Phase 4\405.3 MS Office\Solterra Zone C - Phase 4 OPC SAP.xlsm

SOLTERRA ZONE C PHASE 4 OPC SAP

DETAIL

Zone C Phase 4 - Public — *Lots: 246*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: EXCAVATION (PUBLIC)	LOT	$1,600.00	105.	$168,000.00
50' PRODUCT: EXCAVATION (PUBLIC)	LOT	$2,300.00	141.	$324,300.00
SUB-TOTAL EXCAVATION				*$492,300.00*
	MCKENZIE COLLECTOR			
EXCAVATION - MCKENZIE	LS	$20,500.00	1.	$20,500.00
SUB-TOTAL MCKENZIE COLLECTOR				*$20,500.00*
TOTAL EXCAVATION			**$**	**512,800.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$3,500.00	105.	$367,500.00
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$5,100.00	141.	$719,100.00
TOTAL SANITARY SEWER SYSTEM			**$**	**1,086,600.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$3,100.00	105.	$325,500.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$4,400.00	141.	$620,400.00
SUB-TOTAL STORM SEWER SYSTEM				*$945,900.00*
	MCKENZIE COLLECTOR			
STORM SEWER SYSTEM - MCKENZIE	LS	$831,600.00	1.	$831,600.00
SUB-TOTAL MCKENZIE COLLECTOR				*$831,600.00*
TOTAL STORM SEWER SYSTEM			**$**	**1,777,500.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$4,000.00	105.	$420,000.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$5,700.00	141.	$803,700.00
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**1,223,700.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$8,000.00	105.	$840,000.00
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$11,500.00	141.	$1,621,500.00
SUB-TOTAL STREET & ALLEY PAVING				*$2,461,500.00*
	MCKENZIE COLLECTOR			
STREET & ALLEY PAVING - MCKENZIE	LS	$626,000.00	1.	$626,000.00
SUB-TOTAL MCKENZIE COLLECTOR				*$626,000.00*
TOTAL STREET & ALLEY PAVING			**$**	**3,087,500.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PUBLIC)	LOT	$1,000.00	105.	$105,000.00
50' PRODUCT: RETAINING WALLS (PUBLIC)	LOT	$1,500.00	141.	$211,500.00
TOTAL RETAINING WALLS			**$**	**316,500.00**

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

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SOLTERRA ZONE C PHASE 4 OPC SAP

DETAIL

Zone C Phase 4 - Public — *Lots: 246*

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
		EROSION CONTROL		
40' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$100.00	105.	$10,500.00
50' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$150.00	141.	$21,150.00
SUB-TOTAL EROSION CONTROL				*$31,650.00*
		MCKENZIE COLLECTOR		
MISCELLANEOUS - MCKENZIE	LS	$23,200.00	1.	$23,200.00
SUB-TOTAL MCKENZIE COLLECTOR				*$23,200.00*
TOTAL MISCELLANEOUS ITEMS				**$ 54,850.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 4	LS	$581,400.00	1.	$581,400.00
TOTAL LANDSCAPING				**$ 581,400.00**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
		MUNICIPALITY & JURISDICTIONAL FEES		
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	$ 8,640,850.00	$346,000.00
GEOTECH TESTING (PAVING & UTILITIES)	PERCENT	1.0%	$ 512,800.00	$5,500.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 8,059,450.00	$16,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$368,000.00*
		PROFESSIONAL FEES		
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	$2,300.00	246.	$565,800.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0%	$ 581,400.00	$41,000.00
SUB-TOTAL PROFESSIONAL FEES				*$606,800.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 974,800.00**

SUMMARY		
A. EXCAVATION		$ 512,800.00
B. SANITARY SEWER SYSTEM		$ 1,086,600.00
C. STORM SEWER SYSTEM		$ 1,777,500.00
D. WATER DISTRIBUTION SYSTEM		$ 1,223,700.00
E. STREET & ALLEY PAVING		$ 3,087,500.00
F. RETAINING WALLS		$ 316,500.00
G. MISCELLANEOUS ITEMS		$ 54,850.00
H. LANDSCAPING		$ 581,400.00
I. ENGINEERING/TESTING/INSPECTION		$ 974,800.00
SUB-TOTAL:		*$9,615,650.00*
OVERALL CONTINGENCIES:	10%	*$962,000.00*
TOTAL CONSTRUCTION COSTS:		**$10,577,650.00**
LOT COUNT:	*246*	*COST / LOT:* *$43,000*
NET DEVELOPABLE ACREAGE:	*50.57*	*COST / DEVELOPABLE ACRE:* *$209,200*
TOTAL GROSS ACREAGE:	*73.24*	*COST / GROSS ACRE:* *$144,500*

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

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SOLTERRA ZONE C
REMAINDER OPC SAP

SUMMARY

OVERALL SUMMARY		
A. EXCAVATION	$	1,043,129
B. SANITARY SEWER SYSTEM	$	1,141,619
C. STORM SEWER SYSTEM	$	1,205,236
D. WATER DISTRIBUTION SYSTEM	$	899,069
E. STREET & ALLEY PAVING	$	1,841,175
F. RETAINING WALLS	$	659,623
G. MISCELLANEOUS ITEMS	$	375,805
H. LANDSCAPING	$	661,526
I. ENGINEERING/TESTING/INSPECTION	$	1,098,300
SUB-TOTAL:	*$*	*8,925,482*
10% CONTINGENCY:	*$*	*892,700*
TOTAL CONSTRUCTION COSTS:	**$**	**9,817,682**
LOT COUNT:		*164*
COST / LOT:		*$59,900*

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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SOLTERRA ZONE C REMAINDER OPC SAP - PID

NOTES

GENERAL

1. This estimate is based on construction plans and costs for Solterra South, Phase 2-5.
2. The tract is located within the City of Mesquite.
3. This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
4. Unit prices do not reflect rock excavation.
5. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
6. Impact fees, assessments, credits, etc. are not included in the estimate.
7. This estimate does not include tree survey or tree mitigations.
8. This estimate is based on environmental reports and wetlands determinations.
9. The fees listed were provided by The City of Mesquite.

SANITARY SEWER

1. This estimate assumes connection to the existing sanitary sewer line. No costs for improvements to existing sewer lines are anticipated in this estimate.
2. Sewer testing includes T.V. testing.

STORM DRAINAGE

1. FEMA processing not required

WATER

1. This estimate assumes that the tract is supplied water by the City of Mesquite.
2. Water line includes all fittings, tees, crosses, reducers etc.
3. Fire hydrant assembly includes all fittings, tees, and valves.
4. Assumes all waterlines are less than 10' deep.
5. This estimate was performed without the benefit of a water model.
6. This estimate does not include cost to remove and relocate existing waterlines.
7. This estimate assumes no water wells are on site.

PAVING

1. This estimate is based on the following street section:
   51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade
   20' ROW: 12' E-E, 8-5-8" reinforced concrete with 6" lime subgrade
2. Estimate does not include median paving and/or pavers.

MISCELLANEOUS

1. This estimate includes costs for the relocation of existing overhead electric.
2. This estimate assumes there are no existing gas lines.
3. Franchise costs to deliver electricity are not included in this estimate.
4. Franchise costs to deliver gas are included in this estimate at $500 per lot.
5. This cost estimate does not include county plat filling costs.

LANDSCAPING

1. Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE C REMAINDER OPC SAP

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SOLTERRA ZONE C REMAINDER OPC SAP

SUMMARY

	Zone C Remainder - Private	Zone C Remainder - PID	Zone C Remainder Total
OVERALL SUMMARY			
A. EXCAVATION	$ 739,981.00	$ 303,148	$ 1,043,129
B. SANITARY SEWER SYSTEM		$ 1,141,619	$ 1,141,619
C. STORM SEWER SYSTEM		$ 1,205,236	$ 1,205,236
D. WATER DISTRIBUTION SYSTEM		$ 899,069	$ 899,069
E. STREET & ALLEY PAVING		$ 1,841,175	$ 1,841,175
F. RETAINING WALLS	$ 602,864.00	$ 56,759	$ 659,623
G. MISCELLANEOUS ITEMS	$ 241,871.00	$ 133,934	$ 375,805
H. LANDSCAPING	$ 264,303.77	$ 397,222	$ 661,526
I. ENGINEERING/TESTING/INSPECTION	$ 310,100.00	$ 788,200	$ 1,098,300
SUB-TOTAL:	$ 2,159,120	$ 6,766,362	$ 8,925,482
10% CONTINGENCY:	*$ 216,000*	*$ 676,700*	*$ 892,700*
TOTAL CONSTRUCTION COSTS:	**$2,375,120**	**$7,443,062**	**$ 9,817,682**
LOT COUNT:	*164*	*164*	*164*
COST / LOT:	*$14,500*	*$45,400*	*$59,900*

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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SOLTERRA ZONE C
REMAINDER OPC SAP

DETAIL

ZONE C REMAINDER - PRIVATE *Lots: 164* ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: EXCAVATION (PRIVATE)	LOT	$4,027.00	85.	$342,295.00
50' PRODUCT: EXCAVATION (PRIVATE)	LOT	$5,034.00	79.	$397,686.00
TOTAL EXCAVATION			**$**	**739,981.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM			**$**	**0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL STORM SEWER SYSTEM			**$**	**0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL STREET & ALLEY PAVING			**$**	**0.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$3,281.00	85.	$278,885.00
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$4,101.00	79.	$323,979.00
TOTAL RETAINING WALLS			**$**	**602,864.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$323.00	85.	$27,455.00
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$404.00	79.	$31,916.00
SUB-TOTAL MISCELLANEOUS ITEMS				*$59,371.00*
	ROW DEDICATION			
ROW DEDICATION - ZONE C REMAINDER	ACRE	$25,000.00	7.3	$182,500.00
SUB-TOTAL ROW DEDICATION				*$182,500.00*
TOTAL MISCELLANEOUS ITEMS			**$**	**241,871.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - ZONE C REMAINDER (PRIVATE)	LS	$264,303.77	1.	$264,303.77
TOTAL LANDSCAPING			**$**	**264,303.77**

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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SOLTERRA ZONE C
REMAINDER OPC SAP

DETAIL

ZONE C REMAINDER - PRIVATE *Lots: 164* ||

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0%	$ 1,849,019.77	$18,500.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0%	$ 739,981.00	$7,400.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 1,584,716.00	$3,200.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	$750.00	164.	$123,000.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0%	$ 264,303.77	$18,600.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$350.00	164.	$57,400.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	$500.00	164.	$82,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	$0.00	164.	$0.00
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 310,100.00**

SUMMARY		
A. EXCAVATION	$	739,981.00
B. SANITARY SEWER SYSTEM	$	-
C. STORM SEWER SYSTEM	$	-
D. WATER DISTRIBUTION SYSTEM	$	-
E. STREET & ALLEY PAVING	$	-
F. RETAINING WALLS	$	602,864.00
G. MISCELLANEOUS ITEMS	$	241,871.00
H. LANDSCAPING	$	264,303.77
I. ENGINEERING/TESTING/INSPECTION	$	310,100.00
SUB-TOTAL:		*$2,159,119.77*
OVERALL CONTINGENCIES:	10%	*$216,000.00*
TOTAL CONSTRUCTION COSTS:		**$2,375,119.77**
LOT COUNT: *164*	*COST / LOT:*	*$14,500*

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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SOLTERRA ZONE C
REMAINDER OPC SAP

DETAIL

ZONE C REMAINDER - PID *Lots: 164* ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: EXCAVATION (PUBLIC)	LOT	$1,650.00	85.	$140,250.00
50' PRODUCT: EXCAVATION (PUBLIC)	LOT	$2,062.00	79.	$162,898.00
TOTAL EXCAVATION			**$**	**303,148.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$6,213.00	85.	$528,105.00
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$7,766.00	79.	$613,514.00
TOTAL SANITARY SEWER SYSTEM			**$**	**1,141,619.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$6,559.00	85.	$557,515.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$8,199.00	79.	$647,721.00
TOTAL STORM SEWER SYSTEM			**$**	**1,205,236.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
40' PRODUCT: WATER DISTRIBUTION SYSTEM	LOT	$4,893.00	85.	$415,905.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM	LOT	$6,116.00	79.	$483,164.00
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**899,069.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
40' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$10,020.00	85.	$851,700.00
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$12,525.00	79.	$989,475.00
TOTAL STREET & ALLEY PAVING			**$**	**1,841,175.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PUBLIC)	LOT	$309.00	85.	$26,265.00
50' PRODUCT: RETAINING WALLS (PUBLIC)	LOT	$386.00	79.	$30,494.00
TOTAL RETAINING WALLS			**$**	**56,759.00**

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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SOLTERRA ZONE C
REMAINDER OPC SAP

DETAIL

ZONE C REMAINDER - PID *Lots: 164* ||

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$729.00	85.	$61,965.00
50' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	$911.00	79.	$71,969.00
TOTAL MISCELLANEOUS ITEMS			**$**	**133,934.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - ZONE C REMAINDER	LS	$397,222.23	1.	$397,222.23
TOTAL LANDSCAPING			**$**	**397,222.23**

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	$ 5,524,181.00	$221,000.00
GEOTECH TESTING (PAVING & UTILITIES)	PERCENT	1.0%	$ 5,087,099.00	$50,900.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 5,580,940.00	$11,200.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$283,100.00*
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - (PID)	LOT	$2,300.00	164.	$377,200.00
LANDSCAPE ARCHITECT FEE - PH 1 (PID)	PERCENT	7.0%	$ 397,222.23	$27,900.00
SUB-TOTAL PROFESSIONAL FEES				*$405,100.00*
FRANCHISE FEES				
OVERHEAD ELECTRIC RELOCATION ALLOWANCE	LS	$100,000.00	1.	$100,000.00
SUB-TOTAL FRANCHISE FEES				*$100,000.00*
TOTAL ENGINEERING/TESTING/INSPECTION			**$**	**788,200.00**

SUMMARY		
A. EXCAVATION	$	303,148.00
B. SANITARY SEWER SYSTEM	$	1,141,619.00
C. STORM SEWER SYSTEM	$	1,205,236.00
D. WATER DISTRIBUTION SYSTEM	$	899,069.00
E. STREET & ALLEY PAVING	$	1,841,175.00
F. RETAINING WALLS	$	56,759.00
G. MISCELLANEOUS ITEMS	$	133,934.00
H. LANDSCAPING	$	397,222.23
I. ENGINEERING/TESTING/INSPECTION	$	788,200.00
SUB-TOTAL:		*$6,766,362.23*
OVERALL CONTINGENCIES:	10%	*$676,700.00*
TOTAL CONSTRUCTION COSTS:		**$7,443,062.23**
LOT COUNT: *164*	*COST / LOT:*	*$45,400*

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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SOLTERRA ZONE B
OPC SAP

SUMMARY

OVERALL SUMMARY		
A. EXCAVATION	$	8,992,485
B. SANITARY SEWER SYSTEM	$	6,234,388
C. STORM SEWER SYSTEM	$	6,935,781
D. WATER DISTRIBUTION SYSTEM	$	5,330,630
E. STREET & ALLEY PAVING	$	15,164,060
F. RETAINING WALLS	$	4,692,750
G. MISCELLANEOUS ITEMS	$	2,302,394
H. LANDSCAPING	$	8,409,063
I. ENGINEERING/TESTING/INSPECTION	$	7,560,300
SUB-TOTAL:	*$*	*65,621,851*
10% CONTINGENCY:	*$*	*6,562,300*
TOTAL CONSTRUCTION COSTS:	**$**	**72,184,151**
LOT COUNT:		*751*
COST / LOT:		*$96,200*
NET DEVELOPABLE ACREAGE:		
COST / DEVELOPABLE ACRE:		
TOTAL GROSS ACREAGE:		
COST / GROSS ACRE:		

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

NOTES

GENERAL

1. OPC dated July 27, 2022, was updated to reflect revised pricing for Zone B, PID, Private and Zone Improvements.
2. This estimate of probable cost was prepared for the concept plan by LJA.
3. The tract is located within the City of Mesquite, within Mesquite ISD.
4. This estimate is based on cost "pet lot" averages from nearby developments and considers the density of the development.
5. This estimate uses the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
6. This estimate approximates moisture conditioning costs based on a preliminary geotechnical report for Lucas Farms. It is assumed that 100% of lots will require moisture conditioning at a depth of 6'.
7. Unit prices do not reflect rock excavation.
8. This estimate was prepared utilizing topographic assumptions based on 2 ft LIDAR contours sourced from Vargis and identifies an approximate mean site grade of 5.7%.
9. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
10. Impact fees, assessments, credits, etc. are not included in the estimate.
11. This estimate does not include tree survey or tree mitigations.
12. This estimate is based on environmental reports and wetlands determinations.
13. Costs of a flood study and FEMA processing are included in this estimate.
14. Any offsite easements and Right-of-Way acquisitions are the responsibility of the developer.
15. The fees listed were provided by The City of Mesquite.
16. This estimate assumes Lucas Boulevard improvements will be constructed by others.
17. This estimate was prepared without the benefit of an environmental report or wetlands. The National Wetlands Inventory maps denote that wetlands and other jurisdictional features may be present on site and proposed lots and roads may potentially cross these features.

WATER

1. Unit prices for Zone water lines includes all necessary fire hydrants, fittings, tees, valves, crosses, etc.
2. Assumes all waterlines are less than 10' deep.
3. This estimate was performed without the benefit of a water model.
4. This estimate does not include cost to remove and relocate existing waterlines.
5. This estimate assumes a 12" waterline will be needed.
6. This estimate does not include the costs for any transmission water mains.

SANITARY SEWER

1. This estimate assumes connection to the existing sanitary sewer transmission lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
2. Unit prices for Zone sanitary sewer lines include all necessary manholes, trench safety, testing, etc.
3. Sewer testing includes TV testing.
4. This estimate was produced without the benefit of a comprehensive sewer study. Additional costs may occur due to extra deep or parallel sewer lines.

STORM DRAINAGE

1. This estimate was prepared without the benefit of a flood study and a floodplain water surface elevation analysis.
2. Costs for studies, easement releases, analysis of regional dams are not included in this estimate.
3. This estimate assumes any out-of-phase and offsite easements will be obtained for a drainage easement for storm outfalls. The costs associated with this are not included in this estimate.

GRADING

1. This estimate assumes a grading permit fee per the City of Mesquite. Fee includes a $100 permit fee, $500 for the 1st Acre of disturbed land, and $100 for each additional acre (rounded up). For this estimate disturbed acres are assumed to be the net developable acres.

PAVING

1. This estimate is based on the following street section:

60' ROW Undivided: 37' B-B, 8" reinforced concrete (section has a 4.32" crown based on City of Mesquite max 2% cross slope)

51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade (section has a 3.60" crow) (not a City of Mesquite section)

80' ROW Divided: 2 x 21' B-B, 8" reinforced concrete with 8" lime subgrade

20' ROW: 12' E-E, 8" reinforced concrete with 6" lime subgrade (section has a 5" invert)

City of Mesquite has the above dimensions for alleys in their manual, however their detail has an 18' ROW.

