

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE IRON HORSE PUBLIC IMPROVEMENT DISTRICT (THE “**DISTRICT**”); MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE FISCAL YEAR 2021-2022 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 4, 2019, after due notice, the City Council of the City of Mesquite, Texas (the “**City Council**”), held a public hearing in the manner required by law on the advisability of certain public improvements described in a petition filed by MM Mesquite 50, LLC, a Texas limited liability company, as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the “**Act**”) and made the findings required by Sec. 372.009(b) of the Act and, by Resolution No. 15-2019 adopted by a majority of the members of the City Council, authorized the Iron Horse Public Improvement District (the “**District**”) in accordance with its finding as to the advisability of certain public improvement projects and services; and

WHEREAS, on June 3, 2019, after notice, the City Council convened a public hearing at which all interested persons were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessments, 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, on June 3, 2019, 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, adopted Ordinance No. 4680 (the “**Assessment Ordinance**”) approving a Service and Assessment Plan for the District (the “**Service and Assessment Plan**”) and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

WHEREAS, on June 3, 2019, the City Council authorized the issuance of the City of Mesquite Special Assessment Revenue Bonds, Series 2019 (Iron Horse Public Improvement District Project) (the “**Bonds**”) secured directly and indirectly, respectively, by the assessments levied pursuant to the Assessment Ordinance; and

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the annual service plan update for the District's Fiscal Year 2021-2022 attached hereto as Exhibit A and made a part hereof for all purposes (the "**FY 2021-2022 Annual Service Plan Update**"), and the updated Assessment Roll for Fiscal Year 2021-2022 attached thereto, conform the original Assessment Roll to the principal and interest payment schedule required for the Bonds and update the Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District public improvements that occur during the District's Fiscal Year 2021-2022, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and Service and Assessment Plan and approves and adopts the FY 2021-2022 Annual Service Plan Update and the updated Assessment Roll for Fiscal Year 2021-2022 attached thereto, 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 and are hereby adopted.

Section 2. Annual Service Plan Update. The FY 2021-2022 Annual Service Plan Update with updated Assessment Roll, attached hereto as Exhibit A, is hereby accepted and approved and complies with the Act in all matters as required.

Section 3. Cumulative Repealer. This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

Section 4. 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 5. Effective Date. This Ordinance shall take effect, and the provisions and terms of the FY 2021-2022 Annual Service Plan Update and the updated Assessment Roll for Fiscal Year 2021-2022 attached thereto, shall be and become effective upon passage and execution hereof.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,
on this the 6th day of July 2021.

Bruce Archer
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



David L. Paschall
City Attorney

EXHIBIT A



IRON HORSE PUBLIC IMPROVEMENT DISTRICT 2021 ANNUAL SERVICE PLAN UPDATE

JULY 6, 2021

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the “SAP”) or the Development Agreement, as applicable.

The District was created pursuant to the PID Act by Resolution No. 15-2019 on February 4, 2019 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On June 3, 2019, the City Council approved the SAP for the District by adopting Ordinance No. 4680, which included the Assessment Roll.

On August 3, 2020, the City Council approved Ordinance No. 4796, which approved the 2020 Annual Service Plan Update for the District and updated the Assessment Rolls for 2020.

The SAP identified the 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. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2021.

The City Council also adopted an Assessment Roll identifying the Assessment on each Parcel within the District, based on the method of assessment identified in the SAP. This 2021 Annual Service Plan Update also updates the Assessment Roll for 2021.

LISTED EVENTS¹

The following listed events have occurred in the District:

- Set forth below is a list of material event disclosures regarding certain litigation and other matters involving certain affiliates of Centurion American:
 - Westlake Entrada/Flower Mound Riverwalk Project (the “Entrada/Riverwalk Lawsuit”)
 - Rainier Medical Investors LLC & RMI River Walk Investors LP v. Centurion Riverwalk, LLC, et al., in Collin County, Texas
 - Megatel Homes III, LLC v. Wilbow-Windhaven Development Corporation v. Centurion Windhaven, LP, et al.; in Kaufman County Texas
 - *Cause No. 3:20-CV-00688-L: Megatel Homes, LLC, et al. v. Mehrdad Moayed, et al., in U.S. District Court, Northern District of Texas; Cause No. DC-19-08774 (in the 160th Judicial District Court, Dallas Co., Texas); Megatel Homes, LLC, et. al. v. United Development Funding L.P., et. al. ; Cause No. 380-02960-2020 (in the 380th District Court, Collin County, Texas); Megatel Homes III, LLC v. MM Plano 54, LLC; Cause No. DC-19-18033 (in the 160th District Court, Dallas County, Texas); Megatel Homes III, LLC v. CADG Mercer MM Holdings, LLC et. al.; Megatel Homes III, LLC v. CTMGT Erwin Farms, LLC and CADG Erwin Farms, LLC; Cause No. 219-01995-2021; 219th Judicial District Court, Collin County, Texas; Megatel Homes III, LLC v. CTMGT Frontier 80, LLC; Cause No. 199-01546-2021; 199th Judicial District Court, Collin County, Texas.*
 - More information can be found by visiting the Electronic Municipal Market Access page at <https://emma.msrb.org/IssueView/Details/ER390831>.