Residential Roundabout entry lanes: 19' B-B, 8" reinforced concrete with 8" lime subgrade

Residential Roundabout: 8" reinforced concrete with 8" lime subgrade (Truck apron included)

City of Mesquite does not have a roundabout detail, Highbridge roundabout from city of Crandall was assumed

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2 This estimate uses a Traffic Impact Analysis, produced by LJA and dated June 2020.

- Offsite recommended improvements are assumed as a 0% shared cost to the Solterra development. It is assumed these improvements will be City projects and funded from the Road Impact Fee program.
- This estimate assumes any additional proposed left and right turn lanes, not shown on the 99% plans to be additional cost. This estimate includes 1 left turn lane on Faithon P. Lucas, Sr. Boulevard.

3 Estimate does not include costs for road signalization; additional pavement markings and traffic signs may be required.

4 This estimate assumes the Lucas Boulevard improvements (including roundabout) will be constructed by others.

5 Street paving costs for Zone infrastructure include reinforced concrete pavement, subgrade preparation, hydrated lime, street lights, barrier free ramps, striping/markings, street signs, road excavation, erosion control, seeding, conduit crossings, and storm infrastructure. This estimate assumes that a 36" RCP pipe will be required along the length of the master streets, with 21" RCP laterals, 10' inlets, and 4' manholes spaced accordingly.

MISCELLANEOUS

1 Electricity is not included in this estimate.

2 This estimate includes an allowance for gas at $500 per lot.

3 This estimate assumes there are no existing gas lines.

4 This cost estimate does not include county plat filling costs.

5 This estimate includes an allowance for franchise utility relocations.

LANDSCAPING

1 Hardscaping and landscaping are included in this estimate.

2 This estimate includes a cost allowance for landscape improvements for the Lucas Boulevard roundabout being constructed by others.

OPINION OF PROBABLE COST- SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B
OPC SAP

SUMMARY

	Zone B - Private	Zone B - PID	Zone B Improvements	Zone B Total
OVERALL SUMMARY				
A. EXCAVATION	$ 3,317,940	$ 4,274,545	$ 1,400,000	$ 8,992,485
B. SANITARY SEWER SYSTEM		$ 5,651,170	$ 583,218	$ 6,234,388
C. STORM SEWER SYSTEM		$ 4,593,300	$ 2,342,481	$ 6,935,781
D. WATER DISTRIBUTION SYSTEM		$ 4,433,700	$ 896,930	$ 5,330,630
E. STREET & ALLEY PAVING		$ 9,551,360	$ 5,612,700	$ 15,164,060
F. RETAINING WALLS	$ 4,442,750	$ 250,000		$ 4,692,750
G. MISCELLANEOUS ITEMS	$ 2,302,394			$ 2,302,394
H. LANDSCAPING	$ 5,020,215	$ 1,527,862	$ 1,860,986	$ 8,409,063
I. ENGINEERING/TESTING/INSPECTION	$ 1,777,400	$ 3,474,400	$ 2,308,500	$ 7,560,300
SUB-TOTAL:	$ 16,860,699	$ 33,756,337	$ 15,004,815	$ 65,621,851
10% CONTINGENCY:	*$1,686,100*	*$3,375,700*	*$1,500,500*	*$6,562,300*
TOTAL CONSTRUCTION COSTS:	**$18,546,799**	**$37,132,037**	**$16,505,315**	**$72,184,151**
LOT COUNT:	*751*	*751*	*751*	*751*
COST / LOT:	*$24,700*	*$49,500*	*$22,000*	*$96,200*
NET DEVELOPABLE ACREAGE:				
COST / DEVELOPABLE ACRE:				
TOTAL GROSS ACREAGE:				
COST / GROSS ACRE:				

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

DETAIL

ZONE B - PRIVATE *Lots: 751* ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: EXCAVATION (PRIVATE)	LOT	$3,360.00	83.	$278,880.00
50' PRODUCT: EXCAVATION (PRIVATE)	LOT	$4,200.00	425.	$1,785,000.00
60' PRODUCT: EXCAVATION (PRIVATE)	LOT	$4,920.00	178.	$875,760.00
70' PRODUCT: EXCAVATION (PRIVATE)	LOT	$5,820.00	65.	$378,300.00
TOTAL EXCAVATION			**$**	**3,317,940.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM			**$**	**0.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL STORM SEWER SYSTEM			**$**	**0.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**0.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TOTAL STREET & ALLEY PAVING			**$**	**0.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$4,600.00	83.	$381,800.00
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$5,600.00	425.	$2,380,000.00
60' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$6,650.00	178.	$1,183,700.00
70' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	$7,650.00	65.	$497,250.00
TOTAL RETAINING WALLS			**$**	**4,442,750.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$1,140.00	83.	$94,620.00
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$1,440.00	425.	$612,000.00
60' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$1,560.00	178.	$277,680.00
70' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	$1,620.00	65.	$105,300.00
ROW DEDICATION	ACRE	$22,882.90	53.	$1,212,793.70
TOTAL MISCELLANEOUS ITEMS			**$**	**2,302,393.70**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
HERITAGE PARK - PRIVATE	LS	$1,925,000.00	1.	$1,925,000.00
PECAN GROVE - PRIVATE	LS	$1,045,000.00	1.	$1,045,000.00
NEIGHBORHOOD POCKET PARKS - PRIVATE	LS	$1,980,000.00	1.	$1,980,000.00
ENHANCED MONUMENTATION - PRIVATE	LS	$70,215.20	1.	$70,215.20
TOTAL LANDSCAPING			**$**	**5,020,215.20**

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

DETAIL

ZONE B - PRIVATE *Lots: 751* ||

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*
		MUNICIPALITY & JURISDICTIONAL FEES		
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0%	$ 15,083,298.90	$150,900.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0%	3,317,940.	$33,200.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 10,063,083.70	$20,200.00
GRADING PERMIT FEE	LS	$20,000.00	1.	$20,000.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$224,300.00*
		PROFESSIONAL FEES		
RESIDENTIAL ENGINEERING/SURVEYING FEES	LOT	$750.00	751.	$563,250.00
LANDSCAPE ARCHITECT FEE - PRIVATE	PERCENT	7.0%	$ 5,020,215.20	$351,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	$350.00	751.	$262,850.00
SUB-TOTAL PROFESSIONAL FEES				*$1,177,600.00*
		FRANCHISE FEES		
GAS DISTRIBUTION ALLOWANCE	LOT	$500.00	751.	$375,500.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	$0.00	751.	$0.00
SUB-TOTAL FRANCHISE FEES				*$375,500.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 1,777,400.00**

SUMMARY		
A. EXCAVATION	$	3,317,940.00
B. SANITARY SEWER SYSTEM	$	-
C. STORM SEWER SYSTEM	$	-
D. WATER DISTRIBUTION SYSTEM	$	-
E. STREET & ALLEY PAVING	$	-
F. RETAINING WALLS	$	4,442,750.00
G. MISCELLANEOUS ITEMS	$	2,302,393.70
H. LANDSCAPING	$	5,020,215.20
I. ENGINEERING/TESTING/INSPECTION	$	1,777,400.00
SUB-TOTAL:		*$16,860,698.90*
OVERALL CONTINGENCIES:	10%	*$1,686,100.00*
TOTAL CONSTRUCTION COSTS:		**$18,546,798.90**
LOT COUNT: *751*	*COST / LOT:*	*$24,700*
LF OF STREET: -	*COST / LF OF STREET:*	-
NET DEVELOPABLE ACREAGE:	*COST / DEVELOPABLE ACRE:*	-
TOTAL GROSS ACREAGE:	*COST / GROSS ACRE:*	-

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

DETAIL

ZONE B - PID *Lots: 751* ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: EXCAVATION (PUBLIC)	LOT	$4,042.00	83.	$335,486.00
50' PRODUCT: EXCAVATION (PUBLIC)	LOT	$5,680.00	425.	$2,414,000.00
60' PRODUCT: EXCAVATION (PUBLIC)	LOT	$6,223.00	178.	$1,107,694.00
70' PRODUCT: EXCAVATION (PUBLIC)	LOT	$6,421.00	65.	$417,365.00
TOTAL EXCAVATION			**$**	**4,274,545.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$5,950.00	83.	$493,850.00
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$7,420.00	425.	$3,153,500.00
60' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$8,190.00	178.	$1,457,820.00
70' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	$8,400.00	65.	$546,000.00
TOTAL SANITARY SEWER SYSTEM			**$**	**5,651,170.00**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$4,800.00	83.	$398,400.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$6,060.00	425.	$2,575,500.00
60' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$6,600.00	178.	$1,174,800.00
70' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	$6,840.00	65.	$444,600.00
TOTAL STORM SEWER SYSTEM			**$**	**4,593,300.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
40' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$4,680.00	83.	$388,440.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$5,820.00	425.	$2,473,500.00
60' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$6,420.00	178.	$1,142,760.00
70' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	$6,600.00	65.	$429,000.00
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**4,433,700.00**

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
40' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$10,010.00	83.	$830,830.00
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$12,530.00	425.	$5,325,250.00
60' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$13,860.00	178.	$2,467,080.00
70' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	$14,280.00	65.	$928,200.00
TOTAL STREET & ALLEY PAVING			**$**	**9,551,360.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RETAINING WALLS - PID	LS	$250,000.00	1.	$250,000.00
TOTAL RETAINING WALLS			**$**	**250,000.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS			**$**	**0.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PEDESTRIAN BRIDGE - PID	LS	$453,750.00	1.	$453,750.00
12' CITY TRAIL - PID	LS	$353,346.40	1.	$353,346.40
LANDSCAPE/HARDSCAPE IMPROVEMENTS - PID	LS	$720,765.67	1.	$720,765.67
TOTAL LANDSCAPING			**$**	**1,527,862.07**

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

DETAIL

ZONE B - PID *Lots: 751* ||

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*
		MUNICIPALITY & JURISDICTIONAL FEES		
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	$ 28,504,075.00	$1,140,200.00
GEOTECH TESTING (PAVING & UTILITIES)	PERCENT	1.0%	24,229,530.	$242,300.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 28,754,075.00	$57,600.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$1,440,100.00*
		PROFESSIONAL FEES		
RESIDENTIAL ENGINEERING/SURVEYING FEES - PID	LOT	$2,300.00	751.	$1,727,300.00
RESIDENT PROJECT ENGINEER - PID	LS	$200,000.00	1.	$200,000.00
LANDSCAPE ARCHITECT FEE - PID	PERCENT	7.0%	$ 1,527,862.07	$107,000.00
SUB-TOTAL PROFESSIONAL FEES				*$2,034,300.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 3,474,400.00**

SUMMARY		
A. EXCAVATION	$	4,274,545.00
B. SANITARY SEWER SYSTEM	$	5,651,170.00
C. STORM SEWER SYSTEM	$	4,593,300.00
D. WATER DISTRIBUTION SYSTEM	$	4,433,700.00
E. STREET & ALLEY PAVING	$	9,551,360.00
F. RETAINING WALLS	$	250,000.00
G. MISCELLANEOUS ITEMS	$	-
H. LANDSCAPING	$	1,527,862.07
I. ENGINEERING/TESTING/INSPECTION	$	3,474,400.00
SUB-TOTAL:		*$33,756,337.07*
OVERALL CONTINGENCIES:	10%	*$3,375,700.00*
TOTAL CONSTRUCTION COSTS:		**$37,132,037.07**

LOT COUNT:	*751*	*COST / LOT:*	*$49,500*
LF OF STREET:	-	*COST / LF OF STREET:*	-
NET DEVELOPABLE ACREAGE:	-	*COST / DEVELOPABLE ACRE:*	-
TOTAL GROSS ACREAGE:	-	*COST / GROSS ACRE:*	-

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

DETAIL

ZONE B IMPROVEMENTS *Lots: 751 ||*

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
FLOODPLAIN IMPROVEMENTS - ZONE B	LS	$800,000.00	1.	$800,000.00
SITE PREP/REMEDIATION ALLOWANCE	LS	$600,000.00	1.	$600,000.00
TOTAL EXCAVATION			**$**	**1,400,000.00**

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
10" SDR-26 PVC SS PIPE	LF	$89.34	1,670.	$149,197.80
12" SDR-26 PVC SS PIPE	LF	$104.97	2,030.	$213,089.10
15" SDR-26 PVC SS PIPE	LF	$97.61	865.	$84,432.65
4' DIAMETER MANHOLE	EA	$7,852.10	10.	$78,521.00
CONNECT TO EXISTING MANHOLE	EA	$20,000.00	2.	$40,000.00
ADJUST EXISTING MANHOLE	EA	$1,000.00	2.	$2,000.00
TRENCH SAFETY	LF	$2.00	4,565.	$9,130.00
TESTING (EXCLUDING GEOTECH)	LF	$1.50	4,565.	$6,847.50
BONDS	PERCENT	2.0% $	571,518.05	$11,700.00
TOTAL SANITARY SEWER SYSTEM			**$**	**583,218.05**

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
	ZONE B - CULVERT E			
2 - 7' X 5' MBC	LF	$1,212.50	90.	$109,125.00
2 - 7' X 5' WINGWALL	EA	$30,000.00	2.	$60,000.00
12" GROUTED ROCK RIPRAP	SY	$98.00	372.	$36,456.00
PEDESTRIAN RAIL	LF	$150.00	216.	$32,400.00
CREEK EROSION CONTROL ALLOWANCE	LS	$150,000.00	1.	$150,000.00
TRENCH SAFETY	LF	$2.00	90.	$180.00
T.V. TESTING	LF	$2.00	90.	$180.00
BONDS	PERCENT	2.0% $	380,541.00	$7,800.00
SUB-TOTAL ZONE B - CULVERT E				*$388,341.00*
	ZONE B - CULVERT F			
3 - 8' X 5' MBC	LF	$1,300.00	90.	$117,000.00
3 - 8' X 5' WINGWALL	EA	$30,000.00	2.	$60,000.00
12" GROUTED ROCK RIPRAP	SY	$98.00	780.	$76,440.00
PEDESTRIAN RAIL	LF	$150.00	216.	$32,400.00
TRENCH SAFETY	LF	$2.00	90.	$180.00
CREEK EROSION CONTROL ALLOWANCE	LS	$150,000.00	1.	$150,000.00
T.V. TESTING	LF	$2.00	90.	$180.00
BONDS	PERCENT	2.0% $	427,400.00	$8,800.00
SUB-TOTAL ZONE B - CULVERT F				*$436,200.00*
	ZONE B IMPROVEMENTS			
FLOOD EROSION CONTROL ARMORING	SY	$162.00	9,370.	$1,517,940.00
SUB-TOTAL ZONE B IMPROVEMENTS				*$1,517,940.00*
TOTAL STORM SEWER SYSTEM			**$**	**2,342,481.00**

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
12" WATERLINE (ZONE B)	LF	$259.00	3,270.	$846,930.00
EXISTING WATER WELL IMPROVEMENTS	LS	$50,000.00	1.	$50,000.00
TOTAL WATER DISTRIBUTION SYSTEM			**$**	**896,930.00**

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

DETAIL

ZONE B IMPROVEMENTS *Lots: 751* ||

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TURNLANE IMPROVEMENTS	EA	$200,000.00	1.	$200,000.00
COLLECTOR STREET (60' ROW - 37' B-B)	LF	$1,130.00	4,790.	$5,412,700.00
TOTAL STREET & ALLEY PAVING			**$**	**5,612,700.00**

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS			**$**	**0.00**

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS			**$**	**0.00**

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE/HARDSCAPE IMPROVEMENTS - ZONE B	LS	$1,360,985.52	1.	$1,360,985.52
LUCAS BLVD ROUNDABOUT ALLOWANCE - ZONE B	LS	$500,000.00	1.	$500,000.00
TOTAL LANDSCAPING			**$**	**1,860,985.52**

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

DETAIL

ZONE B IMPROVEMENTS *Lots: 751* ||

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*
		MUNICIPALITY & JURISDICTIONAL FEES		
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	$ 10,835,329.05	$433,500.00
GEOTECH TESTING (PAVING & UTILITIES)	PERCENT	1.0%	9,435,329.05	$94,400.00
PLAN REVIEW FEE	PERCENT	0.2%	$ 10,835,329.05	$21,700.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				*$549,600.00*
		PROFESSIONAL FEES		
RESIDENTIAL ENGINEERING/SURVEYING FEES - ZONE	PERCENT	10.0%	$ 10,835,329.05	$1,083,600.00
LANDSCAPE ARCHITECT FEE - ZONE	PERCENT	7.0%	$ 1,860,985.52	$130,300.00
SITE PLAN - ZONE	LS	$90,000.00	1.	$90,000.00
FLOOD STUDY	LS	$90,000.00	1.	$90,000.00
LOMR	LS	$60,000.00	1.	$60,000.00
ENVIRONMENTAL ASSESSMENT	LS	$25,000.00	1.	$25,000.00
MASS GRADING ANALYSIS	LS	$150,000.00	1.	$150,000.00
TIA UPDATE	LS	$30,000.00	1.	$30,000.00
SUB-TOTAL PROFESSIONAL FEES				*$1,658,900.00*
		FRANCHISE FEES		
FRANCHISE UTILITY RELOCATION ALLOWANCE	LS	$100,000.00	1.	$100,000.00
SUB-TOTAL FRANCHISE FEES				*$100,000.00*
TOTAL ENGINEERING/TESTING/INSPECTION				**$ 2,308,500.00**

SUMMARY			
A. EXCAVATION			$ 1,400,000.00
B. SANITARY SEWER SYSTEM			$ 583,218.05
C. STORM SEWER SYSTEM			$ 2,342,481.00
D. WATER DISTRIBUTION SYSTEM			$ 896,930.00
E. STREET & ALLEY PAVING			$ 5,612,700.00
F. RETAINING WALLS			$ -
G. MISCELLANEOUS ITEMS			$ -
H. LANDSCAPING			$ 1,860,985.52
I. ENGINEERING/TESTING/INSPECTION			$ 2,308,500.00
SUB-TOTAL:			*$15,004,814.57*
OVERALL CONTINGENCIES:		10%	*$1,500,500.00*
TOTAL CONSTRUCTION COSTS:			**$16,505,314.57**
LOT COUNT:	*751*	*COST / LOT:*	*$22,000*
LF OF STREET:	-	*COST / LF OF STREET:*	-
NET DEVELOPABLE ACREAGE:	-	*COST / DEVELOPABLE ACRE:*	-
TOTAL GROSS ACREAGE:	-	*COST / GROSS ACRE:*	-

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

PATH. S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20220727 - Solterra Zone B OPC SAP\405.3 MS Office\Solterra Zone B OPC SAP.xlsm

APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Improvement Area A-1.1

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4

Improvement Area A-1.2

- Lot Type 5
- Lot Type 6
- Lot Type 7
- Lot Type 8

Improvement Area A-1.3

- Lot Type 9

Improvement Area A-2

- Improvement Area A-2 Initial Parcel
- Lot Type 16
- Lot Type 17

Improvement Area A-3.1

- Improvement Area A-3.1 Initial Parcel
- Lot Type 18
- Lot Type 19

Improvement Area A-3.2

- Improvement Area A-3.2 Initial Parcel
- Lot Type 20
- Lot Type 21

Improvement Area A-4

- Improvement Area A-4 Initial Parcel
- Lot Type 22
- Lot Type 23

- Lot Type 24

Improvement Area A-5

- Lot Type 25

Improvement Area C-1

- Lot Type 10
- Lot Type 11

Improvement Area C-2

- Lot Type 12
- Lot Type 13

Improvement Area C-3

- Lot Type 14
- Lot Type 15

Improvement Area C-4

- Improvement Area C-4 Initial Parcel
- Lot Type 26
- Lot Type 27

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.1 LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.1 LOT TYPE 1 PRINCIPAL ASSESSMENT: $32,025.37

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.1 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 508.52	$ 1,783.81	$ 160.13	$ 112.64	$ 2,565.10
2027	$ 531.51	$ 1,759.66	$ 157.58	$ 102.34	$ 2,551.08
2028	$ 557.36	$ 1,734.41	$ 154.93	$ 104.38	$ 2,551.08
2029	$ 586.09	$ 1,707.94	$ 152.14	$ 106.47	$ 2,552.64
2030	$ 614.82	$ 1,680.10	$ 149.21	$ 108.60	$ 2,552.73
2031	$ 643.55	$ 1,650.89	$ 146.14	$ 110.77	$ 2,551.35
2032	$ 678.03	$ 1,615.50	$ 142.92	$ 112.99	$ 2,549.43
2033	$ 718.25	$ 1,578.21	$ 139.53	$ 115.25	$ 2,551.23
2034	$ 758.47	$ 1,538.70	$ 135.94	$ 117.55	$ 2,550.66
2035	$ 798.69	$ 1,496.99	$ 132.14	$ 119.90	$ 2,547.73
2036	$ 844.66	$ 1,453.06	$ 128.15	$ 122.30	$ 2,548.17
2037	$ 893.50	$ 1,406.60	$ 123.93	$ 124.75	$ 2,548.78
2038	$ 942.35	$ 1,357.46	$ 119.46	$ 127.24	$ 2,546.51
2039	$ 996.93	$ 1,305.63	$ 114.75	$ 129.79	$ 2,547.10
2040	$ 1,054.39	$ 1,250.80	$ 109.76	$ 132.38	$ 2,547.34
2041	$ 1,114.73	$ 1,192.81	$ 104.49	$ 135.03	$ 2,547.06
2042	$ 1,177.93	$ 1,131.50	$ 98.92	$ 137.73	$ 2,546.08
2043	$ 1,244.01	$ 1,066.71	$ 93.03	$ 140.49	$ 2,544.24
2044	$ 1,315.84	$ 998.29	$ 86.81	$ 143.30	$ 2,544.23
2045	$ 1,396.28	$ 922.63	$ 80.23	$ 146.16	$ 2,545.30
2046	$ 1,479.60	$ 842.34	$ 73.25	$ 149.09	$ 2,544.27
2047	$ 1,568.66	$ 757.27	$ 65.85	$ 152.07	$ 2,543.84
2048	$ 1,660.60	$ 667.07	$ 58.01	$ 155.11	$ 2,540.78
2049	$ 1,761.15	$ 571.58	$ 49.70	$ 158.21	$ 2,540.65
2050	$ 1,867.45	$ 470.32	$ 40.90	$ 161.38	$ 2,540.04
2051	$ 1,982.37	$ 362.94	$ 31.56	$ 164.60	$ 2,541.48
2052	$ 2,100.17	$ 248.95	$ 21.65	$ 167.90	$ 2,538.66
2053	$ 2,229.45	$ 128.19	$ 11.15	$ 171.25	$ 2,540.04
Total	**$ 32,025.37**	**$ 32,680.34**	**$ 2,882.23**	**$ 3,729.69**	**$ 71,317.62**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.1 LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.1 LOT TYPE 2 PRINCIPAL ASSESSMENT: $ $36,096.39

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 573.16	$ 2,010.57	$ 180.48	$ 126.96	$ 2,891.17
2027	$ 599.07	$ 1,983.34	$ 177.62	$ 115.35	$ 2,875.37
2028	$ 628.21	$ 1,954.89	$ 174.62	$ 117.65	$ 2,875.37
2029	$ 660.60	$ 1,925.05	$ 171.48	$ 120.01	$ 2,877.13
2030	$ 692.98	$ 1,893.67	$ 168.18	$ 122.41	$ 2,877.23
2031	$ 725.36	$ 1,860.75	$ 164.71	$ 124.85	$ 2,875.68
2032	$ 764.22	$ 1,820.86	$ 161.09	$ 127.35	$ 2,873.51
2033	$ 809.55	$ 1,778.82	$ 157.26	$ 129.90	$ 2,875.54
2034	$ 854.89	$ 1,734.30	$ 153.22	$ 132.50	$ 2,874.90
2035	$ 900.22	$ 1,687.28	$ 148.94	$ 135.15	$ 2,871.59
2036	$ 952.04	$ 1,637.77	$ 144.44	$ 137.85	$ 2,872.09
2037	$ 1,007.09	$ 1,585.41	$ 139.68	$ 140.61	$ 2,872.78
2038	$ 1,062.13	$ 1,530.02	$ 134.65	$ 143.42	$ 2,870.22
2039	$ 1,123.66	$ 1,471.60	$ 129.33	$ 146.29	$ 2,870.88
2040	$ 1,188.43	$ 1,409.80	$ 123.72	$ 149.21	$ 2,871.15
2041	$ 1,256.43	$ 1,344.43	$ 117.77	$ 152.20	$ 2,870.83
2042	$ 1,327.67	$ 1,275.33	$ 111.49	$ 155.24	$ 2,869.73
2043	$ 1,402.15	$ 1,202.31	$ 104.85	$ 158.35	$ 2,867.66
2044	$ 1,483.10	$ 1,125.19	$ 97.84	$ 161.51	$ 2,867.65
2045	$ 1,573.77	$ 1,039.91	$ 90.43	$ 164.74	$ 2,868.86
2046	$ 1,667.68	$ 949.42	$ 82.56	$ 168.04	$ 2,867.70
2047	$ 1,768.07	$ 853.53	$ 74.22	$ 171.40	$ 2,867.21
2048	$ 1,871.69	$ 751.87	$ 65.38	$ 174.83	$ 2,863.76
2049	$ 1,985.03	$ 644.24	$ 56.02	$ 178.32	$ 2,863.61
2050	$ 2,104.84	$ 530.10	$ 46.10	$ 181.89	$ 2,862.93
2051	$ 2,234.37	$ 409.08	$ 35.57	$ 185.53	$ 2,864.54
2052	$ 2,367.14	$ 280.60	$ 24.40	$ 189.24	$ 2,861.37
2053	$ 2,512.86	$ 144.49	$ 12.56	$ 193.02	$ 2,862.93
Total	**$ 36,096.39**	**$ 36,834.62**	**$ 3,248.61**	**$ 4,203.80**	**$ 80,383.42**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.1 LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.1 LOT TYPE 3 PRINCIPAL ASSESSMENT: $ $41,795.82

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.1 LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 663.66	$ 2,328.03	$ 208.98	$ 147.00	$ 3,347.67
2027	$ 693.66	$ 2,296.50	$ 205.66	$ 133.56	$ 3,329.38
2028	$ 727.41	$ 2,263.55	$ 202.19	$ 136.23	$ 3,329.38
2029	$ 764.90	$ 2,229.00	$ 198.56	$ 138.95	$ 3,331.41
2030	$ 802.40	$ 2,192.67	$ 194.73	$ 141.73	$ 3,331.53
2031	$ 839.89	$ 2,154.55	$ 190.72	$ 144.57	$ 3,329.73
2032	$ 884.89	$ 2,108.36	$ 186.52	$ 147.46	$ 3,327.23
2033	$ 937.38	$ 2,059.69	$ 182.10	$ 150.41	$ 3,329.57
2034	$ 989.87	$ 2,008.14	$ 177.41	$ 153.42	$ 3,328.83
2035	$ 1,042.36	$ 1,953.69	$ 172.46	$ 156.49	$ 3,325.00
2036	$ 1,102.36	$ 1,896.36	$ 167.25	$ 159.62	$ 3,325.58
2037	$ 1,166.10	$ 1,835.73	$ 161.74	$ 162.81	$ 3,326.38
2038	$ 1,229.84	$ 1,771.60	$ 155.90	$ 166.06	$ 3,323.41
2039	$ 1,301.08	$ 1,703.96	$ 149.76	$ 169.39	$ 3,324.18
2040	$ 1,376.07	$ 1,632.40	$ 143.25	$ 172.77	$ 3,324.49
2041	$ 1,454.81	$ 1,556.71	$ 136.37	$ 176.23	$ 3,324.12
2042	$ 1,537.30	$ 1,476.70	$ 129.10	$ 179.75	$ 3,322.85
2043	$ 1,623.54	$ 1,392.15	$ 121.41	$ 183.35	$ 3,320.44
2044	$ 1,717.28	$ 1,302.85	$ 113.29	$ 187.01	$ 3,320.44
2045	$ 1,822.26	$ 1,204.11	$ 104.71	$ 190.76	$ 3,321.83
2046	$ 1,931.00	$ 1,099.33	$ 95.59	$ 194.57	$ 3,320.49
2047	$ 2,047.23	$ 988.30	$ 85.94	$ 198.46	$ 3,319.93
2048	$ 2,167.22	$ 870.58	$ 75.70	$ 202.43	$ 3,315.93
2049	$ 2,298.45	$ 745.97	$ 64.87	$ 206.48	$ 3,315.76
2050	$ 2,437.18	$ 613.80	$ 53.37	$ 210.61	$ 3,314.97
2051	$ 2,587.16	$ 473.67	$ 41.19	$ 214.82	$ 3,316.84
2052	$ 2,740.89	$ 324.90	$ 28.25	$ 219.12	$ 3,313.17
2053	$ 2,909.62	$ 167.30	$ 14.55	$ 223.50	$ 3,314.97
Total	**$ 41,795.82**	**$ 42,650.61**	**$ 3,761.55**	**$ 4,867.56**	**$ 93,075.54**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.1 LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.1 LOT TYPE 4 PRINCIPAL ASSESSMENT: $ $48,309.46

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.1 LOT TYPE 4

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 767.09	$ 2,690.83	$ 241.55	$ 169.91	$ 3,869.38
2027	$ 801.76	$ 2,654.40	$ 237.71	$ 154.37	$ 3,848.25
2028	$ 840.77	$ 2,616.31	$ 233.70	$ 157.46	$ 3,848.25
2029	$ 884.11	$ 2,576.38	$ 229.50	$ 160.61	$ 3,850.59
2030	$ 927.44	$ 2,534.38	$ 225.08	$ 163.82	$ 3,850.73
2031	$ 970.78	$ 2,490.33	$ 220.44	$ 167.10	$ 3,848.65
2032	$ 1,022.79	$ 2,436.94	$ 215.59	$ 170.44	$ 3,845.75
2033	$ 1,083.46	$ 2,380.68	$ 210.47	$ 173.85	$ 3,848.47
2034	$ 1,144.14	$ 2,321.09	$ 205.06	$ 177.33	$ 3,847.61
2035	$ 1,204.81	$ 2,258.16	$ 199.34	$ 180.87	$ 3,843.18
2036	$ 1,274.15	$ 2,191.90	$ 193.31	$ 184.49	$ 3,843.86
2037	$ 1,347.83	$ 2,121.82	$ 186.94	$ 188.18	$ 3,844.77
2038	$ 1,421.50	$ 2,047.69	$ 180.20	$ 191.94	$ 3,841.34
2039	$ 1,503.85	$ 1,969.51	$ 173.09	$ 195.78	$ 3,842.23
2040	$ 1,590.52	$ 1,886.80	$ 165.57	$ 199.70	$ 3,842.59
2041	$ 1,681.53	$ 1,799.32	$ 157.62	$ 203.69	$ 3,842.17
2042	$ 1,776.88	$ 1,706.83	$ 149.21	$ 207.77	$ 3,840.69
2043	$ 1,876.56	$ 1,609.11	$ 140.33	$ 211.92	$ 3,837.92
2044	$ 1,984.90	$ 1,505.89	$ 130.95	$ 216.16	$ 3,837.91
2045	$ 2,106.25	$ 1,391.76	$ 121.02	$ 220.48	$ 3,839.52
2046	$ 2,231.93	$ 1,270.65	$ 110.49	$ 224.89	$ 3,837.97
2047	$ 2,366.28	$ 1,142.32	$ 99.33	$ 229.39	$ 3,837.32
2048	$ 2,504.97	$ 1,006.26	$ 87.50	$ 233.98	$ 3,832.70
2049	$ 2,656.65	$ 862.22	$ 74.98	$ 238.66	$ 3,832.51
2050	$ 2,817.00	$ 709.46	$ 61.69	$ 243.43	$ 3,831.59
2051	$ 2,990.36	$ 547.48	$ 47.61	$ 248.30	$ 3,833.75
2052	$ 3,168.05	$ 375.54	$ 32.66	$ 253.27	$ 3,829.51
2053	$ 3,363.07	$ 193.38	$ 16.82	$ 258.33	$ 3,831.59
Total	**$ 48,309.46**	**$ 49,297.46**	**$ 4,347.76**	**$ 5,626.14**	**$ 107,580.81**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.2 LOT TYPE 5 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.2 LOT TYPE 5 PRINCIPAL ASSESSMENT: $ $38,104.86

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.2 LOT TYPE 5

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 593.12	$ 2,123.19	$ 190.52	$ 133.59	$ 3,040.42
2027	$ 622.57	$ 2,095.02	$ 187.56	$ 121.37	$ 3,026.52
2028	$ 652.01	$ 2,065.45	$ 184.45	$ 123.80	$ 3,025.70
2029	$ 685.66	$ 2,034.48	$ 181.19	$ 126.27	$ 3,027.60
2030	$ 719.32	$ 2,001.91	$ 177.76	$ 128.80	$ 3,027.78
2031	$ 755.07	$ 1,967.74	$ 174.16	$ 131.38	$ 3,028.35
2032	$ 797.14	$ 1,926.21	$ 170.39	$ 134.00	$ 3,027.74
2033	$ 843.41	$ 1,882.37	$ 166.40	$ 136.68	$ 3,028.86
2034	$ 891.78	$ 1,835.98	$ 162.18	$ 139.42	$ 3,029.37
2035	$ 944.37	$ 1,786.93	$ 157.72	$ 142.20	$ 3,031.23
2036	$ 999.05	$ 1,734.99	$ 153.00	$ 145.05	$ 3,032.10
2037	$ 1,055.84	$ 1,680.05	$ 148.01	$ 147.95	$ 3,031.84
2038	$ 1,116.83	$ 1,621.98	$ 142.73	$ 150.91	$ 3,032.45
2039	$ 1,182.04	$ 1,560.55	$ 137.14	$ 153.93	$ 3,033.66
2040	$ 1,251.44	$ 1,495.54	$ 131.23	$ 157.01	$ 3,035.22
2041	$ 1,322.95	$ 1,426.71	$ 124.98	$ 160.15	$ 3,034.78
2042	$ 1,400.77	$ 1,353.95	$ 118.36	$ 163.35	$ 3,036.43
2043	$ 1,482.80	$ 1,276.90	$ 111.36	$ 166.62	$ 3,037.68
2044	$ 1,569.04	$ 1,195.35	$ 103.94	$ 169.95	$ 3,038.28
2045	$ 1,665.79	$ 1,105.13	$ 96.10	$ 173.35	$ 3,040.36
2046	$ 1,766.74	$ 1,009.35	$ 87.77	$ 176.81	$ 3,040.67
2047	$ 1,874.01	$ 907.76	$ 78.94	$ 180.35	$ 3,041.05
2048	$ 1,987.59	$ 800.00	$ 69.57	$ 183.96	$ 3,041.11
2049	$ 2,109.58	$ 685.72	$ 59.63	$ 187.64	$ 3,042.56
2050	$ 2,239.98	$ 564.42	$ 49.08	$ 191.39	$ 3,044.86
2051	$ 2,376.69	$ 435.62	$ 37.88	$ 195.22	$ 3,045.40
2052	$ 2,521.82	$ 298.96	$ 26.00	$ 199.12	$ 3,045.89
2053	$ 2,677.46	$ 153.95	$ 13.39	$ 203.10	$ 3,047.90
Total[c]	**$ 38,104.86**	**$ 39,026.20**	**$ 3,441.42**	**$ 4,423.34**	**$ 84,995.82**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.2 LOT TYPE 6 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.2 LOT TYPE 6 PRINCIPAL ASSESSMENT: $ $44,121.42

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.2 LOT TYPE 6

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 686.77	$ 2,458.44	$ 220.61	$ 154.68	$ 3,520.49
2027	$ 720.87	$ 2,425.81	$ 217.17	$ 140.53	$ 3,504.39
2028	$ 754.96	$ 2,391.57	$ 213.57	$ 143.34	$ 3,503.45
2029	$ 793.93	$ 2,355.71	$ 209.79	$ 146.21	$ 3,505.64
2030	$ 832.89	$ 2,318.00	$ 205.82	$ 149.14	$ 3,505.85
2031	$ 874.29	$ 2,278.44	$ 201.66	$ 152.12	$ 3,506.51
2032	$ 923.00	$ 2,230.35	$ 197.29	$ 155.16	$ 3,505.80
2033	$ 976.58	$ 2,179.59	$ 192.67	$ 158.26	$ 3,507.10
2034	$ 1,032.59	$ 2,125.87	$ 187.79	$ 161.43	$ 3,507.69
2035	$ 1,093.48	$ 2,069.08	$ 182.63	$ 164.66	$ 3,509.84
2036	$ 1,156.80	$ 2,008.94	$ 177.16	$ 167.95	$ 3,510.85
2037	$ 1,222.55	$ 1,945.32	$ 171.38	$ 171.31	$ 3,510.55
2038	$ 1,293.18	$ 1,878.08	$ 165.26	$ 174.74	$ 3,511.25
2039	$ 1,368.67	$ 1,806.95	$ 158.80	$ 178.23	$ 3,512.65
2040	$ 1,449.04	$ 1,731.68	$ 151.95	$ 181.80	$ 3,514.46
2041	$ 1,531.84	$ 1,651.98	$ 144.71	$ 185.43	$ 3,513.96
2042	$ 1,621.95	$ 1,567.73	$ 137.05	$ 189.14	$ 3,515.87
2043	$ 1,716.93	$ 1,478.52	$ 128.94	$ 192.92	$ 3,517.31
2044	$ 1,816.78	$ 1,384.09	$ 120.36	$ 196.78	$ 3,518.00
2045	$ 1,928.81	$ 1,279.62	$ 111.27	$ 200.72	$ 3,520.42
2046	$ 2,045.70	$ 1,168.72	$ 101.63	$ 204.73	$ 3,520.78
2047	$ 2,169.91	$ 1,051.09	$ 91.40	$ 208.83	$ 3,521.22
2048	$ 2,301.42	$ 926.32	$ 80.55	$ 213.00	$ 3,521.29
2049	$ 2,442.67	$ 793.99	$ 69.04	$ 217.26	$ 3,522.96
2050	$ 2,593.66	$ 653.53	$ 56.83	$ 221.61	$ 3,525.63
2051	$ 2,751.96	$ 504.40	$ 43.86	$ 226.04	$ 3,526.26
2052	$ 2,920.00	$ 346.16	$ 30.10	$ 230.56	$ 3,526.82
2053	$ 3,100.21	$ 178.26	$ 15.50	$ 235.17	$ 3,529.15
Total[c]	**$ 44,121.42**	**$ 45,188.24**	**$ 3,984.80**	**$ 5,121.76**	**$ 98,416.21**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.2
LOT TYPE 7 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.2 LOT TYPE 7 PRINCIPAL ASSESSMENT: $ $50,997.49

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.2 LOT TYPE 7

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 793.80	$ 2,841.57	$ 254.99	$ 178.78	$ 4,069.14
2027	$ 833.21	$ 2,803.86	$ 251.02	$ 162.44	$ 4,050.53
2028	$ 872.62	$ 2,764.28	$ 246.85	$ 165.68	$ 4,049.44
2029	$ 917.66	$ 2,722.84	$ 242.49	$ 169.00	$ 4,051.98
2030	$ 962.69	$ 2,679.25	$ 237.90	$ 172.38	$ 4,052.22
2031	$ 1,010.55	$ 2,633.52	$ 233.09	$ 175.83	$ 4,052.98
2032	$ 1,066.85	$ 2,577.94	$ 228.03	$ 179.34	$ 4,052.16
2033	$ 1,128.77	$ 2,519.26	$ 222.70	$ 182.93	$ 4,053.67
2034	$ 1,193.52	$ 2,457.18	$ 217.06	$ 186.59	$ 4,054.34
2035	$ 1,263.89	$ 2,391.54	$ 211.09	$ 190.32	$ 4,056.83
2036	$ 1,337.08	$ 2,322.02	$ 204.77	$ 194.13	$ 4,057.99
2037	$ 1,413.08	$ 2,248.48	$ 198.08	$ 198.01	$ 4,057.65
2038	$ 1,494.71	$ 2,170.76	$ 191.02	$ 201.97	$ 4,058.46
2039	$ 1,581.97	$ 2,088.55	$ 183.55	$ 206.01	$ 4,060.08
2040	$ 1,674.86	$ 2,001.55	$ 175.64	$ 210.13	$ 4,062.17
2041	$ 1,770.57	$ 1,909.43	$ 167.26	$ 214.33	$ 4,061.59
2042	$ 1,874.72	$ 1,812.05	$ 158.41	$ 218.62	$ 4,063.79
2043	$ 1,984.50	$ 1,708.94	$ 149.03	$ 222.99	$ 4,065.46
2044	$ 2,099.91	$ 1,599.79	$ 139.11	$ 227.45	$ 4,066.26
2045	$ 2,229.40	$ 1,479.05	$ 128.61	$ 232.00	$ 4,069.05
2046	$ 2,364.51	$ 1,350.85	$ 117.47	$ 236.64	$ 4,069.47
2047	$ 2,508.07	$ 1,214.90	$ 105.64	$ 241.37	$ 4,069.98
2048	$ 2,660.08	$ 1,070.68	$ 93.10	$ 246.20	$ 4,070.06
2049	$ 2,823.34	$ 917.73	$ 79.80	$ 251.12	$ 4,071.99
2050	$ 2,997.87	$ 755.38	$ 65.69	$ 256.14	$ 4,075.08
2051	$ 3,180.83	$ 583.01	$ 50.70	$ 261.27	$ 4,075.80
2052	$ 3,375.06	$ 400.11	$ 34.79	$ 266.49	$ 4,076.46
2053	$ 3,583.36	$ 206.04	$ 17.92	$ 271.82	$ 4,079.15
Total[c]	**$ 50,997.49**	**$ 52,230.56**	**$ 4,605.80**	**$ 5,919.95**	**$ 113,753.80**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.2
LOT TYPE 8 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.2 LOT TYPE 8 PRINCIPAL ASSESSMENT: $ $56,297.79

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.2 LOT TYPE 8

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 876.30	$ 3,136.90	$ 281.49	$ 197.36	$ 4,492.06
2027	$ 919.81	$ 3,095.28	$ 277.11	$ 179.32	$ 4,471.51
2028	$ 963.31	$ 3,051.58	$ 272.51	$ 182.90	$ 4,470.31
2029	$ 1,013.03	$ 3,005.83	$ 267.69	$ 186.56	$ 4,473.11
2030	$ 1,062.75	$ 2,957.71	$ 262.63	$ 190.29	$ 4,473.38
2031	$ 1,115.58	$ 2,907.23	$ 257.31	$ 194.10	$ 4,474.22
2032	$ 1,177.73	$ 2,845.87	$ 251.74	$ 197.98	$ 4,473.31
2033	$ 1,246.09	$ 2,781.10	$ 245.85	$ 201.94	$ 4,474.97
2034	$ 1,317.56	$ 2,712.56	$ 239.62	$ 205.98	$ 4,475.72
2035	$ 1,395.25	$ 2,640.09	$ 233.03	$ 210.10	$ 4,478.47
2036	$ 1,476.04	$ 2,563.36	$ 226.05	$ 214.30	$ 4,479.75
2037	$ 1,559.94	$ 2,482.17	$ 218.67	$ 218.59	$ 4,479.38
2038	$ 1,650.06	$ 2,396.38	$ 210.87	$ 222.96	$ 4,480.27
2039	$ 1,746.39	$ 2,305.62	$ 202.62	$ 227.42	$ 4,482.05
2040	$ 1,848.94	$ 2,209.57	$ 193.89	$ 231.97	$ 4,484.37
2041	$ 1,954.59	$ 2,107.88	$ 184.65	$ 236.61	$ 4,483.72
2042	$ 2,069.57	$ 2,000.38	$ 174.87	$ 241.34	$ 4,486.15
2043	$ 2,190.76	$ 1,886.55	$ 164.52	$ 246.16	$ 4,488.00
2044	$ 2,318.16	$ 1,766.06	$ 153.57	$ 251.09	$ 4,488.88
2045	$ 2,461.11	$ 1,632.77	$ 141.98	$ 256.11	$ 4,491.96
2046	$ 2,610.26	$ 1,491.25	$ 129.67	$ 261.23	$ 4,492.42
2047	$ 2,768.74	$ 1,341.16	$ 116.62	$ 266.46	$ 4,492.99
2048	$ 2,936.55	$ 1,181.96	$ 102.78	$ 271.79	$ 4,493.07
2049	$ 3,116.78	$ 1,013.11	$ 88.10	$ 277.22	$ 4,495.21
2050	$ 3,309.44	$ 833.89	$ 72.51	$ 282.77	$ 4,498.61
2051	$ 3,511.43	$ 643.60	$ 55.97	$ 288.42	$ 4,499.41
2052	$ 3,725.84	$ 441.69	$ 38.41	$ 294.19	$ 4,500.13
2053	$ 3,955.79	$ 227.46	$ 19.78	$ 300.07	$ 4,503.10
Total[c]	**$ 56,297.79**	**$ 57,659.02**	**$ 5,084.50**	**$ 6,535.23**	**$ 125,576.53**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-1.3
LOT TYPE 9 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-1.3 LOT TYPE 9 PRINCIPAL ASSESSMENT: $ $30,378.38

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.3 LOT TYPE 9

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 549.55	$ 1,688.24	$ 151.89	$ -	$ 106.50	$ 2,496.18
2027	$ 567.57	$ 1,662.14	$ 149.14	$ -	$ 96.76	$ 2,475.61
2028	$ 585.59	$ 1,635.18	$ 146.31	$ -	$ 98.70	$ 2,465.77
2029	$ 612.61	$ 1,607.36	$ 143.38	$ -	$ 100.67	$ 2,464.03
2030	$ 639.64	$ 1,578.27	$ 140.32	$ -	$ 102.68	$ 2,460.90
2031	$ 657.66	$ 1,547.88	$ 137.12	$ -	$ 104.74	$ 2,447.39
2032	$ 693.69	$ 1,511.71	$ 133.83	$ -	$ 106.83	$ 2,446.07
2033	$ 729.73	$ 1,473.56	$ 130.36	$ -	$ 108.97	$ 2,442.62
2034	$ 756.76	$ 1,433.42	$ 126.71	$ -	$ 111.15	$ 2,428.04
2035	$ 792.79	$ 1,391.80	$ 122.93	$ -	$ 113.37	$ 2,420.89
2036	$ 837.84	$ 1,348.20	$ 118.96	$ -	$ 115.64	$ 2,420.64
2037	$ 873.87	$ 1,302.12	$ 114.77	$ -	$ 117.95	$ 2,408.72
2038	$ 918.92	$ 1,254.05	$ 110.41	$ -	$ 120.31	$ 2,403.69
2039	$ 963.96	$ 1,203.51	$ 105.81	$ -	$ 122.72	$ 2,396.00
2040	$ 1,009.01	$ 1,150.50	$ 100.99	$ -	$ 125.17	$ 2,385.67
2041	$ 1,063.06	$ 1,095.00	$ 95.95	$ -	$ 127.67	$ 2,381.68
2042	$ 1,117.12	$ 1,036.53	$ 90.63	$ -	$ 130.23	$ 2,374.51
2043	$ 1,171.17	$ 975.09	$ 85.05	$ -	$ 132.83	$ 2,364.14
2044	$ 1,234.23	$ 910.68	$ 79.19	$ -	$ 135.49	$ 2,359.59
2045	$ 1,297.30	$ 839.71	$ 73.02	$ -	$ 138.20	$ 2,348.22
2046	$ 1,369.37	$ 765.11	$ 66.53	$ -	$ 140.96	$ 2,341.98
2047	$ 1,441.44	$ 686.37	$ 59.68	$ -	$ 143.78	$ 2,331.28
2048	$ 1,522.52	$ 603.49	$ 52.48	$ -	$ 146.66	$ 2,325.15
2049	$ 1,603.60	$ 515.95	$ 44.86	$ -	$ 149.59	$ 2,314.00
2050	$ 1,693.69	$ 423.74	$ 36.85	$ -	$ 152.58	$ 2,306.86
2051	$ 1,792.79	$ 326.35	$ 28.38	$ -	$ 155.63	$ 2,303.16
2052	$ 1,891.89	$ 223.27	$ 19.41	$ -	$ 158.75	$ 2,293.32
2053	$ 1,990.99	$ 114.48	$ 9.95	$ (2,219.25)	$ 161.92	$ 58.10
Total	**$ 30,378.38**	**$ 30,303.72**	**$ 2,674.91**	**$ (2,219.25)**	**$ 3,526.43**	**$ 64,664.18**

Footnotes:

[a] Interest on the Improvement Area A-1 Bonds is calculated at a 4.75%, 5.50%, and 5.75% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-2 – INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-2 INITIAL PARCEL PRINCIPAL ASSESSMENT: $12,278,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-2 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 185,000.00	$ 613,900.00	$ 61,390.00	$ 45,643.13	$ 905,933.13
2027	$ 194,000.00	$ 604,650.00	$ 60,465.00	$ 37,531.23	$ 896,646.23
2028	$ 204,000.00	$ 594,950.00	$ 59,495.00	$ 38,281.85	$ 896,726.85
2029	$ 214,000.00	$ 584,750.00	$ 58,475.00	$ 39,047.49	$ 896,272.49
2030	$ 225,000.00	$ 574,050.00	$ 57,405.00	$ 39,828.44	$ 896,283.44
2031	$ 236,000.00	$ 562,800.00	$ 56,280.00	$ 40,625.01	$ 895,705.01
2032	$ 248,000.00	$ 551,000.00	$ 55,100.00	$ 41,437.51	$ 895,537.51
2033	$ 260,000.00	$ 538,600.00	$ 53,860.00	$ 42,266.26	$ 894,726.26
2034	$ 273,000.00	$ 525,600.00	$ 52,560.00	$ 43,111.59	$ 894,271.59
2035	$ 287,000.00	$ 511,950.00	$ 51,195.00	$ 43,973.82	$ 894,118.82
2036	$ 301,000.00	$ 497,600.00	$ 49,760.00	$ 44,853.30	$ 893,213.30
2037	$ 316,000.00	$ 482,550.00	$ 48,255.00	$ 45,750.37	$ 892,555.37
2038	$ 332,000.00	$ 466,750.00	$ 46,675.00	$ 46,665.38	$ 892,090.38
2039	$ 348,000.00	$ 450,150.00	$ 45,015.00	$ 47,598.69	$ 890,763.69
2040	$ 366,000.00	$ 432,750.00	$ 43,275.00	$ 48,550.66	$ 890,575.66
2041	$ 384,000.00	$ 414,450.00	$ 41,445.00	$ 49,521.67	$ 889,416.67
2042	$ 403,000.00	$ 395,250.00	$ 39,525.00	$ 50,512.10	$ 888,287.10
2043	$ 423,000.00	$ 375,100.00	$ 37,510.00	$ 51,522.34	$ 887,132.34
2044	$ 445,000.00	$ 353,950.00	$ 35,395.00	$ 52,552.79	$ 886,897.79
2045	$ 467,000.00	$ 331,700.00	$ 33,170.00	$ 53,603.85	$ 885,473.85
2046	$ 490,000.00	$ 308,350.00	$ 30,835.00	$ 54,675.93	$ 883,860.93
2047	$ 515,000.00	$ 283,850.00	$ 28,385.00	$ 55,769.45	$ 883,004.45
2048	$ 540,000.00	$ 258,100.00	$ 25,810.00	$ 56,884.84	$ 880,794.84
2049	$ 568,000.00	$ 231,100.00	$ 23,110.00	$ 58,022.54	$ 880,232.54
2050	$ 596,000.00	$ 202,700.00	$ 20,270.00	$ 59,182.99	$ 878,152.99
2051	$ 626,000.00	$ 172,900.00	$ 17,290.00	$ 60,366.65	$ 876,556.65
2052	$ 657,000.00	$ 141,600.00	$ 14,160.00	$ 61,573.98	$ 874,333.98
2053	$ 690,000.00	$ 108,750.00	$ 10,875.00	$ 62,805.46	$ 872,430.46
2054	$ 724,000.00	$ 74,250.00	$ 7,425.00	$ 64,061.57	$ 869,736.57
2055	$ 761,000.00	$ 38,050.00	$ 3,805.00	$ 65,342.80	$ 868,197.80
Total[d]	**$ 12,278,000.00**	**$ 11,682,150.00**	**$ 1,168,215.00**	**$ 1,501,563.69**	**$ 26,629,928.69**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-2 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-2 LOT TYPE 16 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-2 LOT TYPE 16 PRINCIPAL ASSESSMENT: $ $49,072.74

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-2 LOT TYPE 16

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 739.41	$ 2,453.64	$ 245.36	$ 182.43	$ 3,620.84
2027	$ 775.38	$ 2,416.67	$ 241.67	$ 150.00	$ 3,583.72
2028	$ 815.35	$ 2,377.90	$ 237.79	$ 153.00	$ 3,584.04
2029	$ 855.32	$ 2,337.13	$ 233.71	$ 156.07	$ 3,582.22
2030	$ 899.28	$ 2,294.36	$ 229.44	$ 159.19	$ 3,582.27
2031	$ 943.25	$ 2,249.40	$ 224.94	$ 162.37	$ 3,579.96
2032	$ 991.21	$ 2,202.24	$ 220.22	$ 165.62	$ 3,579.29
2033	$ 1,039.17	$ 2,152.68	$ 215.27	$ 168.93	$ 3,576.04
2034	$ 1,091.13	$ 2,100.72	$ 210.07	$ 172.31	$ 3,574.23
2035	$ 1,147.08	$ 2,046.16	$ 204.62	$ 175.75	$ 3,573.62
2036	$ 1,203.04	$ 1,988.81	$ 198.88	$ 179.27	$ 3,570.00
2037	$ 1,262.99	$ 1,928.66	$ 192.87	$ 182.86	$ 3,567.37
2038	$ 1,326.94	$ 1,865.51	$ 186.55	$ 186.51	$ 3,565.51
2039	$ 1,390.89	$ 1,799.16	$ 179.92	$ 190.24	$ 3,560.21
2040	$ 1,462.83	$ 1,729.62	$ 172.96	$ 194.05	$ 3,559.46
2041	$ 1,534.77	$ 1,656.47	$ 165.65	$ 197.93	$ 3,554.82
2042	$ 1,610.71	$ 1,579.74	$ 157.97	$ 201.89	$ 3,550.31
2043	$ 1,690.65	$ 1,499.20	$ 149.92	$ 205.92	$ 3,545.69
2044	$ 1,778.58	$ 1,414.67	$ 141.47	$ 210.04	$ 3,544.76
2045	$ 1,866.51	$ 1,325.74	$ 132.57	$ 214.24	$ 3,539.06
2046	$ 1,958.43	$ 1,232.41	$ 123.24	$ 218.53	$ 3,532.62
2047	$ 2,058.35	$ 1,134.49	$ 113.45	$ 222.90	$ 3,529.19
2048	$ 2,158.27	$ 1,031.57	$ 103.16	$ 227.36	$ 3,520.36
2049	$ 2,270.18	$ 923.66	$ 92.37	$ 231.90	$ 3,518.12
2050	$ 2,382.09	$ 810.15	$ 81.02	$ 236.54	$ 3,509.80
2051	$ 2,502.00	$ 691.05	$ 69.10	$ 241.27	$ 3,503.42
2052	$ 2,625.90	$ 565.95	$ 56.59	$ 246.10	$ 3,494.54
2053	$ 2,757.79	$ 434.65	$ 43.47	$ 251.02	$ 3,486.93
2054	$ 2,893.69	$ 296.76	$ 29.68	$ 256.04	$ 3,476.17
2055	$ 3,041.57	$ 152.08	$ 15.21	$ 261.16	$ 3,470.02
Total[d]	**$ 49,072.74**	**$ 46,691.25**	**$ 4,669.12**	**$ 6,001.45**	**$ 106,434.57**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-2 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-2 LOT TYPE 17 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-2 LOT TYPE 17 PRINCIPAL ASSESSMENT: $ $58,887.29

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-2 LOT TYPE 17

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 887.29	$ 2,944.36	$ 294.44	$ 218.91	$ 4,345.00
2027	$ 930.46	$ 2,900.00	$ 290.00	$ 180.01	$ 4,300.46
2028	$ 978.42	$ 2,853.48	$ 285.35	$ 183.61	$ 4,300.85
2029	$ 1,026.38	$ 2,804.56	$ 280.46	$ 187.28	$ 4,298.67
2030	$ 1,079.14	$ 2,753.24	$ 275.32	$ 191.02	$ 4,298.72
2031	$ 1,131.89	$ 2,699.28	$ 269.93	$ 194.84	$ 4,295.95
2032	$ 1,189.45	$ 2,642.69	$ 264.27	$ 198.74	$ 4,295.14
2033	$ 1,247.00	$ 2,583.21	$ 258.32	$ 202.72	$ 4,291.25
2034	$ 1,309.35	$ 2,520.86	$ 252.09	$ 206.77	$ 4,289.07
2035	$ 1,376.50	$ 2,455.40	$ 245.54	$ 210.91	$ 4,288.34
2036	$ 1,443.65	$ 2,386.57	$ 238.66	$ 215.12	$ 4,284.00
2037	$ 1,515.59	$ 2,314.39	$ 231.44	$ 219.43	$ 4,280.84
2038	$ 1,592.33	$ 2,238.61	$ 223.86	$ 223.81	$ 4,278.61
2039	$ 1,669.06	$ 2,158.99	$ 215.90	$ 228.29	$ 4,272.25
2040	$ 1,755.40	$ 2,075.54	$ 207.55	$ 232.86	$ 4,271.35
2041	$ 1,841.73	$ 1,987.77	$ 198.78	$ 237.51	$ 4,265.79
2042	$ 1,932.85	$ 1,895.68	$ 189.57	$ 242.26	$ 4,260.37
2043	$ 2,028.78	$ 1,799.04	$ 179.90	$ 247.11	$ 4,254.83
2044	$ 2,134.29	$ 1,697.60	$ 169.76	$ 252.05	$ 4,253.71
2045	$ 2,239.81	$ 1,590.89	$ 159.09	$ 257.09	$ 4,246.88
2046	$ 2,350.12	$ 1,478.90	$ 147.89	$ 262.23	$ 4,239.14
2047	$ 2,470.02	$ 1,361.39	$ 136.14	$ 267.48	$ 4,235.03
2048	$ 2,589.93	$ 1,237.89	$ 123.79	$ 272.83	$ 4,224.44
2049	$ 2,724.22	$ 1,108.39	$ 110.84	$ 278.29	$ 4,221.74
2050	$ 2,858.51	$ 972.18	$ 97.22	$ 283.85	$ 4,211.76
2051	$ 3,002.40	$ 829.26	$ 82.93	$ 289.53	$ 4,204.11
2052	$ 3,151.08	$ 679.14	$ 67.91	$ 295.32	$ 4,193.45
2053	$ 3,309.35	$ 521.58	$ 52.16	$ 301.23	$ 4,184.32
2054	$ 3,472.42	$ 356.12	$ 35.61	$ 307.25	$ 4,171.40
2055	$ 3,649.88	$ 182.49	$ 18.25	$ 313.39	$ 4,164.02
Total[d]	**$ 58,887.29**	**$ 56,029.50**	**$ 5,602.95**	**$ 7,201.74**	**$ 127,721.48**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-2 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-3.1 – INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

10) under a court order or foreclosure sale;
11) by a trustee in bankruptcy;
12) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
13) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
14) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
15) from one co-owner to another co-owner of an undivided interest in the real property;
16) to a spouse or a person in the lineal line of consanguinity of the seller;
17) to or from a governmental entity; or
18) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-3.1 INITIAL PARCEL PRINCIPAL ASSESSMENT: $11,677,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.1 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 176,000.00	$ 583,850.00	$ 58,385.00	$ 42,554.75	$ 860,789.75
2027	$ 185,000.00	$ 575,050.00	$ 57,505.00	$ 37,604.69	$ 855,159.69
2028	$ 194,000.00	$ 565,800.00	$ 56,580.00	$ 38,356.78	$ 854,736.78
2029	$ 203,000.00	$ 556,100.00	$ 55,610.00	$ 39,123.92	$ 853,833.92
2030	$ 214,000.00	$ 545,950.00	$ 54,595.00	$ 39,906.40	$ 854,451.40
2031	$ 224,000.00	$ 535,250.00	$ 53,525.00	$ 40,704.53	$ 853,479.53
2032	$ 235,000.00	$ 524,050.00	$ 52,405.00	$ 41,518.62	$ 852,973.62
2033	$ 247,000.00	$ 512,300.00	$ 51,230.00	$ 42,348.99	$ 852,878.99
2034	$ 260,000.00	$ 499,950.00	$ 49,995.00	$ 43,195.97	$ 853,140.97
2035	$ 273,000.00	$ 486,950.00	$ 48,695.00	$ 44,059.89	$ 852,704.89
2036	$ 286,000.00	$ 473,300.00	$ 47,330.00	$ 44,941.09	$ 851,571.09
2037	$ 301,000.00	$ 459,000.00	$ 45,900.00	$ 45,839.91	$ 851,739.91
2038	$ 316,000.00	$ 443,950.00	$ 44,395.00	$ 46,756.71	$ 851,101.71
2039	$ 331,000.00	$ 428,150.00	$ 42,815.00	$ 47,691.84	$ 849,656.84
2040	$ 348,000.00	$ 411,600.00	$ 41,160.00	$ 48,645.68	$ 849,405.68
2041	$ 365,000.00	$ 394,200.00	$ 39,420.00	$ 49,618.59	$ 848,238.59
2042	$ 384,000.00	$ 375,950.00	$ 37,595.00	$ 50,610.96	$ 848,155.96
2043	$ 403,000.00	$ 356,750.00	$ 35,675.00	$ 51,623.18	$ 847,048.18
2044	$ 423,000.00	$ 336,600.00	$ 33,660.00	$ 52,655.64	$ 845,915.64
2045	$ 444,000.00	$ 315,450.00	$ 31,545.00	$ 53,708.75	$ 844,703.75
2046	$ 466,000.00	$ 293,250.00	$ 29,325.00	$ 54,782.93	$ 843,357.93
2047	$ 490,000.00	$ 269,950.00	$ 26,995.00	$ 55,878.59	$ 842,823.59
2048	$ 514,000.00	$ 245,450.00	$ 24,545.00	$ 56,996.16	$ 840,991.16
2049	$ 540,000.00	$ 219,750.00	$ 21,975.00	$ 58,136.08	$ 839,861.08
2050	$ 567,000.00	$ 192,750.00	$ 19,275.00	$ 59,298.80	$ 838,323.80
2051	$ 595,000.00	$ 164,400.00	$ 16,440.00	$ 60,484.78	$ 836,324.78
2052	$ 625,000.00	$ 134,650.00	$ 13,465.00	$ 61,694.48	$ 834,809.48
2053	$ 656,000.00	$ 103,400.00	$ 10,340.00	$ 62,928.37	$ 832,668.37
2054	$ 689,000.00	$ 70,600.00	$ 7,060.00	$ 64,186.94	$ 830,846.94
2055	$ 723,000.00	$ 36,150.00	$ 3,615.00	$ 65,470.68	$ 828,235.68
Total[c]	**$ 11,677,000.00**	**$ 11,110,550.00**	**$ 1,111,055.00**	**$ 1,501,324.70**	**$ 25,399,929.70**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-3.1 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-3.1 LOT TYPE 18 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-3.1 LOT TYPE 18 PRINCIPAL ASSESSMENT: $54,910.21

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.1 LOT TYPE 18

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 827.63	$ 2,745.51	$ 274.55	$ 200.11	$ 4,047.80
2027	$ 869.95	$ 2,704.13	$ 270.41	$ 176.83	$ 4,021.32
2028	$ 912.27	$ 2,660.63	$ 266.06	$ 180.37	$ 4,019.34
2029	$ 954.59	$ 2,615.02	$ 261.50	$ 183.98	$ 4,015.09
2030	$ 1,006.32	$ 2,567.29	$ 256.73	$ 187.66	$ 4,017.99
2031	$ 1,053.34	$ 2,516.97	$ 251.70	$ 191.41	$ 4,013.42
2032	$ 1,105.07	$ 2,464.31	$ 246.43	$ 195.24	$ 4,011.04
2033	$ 1,161.50	$ 2,409.05	$ 240.91	$ 199.14	$ 4,010.60
2034	$ 1,222.63	$ 2,350.98	$ 235.10	$ 203.13	$ 4,011.83
2035	$ 1,283.76	$ 2,289.85	$ 228.98	$ 207.19	$ 4,009.78
2036	$ 1,344.89	$ 2,225.66	$ 222.57	$ 211.33	$ 4,004.45
2037	$ 1,415.43	$ 2,158.41	$ 215.84	$ 215.56	$ 4,005.24
2038	$ 1,485.97	$ 2,087.64	$ 208.76	$ 219.87	$ 4,002.24
2039	$ 1,556.50	$ 2,013.34	$ 201.33	$ 224.27	$ 3,995.45
2040	$ 1,636.44	$ 1,935.52	$ 193.55	$ 228.75	$ 3,994.27
2041	$ 1,716.39	$ 1,853.70	$ 185.37	$ 233.33	$ 3,988.78
2042	$ 1,805.73	$ 1,767.88	$ 176.79	$ 237.99	$ 3,988.39
2043	$ 1,895.08	$ 1,677.59	$ 167.76	$ 242.75	$ 3,983.18
2044	$ 1,989.13	$ 1,582.84	$ 158.28	$ 247.61	$ 3,977.85
2045	$ 2,087.88	$ 1,483.38	$ 148.34	$ 252.56	$ 3,972.16
2046	$ 2,191.33	$ 1,378.99	$ 137.90	$ 257.61	$ 3,965.83
2047	$ 2,304.19	$ 1,269.42	$ 126.94	$ 262.76	$ 3,963.31
2048	$ 2,417.05	$ 1,154.21	$ 115.42	$ 268.02	$ 3,954.70
2049	$ 2,539.31	$ 1,033.36	$ 103.34	$ 273.38	$ 3,949.38
2050	$ 2,666.27	$ 906.39	$ 90.64	$ 278.85	$ 3,942.15
2051	$ 2,797.94	$ 773.08	$ 77.31	$ 284.43	$ 3,932.75
2052	$ 2,939.02	$ 633.18	$ 63.32	$ 290.11	$ 3,925.63
2053	$ 3,084.79	$ 486.23	$ 48.62	$ 295.92	$ 3,915.56
2054	$ 3,239.97	$ 331.99	$ 33.20	$ 301.83	$ 3,907.00
2055	$ 3,399.85	$ 169.99	$ 17.00	$ 307.87	$ 3,894.72
Total[c]	**$ 54,910.21**	**$ 52,246.52**	**$ 5,224.65**	**$ 7,059.87**	**$ 119,441.26**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-3.1 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-3.1 LOT TYPE 19 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-3.1 LOT TYPE 19 PRINCIPAL ASSESSMENT: $65,777.86

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.1 LOT TYPE 19

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[b]
2026	$ 991.43	$ 3,288.89	$ 328.89	$ 239.72	$ 4,848.93
2027	$ 1,042.13	$ 3,239.32	$ 323.93	$ 211.83	$ 4,817.21
2028	$ 1,092.82	$ 3,187.22	$ 318.72	$ 216.07	$ 4,814.83
2029	$ 1,143.52	$ 3,132.57	$ 313.26	$ 220.39	$ 4,809.74
2030	$ 1,205.49	$ 3,075.40	$ 307.54	$ 224.80	$ 4,813.22
2031	$ 1,261.82	$ 3,015.12	$ 301.51	$ 229.29	$ 4,807.75
2032	$ 1,323.78	$ 2,952.03	$ 295.20	$ 233.88	$ 4,804.90
2033	$ 1,391.38	$ 2,885.84	$ 288.58	$ 238.56	$ 4,804.36
2034	$ 1,464.61	$ 2,816.27	$ 281.63	$ 243.33	$ 4,805.84
2035	$ 1,537.84	$ 2,743.04	$ 274.30	$ 248.19	$ 4,803.38
2036	$ 1,611.07	$ 2,666.15	$ 266.62	$ 253.16	$ 4,797.00
2037	$ 1,695.57	$ 2,585.60	$ 258.56	$ 258.22	$ 4,797.95
2038	$ 1,780.06	$ 2,500.82	$ 250.08	$ 263.39	$ 4,794.35
2039	$ 1,864.56	$ 2,411.82	$ 241.18	$ 268.65	$ 4,786.21
2040	$ 1,960.32	$ 2,318.59	$ 231.86	$ 274.03	$ 4,784.80
2041	$ 2,056.09	$ 2,220.57	$ 222.06	$ 279.51	$ 4,778.22
2042	$ 2,163.12	$ 2,117.77	$ 211.78	$ 285.10	$ 4,777.76
2043	$ 2,270.14	$ 2,009.61	$ 200.96	$ 290.80	$ 4,771.52
2044	$ 2,382.81	$ 1,896.11	$ 189.61	$ 296.62	$ 4,765.14
2045	$ 2,501.10	$ 1,776.97	$ 177.70	$ 302.55	$ 4,758.31
2046	$ 2,625.03	$ 1,651.91	$ 165.19	$ 308.60	$ 4,750.73
2047	$ 2,760.23	$ 1,520.66	$ 152.07	$ 314.77	$ 4,747.72
2048	$ 2,895.42	$ 1,382.65	$ 138.26	$ 321.07	$ 4,737.40
2049	$ 3,041.88	$ 1,237.88	$ 123.79	$ 327.49	$ 4,731.03
2050	$ 3,193.98	$ 1,085.78	$ 108.58	$ 334.04	$ 4,722.37
2051	$ 3,351.70	$ 926.08	$ 92.61	$ 340.72	$ 4,711.11
2052	$ 3,520.70	$ 758.50	$ 75.85	$ 347.53	$ 4,702.58
2053	$ 3,695.32	$ 582.46	$ 58.25	$ 354.48	$ 4,690.51
2054	$ 3,881.21	$ 397.70	$ 39.77	$ 361.57	$ 4,680.25
2055	$ 4,072.74	$ 203.64	$ 20.36	$ 368.80	$ 4,665.55
Total[c]	**$ 65,777.86**	**$ 62,586.98**	**$ 6,258.70**	**$ 8,457.13**	**$ 143,080.67**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-3.1 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-3.2 – INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

19) under a court order or foreclosure sale;
20) by a trustee in bankruptcy;
21) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
22) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
23) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
24) from one co-owner to another co-owner of an undivided interest in the real property;
25) to a spouse or a person in the lineal line of consanguinity of the seller;
26) to or from a governmental entity; or
27) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-3.2 INITIAL PARCEL PRINCIPAL ASSESSMENT: $1,140,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.2 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 17,000.00	$ 57,000.00	$ 5,700.00	$ 1,516.03	$ 81,216.03
2027	$ 18,000.00	$ 56,150.00	$ 5,615.00	$ 9,973.84	$ 89,738.84
2028	$ 19,000.00	$ 55,250.00	$ 5,525.00	$ 10,173.31	$ 89,948.31
2029	$ 20,000.00	$ 54,300.00	$ 5,430.00	$ 10,376.78	$ 90,106.78
2030	$ 21,000.00	$ 53,300.00	$ 5,330.00	$ 10,584.32	$ 90,214.32
2031	$ 22,000.00	$ 52,250.00	$ 5,225.00	$ 10,796.01	$ 90,271.01
2032	$ 23,000.00	$ 51,150.00	$ 5,115.00	$ 11,011.93	$ 90,276.93
2033	$ 24,000.00	$ 50,000.00	$ 5,000.00	$ 11,232.17	$ 90,232.17
2034	$ 25,000.00	$ 48,800.00	$ 4,880.00	$ 11,456.81	$ 90,136.81
2035	$ 27,000.00	$ 47,550.00	$ 4,755.00	$ 11,685.95	$ 90,990.95
2036	$ 28,000.00	$ 46,200.00	$ 4,620.00	$ 11,919.67	$ 90,739.67
2037	$ 29,000.00	$ 44,800.00	$ 4,480.00	$ 12,158.06	$ 90,438.06
2038	$ 31,000.00	$ 43,350.00	$ 4,335.00	$ 12,401.22	$ 91,086.22
2039	$ 32,000.00	$ 41,800.00	$ 4,180.00	$ 12,649.24	$ 90,629.24
2040	$ 34,000.00	$ 40,200.00	$ 4,020.00	$ 12,902.22	$ 91,122.22
2041	$ 36,000.00	$ 38,500.00	$ 3,850.00	$ 13,160.26	$ 91,510.26
2042	$ 38,000.00	$ 36,700.00	$ 3,670.00	$ 13,423.47	$ 91,793.47
2043	$ 39,000.00	$ 34,800.00	$ 3,480.00	$ 13,691.94	$ 90,971.94
2044	$ 41,000.00	$ 32,850.00	$ 3,285.00	$ 13,965.78	$ 91,100.78
2045	$ 43,000.00	$ 30,800.00	$ 3,080.00	$ 14,245.10	$ 91,125.10
2046	$ 46,000.00	$ 28,650.00	$ 2,865.00	$ 14,530.00	$ 92,045.00
2047	$ 48,000.00	$ 26,350.00	$ 2,635.00	$ 14,820.60	$ 91,805.60
2048	$ 50,000.00	$ 23,950.00	$ 2,395.00	$ 15,117.01	$ 91,462.01
2049	$ 53,000.00	$ 21,450.00	$ 2,145.00	$ 15,419.35	$ 92,014.35
2050	$ 55,000.00	$ 18,800.00	$ 1,880.00	$ 15,727.74	$ 91,407.74
2051	$ 58,000.00	$ 16,050.00	$ 1,605.00	$ 16,042.29	$ 91,697.29
2052	$ 61,000.00	$ 13,150.00	$ 1,315.00	$ 16,363.14	$ 91,828.14
2053	$ 64,000.00	$ 10,100.00	$ 1,010.00	$ 16,690.40	$ 91,800.40
2054	$ 67,000.00	$ 6,900.00	$ 690.00	$ 17,024.21	$ 91,614.21
2055	$ 71,000.00	$ 3,550.00	$ 355.00	$ 17,364.69	$ 92,269.69
Total[d]	**$ 1,140,000.00**	**$ 1,084,700.00**	**$ 108,470.00**	**$ 388,423.54**	**$ 2,721,593.54**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-3.2 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-3.2 LOT TYPE 20 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-3.2 LOT TYPE 20 PRINCIPAL ASSESSMENT: $28,389.11

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.2 LOT TYPE 20

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 423.35	$ 1,419.46	$ 141.95	$ 37.75	$ 2,022.50
2027	$ 448.25	$ 1,398.29	$ 139.83	$ 248.38	$ 2,234.74
2028	$ 473.15	$ 1,375.88	$ 137.59	$ 253.34	$ 2,239.96
2029	$ 498.05	$ 1,352.22	$ 135.22	$ 258.41	$ 2,243.90
2030	$ 522.96	$ 1,327.32	$ 132.73	$ 263.58	$ 2,246.58
2031	$ 547.86	$ 1,301.17	$ 130.12	$ 268.85	$ 2,247.99
2032	$ 572.76	$ 1,273.77	$ 127.38	$ 274.23	$ 2,248.14
2033	$ 597.67	$ 1,245.14	$ 124.51	$ 279.71	$ 2,247.03
2034	$ 622.57	$ 1,215.25	$ 121.53	$ 285.31	$ 2,244.65
2035	$ 672.37	$ 1,184.12	$ 118.41	$ 291.01	$ 2,265.92
2036	$ 697.28	$ 1,150.51	$ 115.05	$ 296.83	$ 2,259.66
2037	$ 722.18	$ 1,115.64	$ 111.56	$ 302.77	$ 2,252.15
2038	$ 771.98	$ 1,079.53	$ 107.95	$ 308.82	$ 2,268.29
2039	$ 796.89	$ 1,040.93	$ 104.09	$ 315.00	$ 2,256.91
2040	$ 846.69	$ 1,001.09	$ 100.11	$ 321.30	$ 2,269.19
2041	$ 896.50	$ 958.75	$ 95.88	$ 327.73	$ 2,278.85
2042	$ 946.30	$ 913.93	$ 91.39	$ 334.28	$ 2,285.91
2043	$ 971.21	$ 866.61	$ 86.66	$ 340.97	$ 2,265.45
2044	$ 1,021.01	$ 818.05	$ 81.81	$ 347.79	$ 2,268.66
2045	$ 1,070.82	$ 767.00	$ 76.70	$ 354.74	$ 2,269.26
2046	$ 1,145.53	$ 713.46	$ 71.35	$ 361.84	$ 2,292.17
2047	$ 1,195.33	$ 656.19	$ 65.62	$ 369.07	$ 2,286.21
2048	$ 1,245.14	$ 596.42	$ 59.64	$ 376.45	$ 2,277.65
2049	$ 1,319.84	$ 534.16	$ 53.42	$ 383.98	$ 2,291.41
2050	$ 1,369.65	$ 468.17	$ 46.82	$ 391.66	$ 2,276.30
2051	$ 1,444.36	$ 399.69	$ 39.97	$ 399.50	$ 2,283.51
2052	$ 1,519.07	$ 327.47	$ 32.75	$ 407.49	$ 2,286.77
2053	$ 1,593.77	$ 251.52	$ 25.15	$ 415.64	$ 2,286.08
2054	$ 1,668.48	$ 171.83	$ 17.18	$ 423.95	$ 2,281.44
2055	$ 1,768.09	$ 88.40	$ 8.84	$ 432.43	$ 2,297.77
Total[d]	**$ 28,389.11**	**$ 27,011.98**	**$ 2,701.20**	**$ 9,672.80**	**$ 67,775.09**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-3.2 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-3.2 LOT TYPE 21 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-3.2 LOT TYPE 21 PRINCIPAL ASSESSMENT: $34,007.78

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.2 LOT TYPE 21

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 507.13	$ 1,700.39	$ 170.04	$ 45.23	$ 2,422.79
2027	$ 536.96	$ 1,675.03	$ 167.50	$ 297.53	$ 2,677.03
2028	$ 566.80	$ 1,648.18	$ 164.82	$ 303.48	$ 2,683.28
2029	$ 596.63	$ 1,619.84	$ 161.98	$ 309.55	$ 2,688.01
2030	$ 626.46	$ 1,590.01	$ 159.00	$ 315.74	$ 2,691.22
2031	$ 656.29	$ 1,558.69	$ 155.87	$ 322.06	$ 2,692.91
2032	$ 686.12	$ 1,525.88	$ 152.59	$ 328.50	$ 2,693.09
2033	$ 715.95	$ 1,491.57	$ 149.16	$ 335.07	$ 2,691.75
2034	$ 745.78	$ 1,455.77	$ 145.58	$ 341.77	$ 2,688.91
2035	$ 805.45	$ 1,418.48	$ 141.85	$ 348.61	$ 2,714.39
2036	$ 835.28	$ 1,378.21	$ 137.82	$ 355.58	$ 2,706.89
2037	$ 865.11	$ 1,336.45	$ 133.64	$ 362.69	$ 2,697.89
2038	$ 924.77	$ 1,293.19	$ 129.32	$ 369.95	$ 2,717.23
2039	$ 954.60	$ 1,246.95	$ 124.70	$ 377.34	$ 2,703.60
2040	$ 1,014.27	$ 1,199.22	$ 119.92	$ 384.89	$ 2,718.30
2041	$ 1,073.93	$ 1,148.51	$ 114.85	$ 392.59	$ 2,729.88
2042	$ 1,133.59	$ 1,094.81	$ 109.48	$ 400.44	$ 2,738.33
2043	$ 1,163.42	$ 1,038.13	$ 103.81	$ 408.45	$ 2,713.82
2044	$ 1,223.09	$ 979.96	$ 98.00	$ 416.62	$ 2,717.66
2045	$ 1,282.75	$ 918.81	$ 91.88	$ 424.95	$ 2,718.39
2046	$ 1,372.24	$ 854.67	$ 85.47	$ 433.45	$ 2,745.83
2047	$ 1,431.91	$ 786.06	$ 78.61	$ 442.12	$ 2,738.69
2048	$ 1,491.57	$ 714.46	$ 71.45	$ 450.96	$ 2,728.44
2049	$ 1,581.06	$ 639.88	$ 63.99	$ 459.98	$ 2,744.92
2050	$ 1,640.73	$ 560.83	$ 56.08	$ 469.18	$ 2,726.82
2051	$ 1,730.22	$ 478.79	$ 47.88	$ 478.56	$ 2,735.46
2052	$ 1,819.71	$ 392.28	$ 39.23	$ 488.14	$ 2,739.36
2053	$ 1,909.21	$ 301.30	$ 30.13	$ 497.90	$ 2,738.53
2054	$ 1,998.70	$ 205.84	$ 20.58	$ 507.86	$ 2,732.98
2055	$ 2,118.03	$ 105.90	$ 10.59	$ 518.01	$ 2,752.53
Total[d]	**$ 34,007.78**	**$ 32,358.11**	**$ 3,235.81**	**$ 11,587.21**	**$ 81,188.91**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-3.2 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-4 – INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

28) under a court order or foreclosure sale;
29) by a trustee in bankruptcy;
30) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
31) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
32) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
33) from one co-owner to another co-owner of an undivided interest in the real property;
34) to a spouse or a person in the lineal line of consanguinity of the seller;
35) to or from a governmental entity; or
36) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-4 INITIAL PARCEL PRINCIPAL ASSESSMENT: $7,582,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-4 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 114,000.00	$ 379,100.00	$ 37,910.00	$ 40,433.77	$ 571,443.77
2027	$ 120,000.00	$ 373,400.00	$ 37,340.00	$ 29,280.89	$ 560,020.89
2028	$ 126,000.00	$ 367,400.00	$ 36,740.00	$ 29,866.50	$ 560,006.50
2029	$ 132,000.00	$ 361,100.00	$ 36,110.00	$ 30,463.83	$ 559,673.83
2030	$ 139,000.00	$ 354,500.00	$ 35,450.00	$ 31,073.11	$ 560,023.11
2031	$ 146,000.00	$ 347,550.00	$ 34,755.00	$ 31,694.57	$ 559,999.57
2032	$ 153,000.00	$ 340,250.00	$ 34,025.00	$ 32,328.46	$ 559,603.46
2033	$ 161,000.00	$ 332,600.00	$ 33,260.00	$ 32,975.03	$ 559,835.03
2034	$ 169,000.00	$ 324,550.00	$ 32,455.00	$ 33,634.53	$ 559,639.53
2035	$ 177,000.00	$ 316,100.00	$ 31,610.00	$ 34,307.22	$ 559,017.22
2036	$ 186,000.00	$ 307,250.00	$ 30,725.00	$ 34,993.36	$ 558,968.36
2037	$ 195,000.00	$ 297,950.00	$ 29,795.00	$ 35,693.23	$ 558,438.23
2038	$ 205,000.00	$ 288,200.00	$ 28,820.00	$ 36,407.09	$ 558,427.09
2039	$ 215,000.00	$ 277,950.00	$ 27,795.00	$ 37,135.23	$ 557,880.23
2040	$ 226,000.00	$ 267,200.00	$ 26,720.00	$ 37,877.93	$ 557,797.93
2041	$ 237,000.00	$ 255,900.00	$ 25,590.00	$ 38,635.49	$ 557,125.49
2042	$ 249,000.00	$ 244,050.00	$ 24,405.00	$ 39,408.20	$ 556,863.20
2043	$ 261,000.00	$ 231,600.00	$ 23,160.00	$ 40,196.36	$ 555,956.36
2044	$ 275,000.00	$ 218,550.00	$ 21,855.00	$ 41,000.29	$ 556,405.29
2045	$ 288,000.00	$ 204,800.00	$ 20,480.00	$ 41,820.30	$ 555,100.30
2046	$ 303,000.00	$ 190,400.00	$ 19,040.00	$ 42,656.71	$ 555,096.71
2047	$ 318,000.00	$ 175,250.00	$ 17,525.00	$ 43,509.84	$ 554,284.84
2048	$ 334,000.00	$ 159,350.00	$ 15,935.00	$ 44,380.04	$ 553,665.04
2049	$ 350,000.00	$ 142,650.00	$ 14,265.00	$ 45,267.64	$ 552,182.64
2050	$ 368,000.00	$ 125,150.00	$ 12,515.00	$ 46,172.99	$ 551,837.99
2051	$ 386,000.00	$ 106,750.00	$ 10,675.00	$ 47,096.45	$ 550,521.45
2052	$ 406,000.00	$ 87,450.00	$ 8,745.00	$ 48,038.38	$ 550,233.38
2053	$ 426,000.00	$ 67,150.00	$ 6,715.00	$ 48,999.15	$ 548,864.15
2054	$ 447,000.00	$ 45,850.00	$ 4,585.00	$ 49,979.13	$ 547,414.13
2055	$ 470,000.00	$ 23,500.00	$ 2,350.00	$ 50,978.71	$ 546,828.71
Total[d]	**$ 7,582,000.00**	**$ 7,213,500.00**	**$ 721,350.00**	**$ 1,176,304.43**	**$ 16,693,154.43**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-4 LOT TYPE 22 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-4 LOT TYPE 22 PRINCIPAL ASSESSMENT: $45,922.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-4 LOT TYPE 22

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 690.47	$ 2,296.11	$ 229.61	$ 244.90	$ 3,461.09
2027	$ 726.81	$ 2,261.59	$ 226.16	$ 177.35	$ 3,391.90
2028	$ 763.15	$ 2,225.25	$ 222.52	$ 180.89	$ 3,391.81
2029	$ 799.49	$ 2,187.09	$ 218.71	$ 184.51	$ 3,389.80
2030	$ 841.89	$ 2,147.12	$ 214.71	$ 188.20	$ 3,391.92
2031	$ 884.28	$ 2,105.02	$ 210.50	$ 191.97	$ 3,391.77
2032	$ 926.68	$ 2,060.81	$ 206.08	$ 195.81	$ 3,389.37
2033	$ 975.14	$ 2,014.47	$ 201.45	$ 199.72	$ 3,390.78
2034	$ 1,023.59	$ 1,965.72	$ 196.57	$ 203.72	$ 3,389.59
2035	$ 1,072.04	$ 1,914.54	$ 191.45	$ 207.79	$ 3,385.82
2036	$ 1,126.55	$ 1,860.93	$ 186.09	$ 211.95	$ 3,385.53
2037	$ 1,181.06	$ 1,804.61	$ 180.46	$ 216.18	$ 3,382.32
2038	$ 1,241.63	$ 1,745.55	$ 174.56	$ 220.51	$ 3,382.25
2039	$ 1,302.20	$ 1,683.47	$ 168.35	$ 224.92	$ 3,378.94
2040	$ 1,368.82	$ 1,618.36	$ 161.84	$ 229.42	$ 3,378.44
2041	$ 1,435.45	$ 1,549.92	$ 154.99	$ 234.01	$ 3,374.37
2042	$ 1,508.13	$ 1,478.15	$ 147.81	$ 238.69	$ 3,372.78
2043	$ 1,580.81	$ 1,402.74	$ 140.27	$ 243.46	$ 3,367.28
2044	$ 1,665.60	$ 1,323.70	$ 132.37	$ 248.33	$ 3,370.00
2045	$ 1,744.34	$ 1,240.42	$ 124.04	$ 253.29	$ 3,362.10
2046	$ 1,835.19	$ 1,153.20	$ 115.32	$ 258.36	$ 3,362.08
2047	$ 1,926.04	$ 1,061.44	$ 106.14	$ 263.53	$ 3,357.16
2048	$ 2,022.95	$ 965.14	$ 96.51	$ 268.80	$ 3,353.41
2049	$ 2,119.86	$ 863.99	$ 86.40	$ 274.17	$ 3,344.43
2050	$ 2,228.88	$ 758.00	$ 75.80	$ 279.66	$ 3,342.34
2051	$ 2,337.90	$ 646.56	$ 64.66	$ 285.25	$ 3,334.37
2052	$ 2,459.04	$ 529.66	$ 52.97	$ 290.96	$ 3,332.62
2053	$ 2,580.17	$ 406.71	$ 40.67	$ 296.78	$ 3,324.33
2054	$ 2,707.36	$ 277.70	$ 27.77	$ 302.71	$ 3,315.55
2055	$ 2,846.67	$ 142.33	$ 14.23	$ 308.76	$ 3,312.00
Total[d]	**$ 45,922.22**	**$ 43,690.31**	**$ 4,369.03**	**$ 7,124.57**	**$ 101,106.13**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-4 LOT TYPE 23 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-4 LOT TYPE 23 PRINCIPAL ASSESSMENT: $48,339.18

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-4 LOT TYPE 23

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 726.81	$ 2,416.96	$ 241.70	$ 257.79	$ 3,643.25
2027	$ 765.06	$ 2,380.62	$ 238.06	$ 186.68	$ 3,570.42
2028	$ 803.32	$ 2,342.37	$ 234.24	$ 190.41	$ 3,570.33
2029	$ 841.57	$ 2,302.20	$ 230.22	$ 194.22	$ 3,568.21
2030	$ 886.20	$ 2,260.12	$ 226.01	$ 198.11	$ 3,570.44
2031	$ 930.83	$ 2,215.81	$ 221.58	$ 202.07	$ 3,570.29
2032	$ 975.45	$ 2,169.27	$ 216.93	$ 206.11	$ 3,567.76
2033	$ 1,026.46	$ 2,120.50	$ 212.05	$ 210.23	$ 3,569.24
2034	$ 1,077.46	$ 2,069.17	$ 206.92	$ 214.44	$ 3,567.99
2035	$ 1,128.47	$ 2,015.30	$ 201.53	$ 218.73	$ 3,564.02
2036	$ 1,185.85	$ 1,958.88	$ 195.89	$ 223.10	$ 3,563.71
2037	$ 1,243.23	$ 1,899.59	$ 189.96	$ 227.56	$ 3,560.33
2038	$ 1,306.98	$ 1,837.42	$ 183.74	$ 232.11	$ 3,560.26
2039	$ 1,370.74	$ 1,772.08	$ 177.21	$ 236.76	$ 3,556.78
2040	$ 1,440.87	$ 1,703.54	$ 170.35	$ 241.49	$ 3,556.25
2041	$ 1,511.00	$ 1,631.50	$ 163.15	$ 246.32	$ 3,551.96
2042	$ 1,587.50	$ 1,555.95	$ 155.59	$ 251.25	$ 3,550.29
2043	$ 1,664.01	$ 1,476.57	$ 147.66	$ 256.27	$ 3,544.51
2044	$ 1,753.27	$ 1,393.37	$ 139.34	$ 261.40	$ 3,547.37
2045	$ 1,836.15	$ 1,305.71	$ 130.57	$ 266.63	$ 3,539.05
2046	$ 1,931.78	$ 1,213.90	$ 121.39	$ 271.96	$ 3,539.03
2047	$ 2,027.41	$ 1,117.31	$ 111.73	$ 277.40	$ 3,533.85
2048	$ 2,129.42	$ 1,015.94	$ 101.59	$ 282.95	$ 3,529.90
2049	$ 2,231.43	$ 909.47	$ 90.95	$ 288.60	$ 3,520.45
2050	$ 2,346.19	$ 797.90	$ 79.79	$ 294.38	$ 3,518.25
2051	$ 2,460.95	$ 680.59	$ 68.06	$ 300.26	$ 3,509.86
2052	$ 2,588.46	$ 557.54	$ 55.75	$ 306.27	$ 3,508.02
2053	$ 2,715.97	$ 428.12	$ 42.81	$ 312.39	$ 3,499.29
2054	$ 2,849.86	$ 292.32	$ 29.23	$ 318.64	$ 3,490.05
2055	$ 2,996.49	$ 149.82	$ 14.98	$ 325.02	$ 3,486.32
Total[d]	**$ 48,339.18**	**$ 45,989.80**	**$ 4,598.98**	**$ 7,499.55**	**$ 106,427.51**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-4 LOT TYPE 24 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-4 LOT TYPE 24 PRINCIPAL ASSESSMENT: $58,007.01

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-4 LOT TYPE 24

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 872.17	$ 2,900.35	$ 290.04	$ 309.34	$ 4,371.90
2027	$ 918.07	$ 2,856.74	$ 285.67	$ 224.02	$ 4,284.51
2028	$ 963.98	$ 2,810.84	$ 281.08	$ 228.50	$ 4,284.40
2029	$ 1,009.88	$ 2,762.64	$ 276.26	$ 233.07	$ 4,281.85
2030	$ 1,063.44	$ 2,712.15	$ 271.21	$ 237.73	$ 4,284.52
2031	$ 1,116.99	$ 2,658.97	$ 265.90	$ 242.48	$ 4,284.34
2032	$ 1,170.55	$ 2,603.12	$ 260.31	$ 247.33	$ 4,281.31
2033	$ 1,231.75	$ 2,544.60	$ 254.46	$ 252.28	$ 4,283.09
2034	$ 1,292.96	$ 2,483.01	$ 248.30	$ 257.33	$ 4,281.59
2035	$ 1,354.16	$ 2,418.36	$ 241.84	$ 262.47	$ 4,276.83
2036	$ 1,423.02	$ 2,350.65	$ 235.07	$ 267.72	$ 4,276.46
2037	$ 1,491.87	$ 2,279.50	$ 227.95	$ 273.08	$ 4,272.40
2038	$ 1,568.38	$ 2,204.91	$ 220.49	$ 278.54	$ 4,272.31
2039	$ 1,644.88	$ 2,126.49	$ 212.65	$ 284.11	$ 4,268.13
2040	$ 1,729.04	$ 2,044.25	$ 204.42	$ 289.79	$ 4,267.50
2041	$ 1,813.20	$ 1,957.79	$ 195.78	$ 295.59	$ 4,262.36
2042	$ 1,905.00	$ 1,867.13	$ 186.71	$ 301.50	$ 4,260.35
2043	$ 1,996.81	$ 1,771.88	$ 177.19	$ 307.53	$ 4,253.41
2044	$ 2,103.92	$ 1,672.04	$ 167.20	$ 313.68	$ 4,256.85
2045	$ 2,203.38	$ 1,566.85	$ 156.68	$ 319.95	$ 4,246.86
2046	$ 2,318.14	$ 1,456.68	$ 145.67	$ 326.35	$ 4,246.83
2047	$ 2,432.90	$ 1,340.77	$ 134.08	$ 332.88	$ 4,240.62
2048	$ 2,555.31	$ 1,219.13	$ 121.91	$ 339.53	$ 4,235.88
2049	$ 2,677.72	$ 1,091.36	$ 109.14	$ 346.33	$ 4,224.54
2050	$ 2,815.43	$ 957.48	$ 95.75	$ 353.25	$ 4,221.90
2051	$ 2,953.14	$ 816.70	$ 81.67	$ 360.32	$ 4,211.83
2052	$ 3,106.15	$ 669.05	$ 66.90	$ 367.52	$ 4,209.63
2053	$ 3,259.16	$ 513.74	$ 51.37	$ 374.87	$ 4,199.15
2054	$ 3,419.83	$ 350.78	$ 35.08	$ 382.37	$ 4,188.06
2055	$ 3,595.79	$ 179.79	$ 17.98	$ 390.02	$ 4,183.58
Total[d]	**$ 58,007.01**	**$ 55,187.76**	**$ 5,518.78**	**$ 8,999.46**	**$ 127,713.01**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area A-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-5 LOT TYPE 25 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA A-5 LOT TYPE 25 PRINCIPAL ASSESSMENT: $12,888.89

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-5 LOT TYPE 25

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Annual Installment[b]
2026	$ 222.22	$ 644.44	$ 213.11	$ 1,079.78
2027	$ 222.22	$ 633.33	$ 217.37	$ 1,072.93
2028	$ 222.22	$ 622.22	$ 221.72	$ 1,066.17
2029	$ 222.22	$ 611.11	$ 226.16	$ 1,059.49
2030	$ 222.22	$ 600.00	$ 230.68	$ 1,052.90
2031	$ 222.22	$ 588.89	$ 235.29	$ 1,046.40
2032	$ 222.22	$ 577.78	$ 240.00	$ 1,040.00
2033	$ 222.22	$ 566.67	$ 244.80	$ 1,033.69
2034	$ 333.33	$ 555.56	$ 249.69	$ 1,138.58
2035	$ 333.33	$ 538.89	$ 254.69	$ 1,126.91
2036	$ 333.33	$ 522.22	$ 259.78	$ 1,115.34
2037	$ 333.33	$ 505.56	$ 264.98	$ 1,103.86
2038	$ 333.33	$ 488.89	$ 270.28	$ 1,092.50
2039	$ 333.33	$ 472.22	$ 275.68	$ 1,081.24
2040	$ 333.33	$ 455.56	$ 281.19	$ 1,070.08
2041	$ 444.44	$ 438.89	$ 286.82	$ 1,170.15
2042	$ 444.44	$ 416.67	$ 292.56	$ 1,153.67
2043	$ 444.44	$ 394.44	$ 298.41	$ 1,137.30
2044	$ 444.44	$ 372.22	$ 304.37	$ 1,121.04
2045	$ 444.44	$ 350.00	$ 310.46	$ 1,104.91
2046	$ 555.56	$ 327.78	$ 316.67	$ 1,200.00
2047	$ 555.56	$ 300.00	$ 323.00	$ 1,178.56
2048	$ 555.56	$ 272.22	$ 329.46	$ 1,157.24
2049	$ 555.56	$ 244.44	$ 336.05	$ 1,136.05
2050	$ 666.67	$ 216.67	$ 342.77	$ 1,226.11
2051	$ 666.67	$ 183.33	$ 349.63	$ 1,199.63
2052	$ 666.67	$ 150.00	$ 356.62	$ 1,173.29
2053	$ 777.78	$ 116.67	$ 363.75	$ 1,258.20
2054	$ 777.78	$ 77.78	$ 371.03	$ 1,226.59
2055	$ 777.78	$ 38.89	$ 378.45	$ 1,195.12
Total[c]	**$ 12,888.89**	**$ 12,283.33**	**$ 8,645.49**	**$ 33,817.71**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-1 LOT TYPE 10 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-1 LOT TYPE 10 PRINCIPAL ASSESSMENT: $ $40,516.47

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-1 LOT TYPE 10

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 677.95	$ 2,203.90	$ 202.58	$ 268.50	$ 3,352.93
2027	$ 707.69	$ 2,172.54	$ 199.19	$ 207.14	$ 3,286.56
2028	$ 743.37	$ 2,139.81	$ 195.65	$ 211.29	$ 3,290.12
2029	$ 773.10	$ 2,105.43	$ 191.94	$ 215.51	$ 3,285.98
2030	$ 808.78	$ 2,069.67	$ 188.07	$ 219.82	$ 3,286.35
2031	$ 844.46	$ 2,032.27	$ 184.03	$ 224.22	$ 3,284.98
2032	$ 886.09	$ 1,986.88	$ 179.81	$ 228.70	$ 3,281.48
2033	$ 933.67	$ 1,939.25	$ 175.38	$ 233.28	$ 3,281.57
2034	$ 981.24	$ 1,889.07	$ 170.71	$ 237.94	$ 3,278.96
2035	$ 1,034.77	$ 1,836.32	$ 165.80	$ 242.70	$ 3,279.59
2036	$ 1,088.29	$ 1,780.71	$ 160.63	$ 247.56	$ 3,277.18
2037	$ 1,147.76	$ 1,722.21	$ 155.19	$ 252.51	$ 3,277.66
2038	$ 1,207.23	$ 1,660.52	$ 149.45	$ 257.56	$ 3,274.75
2039	$ 1,272.64	$ 1,595.63	$ 143.41	$ 262.71	$ 3,274.39
2040	$ 1,344.01	$ 1,527.23	$ 137.05	$ 267.96	$ 3,276.24
2041	$ 1,415.37	$ 1,454.98	$ 130.33	$ 273.32	$ 3,274.00
2042	$ 1,492.68	$ 1,378.91	$ 123.25	$ 278.79	$ 3,273.63
2043	$ 1,569.99	$ 1,298.68	$ 115.79	$ 284.36	$ 3,268.82
2044	$ 1,659.19	$ 1,214.29	$ 107.94	$ 290.05	$ 3,271.47
2045	$ 1,754.35	$ 1,120.96	$ 99.64	$ 295.85	$ 3,270.80
2046	$ 1,855.44	$ 1,022.28	$ 90.87	$ 301.77	$ 3,270.36
2047	$ 1,956.54	$ 917.91	$ 81.59	$ 307.81	$ 3,263.85
2048	$ 2,069.53	$ 807.85	$ 71.81	$ 313.96	$ 3,263.16
2049	$ 2,188.47	$ 691.44	$ 61.46	$ 320.24	$ 3,261.62
2050	$ 2,319.30	$ 568.34	$ 50.52	$ 326.65	$ 3,264.81
2051	$ 2,450.14	$ 437.88	$ 38.92	$ 333.18	$ 3,260.12
2052	$ 2,592.86	$ 300.06	$ 26.67	$ 339.84	$ 3,259.44
2053	$ 2,741.54	$ 154.21	$ 13.71	$ 346.64	$ 3,256.10
Total[c]	**$ 40,516.47**	**$ 40,029.23**	**$ 3,611.37**	**$ 7,589.87**	**$ 91,746.94**

Footnotes:

[a] Interest on the Improvement Area C-1 Bonds is calculated at a 4.625%, 5.375%, and 5.625% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-1 LOT TYPE 11 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-1 LOT TYPE 11 PRINCIPAL ASSESSMENT: $ $43,113.68

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-1 LOT TYPE 11

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[c]
2026	$ 721.41	$ 2,345.17	$ 215.57	$ 285.71	$ 3,567.86
2027	$ 753.05	$ 2,311.81	$ 211.96	$ 220.42	$ 3,497.24
2028	$ 791.02	$ 2,276.98	$ 208.20	$ 224.83	$ 3,501.02
2029	$ 822.66	$ 2,240.39	$ 204.24	$ 229.33	$ 3,496.62
2030	$ 860.63	$ 2,202.35	$ 200.13	$ 233.91	$ 3,497.02
2031	$ 898.60	$ 2,162.54	$ 195.82	$ 238.59	$ 3,495.56
2032	$ 942.89	$ 2,114.24	$ 191.33	$ 243.36	$ 3,491.83
2033	$ 993.52	$ 2,063.56	$ 186.62	$ 248.23	$ 3,491.93
2034	$ 1,044.14	$ 2,010.16	$ 181.65	$ 253.20	$ 3,489.15
2035	$ 1,101.10	$ 1,954.04	$ 176.43	$ 258.26	$ 3,489.82
2036	$ 1,158.05	$ 1,894.85	$ 170.92	$ 263.43	$ 3,487.25
2037	$ 1,221.33	$ 1,832.61	$ 165.13	$ 268.69	$ 3,487.77
2038	$ 1,284.61	$ 1,766.96	$ 159.03	$ 274.07	$ 3,484.67
2039	$ 1,354.22	$ 1,697.91	$ 152.60	$ 279.55	$ 3,484.29
2040	$ 1,430.16	$ 1,625.12	$ 145.83	$ 285.14	$ 3,486.26
2041	$ 1,506.10	$ 1,548.25	$ 138.68	$ 290.84	$ 3,483.88
2042	$ 1,588.37	$ 1,467.30	$ 131.15	$ 296.66	$ 3,483.48
2043	$ 1,670.63	$ 1,381.93	$ 123.21	$ 302.59	$ 3,478.36
2044	$ 1,765.55	$ 1,292.13	$ 114.86	$ 308.65	$ 3,481.18
2045	$ 1,866.80	$ 1,192.82	$ 106.03	$ 314.82	$ 3,480.47
2046	$ 1,974.38	$ 1,087.81	$ 96.69	$ 321.11	$ 3,480.00
2047	$ 2,081.96	$ 976.75	$ 86.82	$ 327.54	$ 3,473.07
2048	$ 2,202.20	$ 859.64	$ 76.41	$ 334.09	$ 3,472.34
2049	$ 2,328.76	$ 735.77	$ 65.40	$ 340.77	$ 3,470.70
2050	$ 2,467.98	$ 604.77	$ 53.76	$ 347.58	$ 3,474.09
2051	$ 2,607.20	$ 465.95	$ 41.42	$ 354.54	$ 3,469.10
2052	$ 2,759.07	$ 319.29	$ 28.38	$ 361.63	$ 3,468.38
2053	$ 2,917.28	$ 164.10	$ 14.59	$ 368.86	$ 3,464.82
Total[c]	**$ 43,113.68**	**$ 42,595.21**	**$ 3,842.86**	**$ 8,076.40**	**$ 97,628.15**

Footnotes:

[a] Interest on the Improvement Area C-1 Bonds is calculated at a 4.625%, 5.375%, and 5.625% rate for bonds maturing 2030, 2043, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-2 LOT TYPE 12 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-2 LOT TYPE 12 PRINCIPAL ASSESSMENT: $ $32,311.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-2 LOT TYPE 12

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 577.98	$ 1,786.46	$ 161.56	$ 338.88	$ 2,864.88
2027	$ 596.63	$ 1,759.73	$ 158.67	$ 241.06	$ 2,756.09
2028	$ 615.27	$ 1,732.14	$ 155.68	$ 245.88	$ 2,748.98
2029	$ 643.24	$ 1,703.68	$ 152.61	$ 250.80	$ 2,750.33
2030	$ 671.21	$ 1,673.93	$ 149.39	$ 255.82	$ 2,750.34
2031	$ 689.85	$ 1,642.89	$ 146.03	$ 260.93	$ 2,739.71
2032	$ 727.14	$ 1,604.08	$ 142.59	$ 266.15	$ 2,739.96
2033	$ 764.43	$ 1,563.18	$ 138.95	$ 271.47	$ 2,738.04
2034	$ 801.72	$ 1,520.18	$ 135.13	$ 276.90	$ 2,733.93
2035	$ 839.01	$ 1,475.09	$ 131.12	$ 282.44	$ 2,727.66
2036	$ 885.62	$ 1,427.89	$ 126.92	$ 288.09	$ 2,728.53
2037	$ 932.23	$ 1,378.07	$ 122.50	$ 293.85	$ 2,726.66
2038	$ 978.85	$ 1,325.64	$ 117.83	$ 299.73	$ 2,722.04
2039	$ 1,025.46	$ 1,270.58	$ 112.94	$ 305.72	$ 2,714.70
2040	$ 1,081.39	$ 1,212.89	$ 107.81	$ 311.84	$ 2,713.94
2041	$ 1,137.33	$ 1,152.07	$ 102.41	$ 318.07	$ 2,709.87
2042	$ 1,193.26	$ 1,088.09	$ 96.72	$ 324.44	$ 2,702.51
2043	$ 1,258.52	$ 1,020.97	$ 90.75	$ 330.92	$ 2,701.16
2044	$ 1,323.77	$ 950.18	$ 84.46	$ 337.54	$ 2,695.95
2045	$ 1,389.03	$ 875.72	$ 77.84	$ 344.29	$ 2,686.88
2046	$ 1,463.61	$ 797.58	$ 70.90	$ 351.18	$ 2,683.27
2047	$ 1,547.51	$ 715.26	$ 63.58	$ 358.20	$ 2,684.55
2048	$ 1,622.09	$ 628.21	$ 55.84	$ 365.37	$ 2,671.50
2049	$ 1,715.31	$ 536.97	$ 47.73	$ 372.67	$ 2,672.68
2050	$ 1,808.53	$ 440.48	$ 39.15	$ 380.13	$ 2,668.30
2051	$ 1,901.76	$ 338.75	$ 30.11	$ 387.73	$ 2,658.35
2052	$ 2,004.30	$ 231.78	$ 20.60	$ 395.48	$ 2,652.17
2053	$ 2,116.17	$ 119.03	$ 10.58	$ 403.39	$ 2,649.18
Total[c]	**$ 32,311.22**	**$ 31,971.52**	**$ 2,850.40**	**$ 8,859.00**	**$ 75,992.13**

Footnotes:

[a] Interest on the Improvement Area C-2 Bonds is calculated at a 4.625% and 5.625% rate for bonds maturing 2030 and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-2 LOT TYPE 13 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-2 LOT TYPE 13 PRINCIPAL ASSESSMENT: $ $34,382.45

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-2 LOT TYPE 13

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 615.04	$ 1,900.98	$ 171.91	$ 360.60	$ 3,048.53
2027	$ 634.88	$ 1,872.53	$ 168.84	$ 256.51	$ 2,932.76
2028	$ 654.71	$ 1,843.17	$ 165.66	$ 261.64	$ 2,925.19
2029	$ 684.47	$ 1,812.89	$ 162.39	$ 266.88	$ 2,926.63
2030	$ 714.23	$ 1,781.23	$ 158.97	$ 272.21	$ 2,926.65
2031	$ 734.07	$ 1,748.20	$ 155.40	$ 277.66	$ 2,915.33
2032	$ 773.75	$ 1,706.91	$ 151.73	$ 283.21	$ 2,915.60
2033	$ 813.43	$ 1,663.39	$ 147.86	$ 288.88	$ 2,913.55
2034	$ 853.11	$ 1,617.63	$ 143.79	$ 294.65	$ 2,909.19
2035	$ 892.79	$ 1,569.64	$ 139.52	$ 300.55	$ 2,902.50
2036	$ 942.39	$ 1,519.42	$ 135.06	$ 306.56	$ 2,903.43
2037	$ 991.99	$ 1,466.41	$ 130.35	$ 312.69	$ 2,901.44
2038	$ 1,041.59	$ 1,410.61	$ 125.39	$ 318.94	$ 2,896.53
2039	$ 1,091.19	$ 1,352.02	$ 120.18	$ 325.32	$ 2,888.72
2040	$ 1,150.71	$ 1,290.64	$ 114.72	$ 331.83	$ 2,887.91
2041	$ 1,210.23	$ 1,225.92	$ 108.97	$ 338.46	$ 2,883.58
2042	$ 1,269.75	$ 1,157.84	$ 102.92	$ 345.23	$ 2,875.74
2043	$ 1,339.19	$ 1,086.42	$ 96.57	$ 352.14	$ 2,874.32
2044	$ 1,408.63	$ 1,011.09	$ 89.87	$ 359.18	$ 2,868.77
2045	$ 1,478.07	$ 931.85	$ 82.83	$ 366.36	$ 2,859.12
2046	$ 1,557.43	$ 848.71	$ 75.44	$ 373.69	$ 2,855.27
2047	$ 1,646.71	$ 761.11	$ 67.65	$ 381.16	$ 2,856.63
2048	$ 1,726.07	$ 668.48	$ 59.42	$ 388.79	$ 2,842.75
2049	$ 1,825.27	$ 571.39	$ 50.79	$ 396.56	$ 2,844.01
2050	$ 1,924.47	$ 468.72	$ 41.66	$ 404.49	$ 2,839.34
2051	$ 2,023.66	$ 360.47	$ 32.04	$ 412.58	$ 2,828.76
2052	$ 2,132.78	$ 246.63	$ 21.92	$ 420.84	$ 2,822.18
2053	$ 2,251.82	$ 126.67	$ 11.26	$ 429.25	$ 2,819.00
Total[c]	**$ 34,382.45**	**$ 34,020.97**	**$ 3,033.12**	**$ 9,426.88**	**$ 80,863.42**

Footnotes:

[a] Interest on the Improvement Area C-2 Bonds is calculated at a 4.625% and 5.625% rate for bonds maturing 2030 and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-3 LOT TYPE 14 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-3 LOT TYPE 14 PRINCIPAL ASSESSMENT: $ $34,675.24

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-3 LOT TYPE 14

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 588.49	$ 1,746.30	$ 173.38	$ 105.41	$ 2,613.57
2027	$ 614.65	$ 1,721.29	$ 170.43	$ 165.13	$ 2,671.50
2028	$ 647.34	$ 1,695.17	$ 167.36	$ 168.44	$ 2,678.31
2029	$ 673.50	$ 1,667.65	$ 164.12	$ 171.81	$ 2,677.08
2030	$ 706.19	$ 1,639.03	$ 160.76	$ 175.24	$ 2,681.22
2031	$ 732.35	$ 1,609.02	$ 157.23	$ 178.75	$ 2,677.34
2032	$ 765.04	$ 1,577.89	$ 153.56	$ 182.32	$ 2,678.82
2033	$ 804.27	$ 1,539.64	$ 149.74	$ 185.97	$ 2,679.62
2034	$ 850.04	$ 1,499.43	$ 145.72	$ 189.69	$ 2,684.88
2035	$ 895.82	$ 1,456.93	$ 141.47	$ 193.48	$ 2,687.69
2036	$ 941.59	$ 1,412.13	$ 136.99	$ 197.35	$ 2,688.06
2037	$ 993.90	$ 1,365.06	$ 132.28	$ 201.30	$ 2,692.53
2038	$ 1,039.67	$ 1,315.36	$ 127.31	$ 205.32	$ 2,687.66
2039	$ 1,098.52	$ 1,263.38	$ 122.11	$ 209.43	$ 2,693.44
2040	$ 1,157.37	$ 1,208.45	$ 116.62	$ 213.62	$ 2,696.06
2041	$ 1,216.22	$ 1,150.58	$ 110.83	$ 217.89	$ 2,695.52
2042	$ 1,281.60	$ 1,089.77	$ 104.75	$ 222.25	$ 2,698.38
2043	$ 1,346.99	$ 1,025.69	$ 98.34	$ 226.69	$ 2,697.72
2044	$ 1,418.92	$ 958.34	$ 91.61	$ 231.23	$ 2,700.10
2045	$ 1,497.38	$ 887.40	$ 84.51	$ 235.85	$ 2,705.15
2046	$ 1,582.39	$ 808.78	$ 77.03	$ 240.57	$ 2,708.77
2047	$ 1,667.39	$ 725.71	$ 69.12	$ 245.38	$ 2,707.60
2048	$ 1,758.94	$ 638.17	$ 60.78	$ 250.29	$ 2,708.17
2049	$ 1,857.02	$ 545.83	$ 51.98	$ 255.29	$ 2,710.12
2050	$ 1,961.64	$ 448.33	$ 42.70	$ 260.40	$ 2,713.07
2051	$ 2,072.80	$ 345.35	$ 32.89	$ 265.61	$ 2,716.64
2052	$ 2,190.50	$ 236.52	$ 22.53	$ 270.92	$ 2,720.47
2053	$ 2,314.73	$ 121.52	$ 11.57	$ 276.34	$ 2,724.17
Total[c]	**$ 34,675.24**	**$ 31,698.73**	**$ 3,077.71**	**$ 5,941.97**	**$ 75,393.66**

Footnotes:

[a] Interest on the Improvement Area C-3 Bonds is calculated at a 4.25%, 5.00%, and 5.25% rate for bonds maturing 2031, 2044, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-3 LOT TYPE 15 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-3 LOT TYPE 15 PRINCIPAL ASSESSMENT: $ $36,986.92

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-3 LOT TYPE 15

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2026	$ 627.72	$ 1,862.72	$ 184.93	$ 112.43	$ 2,787.81
2027	$ 655.62	$ 1,836.04	$ 181.80	$ 176.14	$ 2,849.60
2028	$ 690.50	$ 1,808.18	$ 178.52	$ 179.67	$ 2,856.86
2029	$ 718.40	$ 1,778.83	$ 175.07	$ 183.26	$ 2,855.55
2030	$ 753.27	$ 1,748.30	$ 171.47	$ 186.92	$ 2,859.97
2031	$ 781.17	$ 1,716.29	$ 167.71	$ 190.66	$ 2,855.82
2032	$ 816.04	$ 1,683.09	$ 163.80	$ 194.48	$ 2,857.41
2033	$ 857.89	$ 1,642.28	$ 159.72	$ 198.37	$ 2,858.26
2034	$ 906.71	$ 1,599.39	$ 155.43	$ 202.33	$ 2,863.87
2035	$ 955.54	$ 1,554.05	$ 150.90	$ 206.38	$ 2,866.87
2036	$ 1,004.36	$ 1,506.28	$ 146.12	$ 210.51	$ 2,867.26
2037	$ 1,060.16	$ 1,456.06	$ 141.10	$ 214.72	$ 2,872.03
2038	$ 1,108.98	$ 1,403.05	$ 135.80	$ 219.01	$ 2,866.84
2039	$ 1,171.75	$ 1,347.60	$ 130.25	$ 223.39	$ 2,873.00
2040	$ 1,234.52	$ 1,289.01	$ 124.39	$ 227.86	$ 2,875.79
2041	$ 1,297.30	$ 1,227.29	$ 118.22	$ 232.42	$ 2,875.22
2042	$ 1,367.04	$ 1,162.42	$ 111.73	$ 237.07	$ 2,878.27
2043	$ 1,436.79	$ 1,094.07	$ 104.90	$ 241.81	$ 2,877.57
2044	$ 1,513.51	$ 1,022.23	$ 97.72	$ 246.64	$ 2,880.10
2045	$ 1,597.21	$ 946.56	$ 90.15	$ 251.58	$ 2,885.49
2046	$ 1,687.88	$ 862.70	$ 82.16	$ 256.61	$ 2,889.35
2047	$ 1,778.55	$ 774.09	$ 73.72	$ 261.74	$ 2,888.10
2048	$ 1,876.20	$ 680.71	$ 64.83	$ 266.97	$ 2,888.72
2049	$ 1,980.82	$ 582.21	$ 55.45	$ 272.31	$ 2,890.80
2050	$ 2,092.41	$ 478.22	$ 45.54	$ 277.76	$ 2,893.94
2051	$ 2,210.99	$ 368.37	$ 35.08	$ 283.32	$ 2,897.75
2052	$ 2,336.53	$ 252.29	$ 24.03	$ 288.98	$ 2,901.83
2053	$ 2,469.05	$ 129.63	$ 12.35	$ 294.76	$ 2,905.78
Total[c]	**$ 36,986.92**	**$ 33,811.98**	**$ 3,282.89**	**$ 6,338.11**	**$ 80,419.90**

Footnotes:

[a] Interest on the Improvement Area C-3 Bonds is calculated at a 4.25%, 5.00%, and 5.25% rate for bonds maturing 2031, 2044, and 2053, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-4 – INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

37) under a court order or foreclosure sale;
38) by a trustee in bankruptcy;
39) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
40) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
41) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
42) from one co-owner to another co-owner of an undivided interest in the real property;
43) to a spouse or a person in the lineal line of consanguinity of the seller;
44) to or from a governmental entity; or
45) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-4 INITIAL PARCEL PRINCIPAL ASSESSMENT: $14,043,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-4 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 211,000.00	$ 702,150.00	$ 70,215.00	$ 54,588.43	$ 1,037,953.43
2027	$ 222,000.00	$ 691,600.00	$ 69,160.00	$ 45,990.20	$ 1,028,750.20
2028	$ 233,000.00	$ 680,500.00	$ 68,050.00	$ 46,910.00	$ 1,028,460.00
2029	$ 245,000.00	$ 668,850.00	$ 66,885.00	$ 47,848.20	$ 1,028,583.20
2030	$ 257,000.00	$ 656,600.00	$ 65,660.00	$ 48,805.16	$ 1,028,065.16
2031	$ 270,000.00	$ 643,750.00	$ 64,375.00	$ 49,781.26	$ 1,027,906.26
2032	$ 283,000.00	$ 630,250.00	$ 63,025.00	$ 50,776.89	$ 1,027,051.89
2033	$ 297,000.00	$ 616,100.00	$ 61,610.00	$ 51,792.43	$ 1,026,502.43
2034	$ 312,000.00	$ 601,250.00	$ 60,125.00	$ 52,828.28	$ 1,026,203.28
2035	$ 328,000.00	$ 585,650.00	$ 58,565.00	$ 53,884.85	$ 1,026,099.85
2036	$ 344,000.00	$ 569,250.00	$ 56,925.00	$ 54,962.55	$ 1,025,137.55
2037	$ 361,000.00	$ 552,050.00	$ 55,205.00	$ 56,061.80	$ 1,024,316.80
2038	$ 380,000.00	$ 534,000.00	$ 53,400.00	$ 57,183.04	$ 1,024,583.04
2039	$ 399,000.00	$ 515,000.00	$ 51,500.00	$ 58,326.70	$ 1,023,826.70
2040	$ 419,000.00	$ 495,050.00	$ 49,505.00	$ 59,493.23	$ 1,023,048.23
2041	$ 439,000.00	$ 474,100.00	$ 47,410.00	$ 60,683.09	$ 1,021,193.09
2042	$ 461,000.00	$ 452,150.00	$ 45,215.00	$ 61,896.75	$ 1,020,261.75
2043	$ 484,000.00	$ 429,100.00	$ 42,910.00	$ 63,134.69	$ 1,019,144.69
2044	$ 509,000.00	$ 404,900.00	$ 40,490.00	$ 64,397.38	$ 1,018,787.38
2045	$ 534,000.00	$ 379,450.00	$ 37,945.00	$ 65,685.33	$ 1,017,080.33
2046	$ 561,000.00	$ 352,750.00	$ 35,275.00	$ 66,999.04	$ 1,016,024.04
2047	$ 589,000.00	$ 324,700.00	$ 32,470.00	$ 68,339.02	$ 1,014,509.02
2048	$ 618,000.00	$ 295,250.00	$ 29,525.00	$ 69,705.80	$ 1,012,480.80
2049	$ 649,000.00	$ 264,350.00	$ 26,435.00	$ 71,099.92	$ 1,010,884.92
2050	$ 682,000.00	$ 231,900.00	$ 23,190.00	$ 72,521.92	$ 1,009,611.92
2051	$ 716,000.00	$ 197,800.00	$ 19,780.00	$ 73,972.36	$ 1,007,552.36
2052	$ 752,000.00	$ 162,000.00	$ 16,200.00	$ 75,451.81	$ 1,005,651.81
2053	$ 789,000.00	$ 124,400.00	$ 12,440.00	$ 76,960.85	$ 1,002,800.85
2054	$ 829,000.00	$ 84,950.00	$ 8,495.00	$ 78,500.07	$ 1,000,945.07
2055	$ 870,000.00	$ 43,500.00	$ 4,350.00	$ 80,070.07	$ 997,920.07
Total[d]	**$ 14,043,000.00**	**$ 13,363,350.00**	**$ 1,336,335.00**	**$ 1,838,651.12**	**$ 30,581,336.12**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area C-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area C-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-4 LOT TYPE 26 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

46) under a court order or foreclosure sale;
47) by a trustee in bankruptcy;
48) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
49) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
50) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
51) from one co-owner to another co-owner of an undivided interest in the real property;
52) to a spouse or a person in the lineal line of consanguinity of the seller;
53) to or from a governmental entity; or
54) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-4 LOT TYPE 26 PRINCIPAL ASSESSMENT: $54,984.34

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-4 LOT TYPE 26

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 826.16	$ 2,749.22	$ 274.92	$ 213.74	$ 4,064.03
2027	$ 869.22	$ 2,707.91	$ 270.79	$ 180.07	$ 4,028.00
2028	$ 912.29	$ 2,664.45	$ 266.44	$ 183.67	$ 4,026.86
2029	$ 959.28	$ 2,618.83	$ 261.88	$ 187.35	$ 4,027.34
2030	$ 1,006.26	$ 2,570.87	$ 257.09	$ 191.09	$ 4,025.31
2031	$ 1,057.17	$ 2,520.56	$ 252.06	$ 194.91	$ 4,024.69
2032	$ 1,108.07	$ 2,467.70	$ 246.77	$ 198.81	$ 4,021.35
2033	$ 1,162.88	$ 2,412.29	$ 241.23	$ 202.79	$ 4,019.20
2034	$ 1,221.61	$ 2,354.15	$ 235.42	$ 206.85	$ 4,018.02
2035	$ 1,284.26	$ 2,293.07	$ 229.31	$ 210.98	$ 4,017.62
2036	$ 1,346.91	$ 2,228.86	$ 222.89	$ 215.20	$ 4,013.85
2037	$ 1,413.47	$ 2,161.51	$ 216.15	$ 219.51	$ 4,010.64
2038	$ 1,487.86	$ 2,090.84	$ 209.08	$ 223.90	$ 4,011.68
2039	$ 1,562.26	$ 2,016.44	$ 201.64	$ 228.37	$ 4,008.72
2040	$ 1,640.56	$ 1,938.33	$ 193.83	$ 232.94	$ 4,005.67
2041	$ 1,718.87	$ 1,856.30	$ 185.63	$ 237.60	$ 3,998.41
2042	$ 1,805.01	$ 1,770.36	$ 177.04	$ 242.35	$ 3,994.76
2043	$ 1,895.07	$ 1,680.11	$ 168.01	$ 247.20	$ 3,990.39
2044	$ 1,992.95	$ 1,585.36	$ 158.54	$ 252.14	$ 3,988.99
2045	$ 2,090.84	$ 1,485.71	$ 148.57	$ 257.19	$ 3,982.30
2046	$ 2,196.55	$ 1,381.17	$ 138.12	$ 262.33	$ 3,978.17
2047	$ 2,306.19	$ 1,271.34	$ 127.13	$ 267.58	$ 3,972.24
2048	$ 2,419.73	$ 1,156.03	$ 115.60	$ 272.93	$ 3,964.29
2049	$ 2,541.11	$ 1,035.04	$ 103.50	$ 278.39	$ 3,958.05
2050	$ 2,670.32	$ 907.99	$ 90.80	$ 283.95	$ 3,953.06
2051	$ 2,803.45	$ 774.47	$ 77.45	$ 289.63	$ 3,945.00
2052	$ 2,944.40	$ 634.30	$ 63.43	$ 295.43	$ 3,937.56
2053	$ 3,089.27	$ 487.08	$ 48.71	$ 301.33	$ 3,926.39
2054	$ 3,245.89	$ 332.62	$ 33.26	$ 307.36	$ 3,919.13
2055	$ 3,406.42	$ 170.32	$ 17.03	$ 313.51	$ 3,907.28
Total[d]	**$ 54,984.34**	**$ 52,323.22**	**$ 5,232.32**	**$ 7,199.10**	**$ 119,738.98**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area C-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area C-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.

SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA C-4 LOT TYPE 27 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA C-4 LOT TYPE 27 PRINCIPAL ASSESSMENT: $58,649.96

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-4 LOT TYPE 27

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 881.23	$ 2,932.50	$ 293.25	$ 227.99	$ 4,334.97
2027	$ 927.17	$ 2,888.44	$ 288.84	$ 192.08	$ 4,296.53
2028	$ 973.11	$ 2,842.08	$ 284.21	$ 195.92	$ 4,295.32
2029	$ 1,023.23	$ 2,793.42	$ 279.34	$ 199.84	$ 4,295.83
2030	$ 1,073.35	$ 2,742.26	$ 274.23	$ 203.83	$ 4,293.67
2031	$ 1,127.64	$ 2,688.59	$ 268.86	$ 207.91	$ 4,293.00
2032	$ 1,181.94	$ 2,632.21	$ 263.22	$ 212.07	$ 4,289.44
2033	$ 1,240.41	$ 2,573.11	$ 257.31	$ 216.31	$ 4,287.14
2034	$ 1,303.05	$ 2,511.09	$ 251.11	$ 220.63	$ 4,285.89
2035	$ 1,369.88	$ 2,445.94	$ 244.59	$ 225.05	$ 4,285.46
2036	$ 1,436.70	$ 2,377.45	$ 237.74	$ 229.55	$ 4,281.44
2037	$ 1,507.70	$ 2,305.61	$ 230.56	$ 234.14	$ 4,278.01
2038	$ 1,587.05	$ 2,230.23	$ 223.02	$ 238.82	$ 4,279.13
2039	$ 1,666.41	$ 2,150.87	$ 215.09	$ 243.60	$ 4,275.97
2040	$ 1,749.93	$ 2,067.55	$ 206.76	$ 248.47	$ 4,272.72
2041	$ 1,833.46	$ 1,980.06	$ 198.01	$ 253.44	$ 4,264.97
2042	$ 1,925.35	$ 1,888.38	$ 188.84	$ 258.51	$ 4,261.08
2043	$ 2,021.40	$ 1,792.12	$ 179.21	$ 263.68	$ 4,256.41
2044	$ 2,125.82	$ 1,691.05	$ 169.10	$ 268.95	$ 4,254.92
2045	$ 2,230.23	$ 1,584.76	$ 158.48	$ 274.33	$ 4,247.79
2046	$ 2,342.99	$ 1,473.24	$ 147.32	$ 279.82	$ 4,243.38
2047	$ 2,459.93	$ 1,356.10	$ 135.61	$ 285.41	$ 4,237.05
2048	$ 2,581.05	$ 1,233.10	$ 123.31	$ 291.12	$ 4,228.58
2049	$ 2,710.52	$ 1,104.05	$ 110.40	$ 296.95	$ 4,221.92
2050	$ 2,848.34	$ 968.52	$ 96.85	$ 302.88	$ 4,216.60
2051	$ 2,990.34	$ 826.10	$ 82.61	$ 308.94	$ 4,208.00
2052	$ 3,140.69	$ 676.59	$ 67.66	$ 315.12	$ 4,200.06
2053	$ 3,295.22	$ 519.55	$ 51.96	$ 321.42	$ 4,188.15
2054	$ 3,462.28	$ 354.79	$ 35.48	$ 327.85	$ 4,180.40
2055	$ 3,633.52	$ 181.68	$ 18.17	$ 334.41	$ 4,167.77
Total[c]	**$ 58,649.96**	**$ 55,811.43**	**$ 5,581.14**	**$ 7,679.04**	**$ 127,721.58**

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act, and is subject to change. If Improvement Area C-4 Bonds are issued, interest shall adjust to the rate of the PID Bonds plus Additional Interest according to the applicable Indenture.

[b] Anticipated Additional Interest only collected if PID Bonds are issued secured by the portion of the Improvement Area C-4 Assessment.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[d] Totals may not sum due to rounding.