PARCEL SUBDIVISION

The following plats have been recorded in the District.

- The final plat of Iron Horse Phase 1 was filed and recorded with the County on October 27, 2020 and consists of 165 residential Lots and 16 Lots of Non-Benefited Property. The final plat of Iron Horse Phase 1 is attached hereto as **Exhibit B-1**.

¹ Per the Developer, Megatel filed a Notice of Nonsuit of the State Court Lawsuit without obtaining relief of any kind from the Centurion Megatel Defendants. The Centurion Megatel Defendants had moved for sanctions and intends to pursue a claim for the filing of a frivolous lawsuit.

- The final plat of Iron Horse Phase 2 was filed and recorded with the County on October 27, 2020 and consists of 171 residential Lots and 22 Lots of Non-Benefited Property. The final plat of Iron Horse Phase 2 is attached hereto as **Exhibit B-2**.

PARCEL AND HOME SALES UPDATE

Per the Quarterly Report dated March 31, 2021, as required by the Continuing Disclosure Agreement for the District, 62 Parcels have been sold to home builders, no homes have been built, no homes are under construction, and no homes have been sold to end-users. There are an anticipated 198 townhomes, 57 row homes, 51 bungalow homes, and 30 villas to be built in the District. There is also an additional 17.864 acres of land anticipated to be subdivided into 3 General Retail Tracts.

See **Exhibit C** for Homebuyer Disclosures.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$10,050,000.00.

TIRZ ANNUAL CREDIT

The Annual Installment for an Assessed Property shall receive a TIRZ No. 1 Annual Credit Amount equal to the TIRZ No. 1 Revenue generated by the Assessed Property for the previous Tax Year (i.e. TIRZ No. 1 Revenue collected from the Assessed Property for Tax Year 2021 shall be applied as the TIRZ No. 1 Annual Credit Amount applicable to the Assessed Property's Annual Installment to be collected in Tax Year 2022), but in no event shall the TIRZ No. 1 Annual Credit Amount exceed the amounts shown below pursuant to the SAP. The total TIRZ No. 1 Revenue generated by the Assessed Property for the previous Tax Year available for the TIRZ No. 1 Annual Credit Amount was \$9,602. However, as the District was not final platted until October of 2020, the current Property IDs shown on the Assessment Roll have not yet paid property taxes for a TIRZ No. 1 Annual Credit Amount. As such, the TIRZ No. 1 Revenue generated by the Assessed Property for the previous Tax Year shall be applied pro rata based on the outstanding Assessment of each Parcel or Lot to reduce the principal required for the Annual Installment due January 31, 2022. The maximum TIRZ No. 1 Credit Amount for each Lot Type is shown below.

Lot Type	Maximum TIRZ No. 1 Credit per Unit ¹	
<i>Residential Tract</i>		
Lot Type 1 (townhomes)	\$	1,296
Lot Type 2 (row homes)	\$	1,414
Lot Type 3 (bungalows)	\$	1,590
Lot Type 4 (villas)	\$	1,708
<i>General Retail Tract</i>		
Future General Retail	\$	9,645

Notes:

1) Residential Tract "Units" shown per Lot. General Retail Tract "Units" shown per acre.

ANNUAL INSTALLMENT DUE 1/31/2022

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$737,962.50.
- **TIRZ No. 1 Annual Credit Amount** – The total TIRZ No. 1 Annual Credit Amount, credited against the principal required for the Annual Installment, is \$9,602.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$77,520.00.
- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$552,750.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in a Delinquency and Prepayment Reserve amount due of \$50,250.00.

Due January 31, 2022		
Principal	\$	155,000.00
Interest		582,962.50
TIRZ No. 1 Annual Credit Amount		(9,602.00)
Annual Collection Costs		77,520.00
Additional Interest		50,250.00
Total Annual Installment	\$	856,130.50

See **Exhibit D** for the debt service schedule for the PID Bonds as shown in the official statement.

PREPAYMENT OF ASSESSMENTS IN FULL

No prepayments in full have occurred in the District.

See **Exhibit E** for the template of the Notice of Termination of Assessment.

PARTIAL PREPAYMENTS OF ASSESSMENTS

No partial prepayments have occurred within the District.

BOND FUND

P3Works has reviewed the following bond accounts related to the District as of March 31, 2021 and each account contains the amount shown below:

Account	3/31/2021 Balance
Pledged Revenue Fund	\$291,497.94
Bond Fund	
Capitalized Interest Account	\$0.00
Principal and Interest Account	\$25,846.55
Project Fund	
Improvement Account	\$931,920.96
Developer Improvement Account	\$7,247.04
Reserve Fund	
Bond Reserve Account	\$763,267.32
Delinquency and Prepayment Reserve Account	\$301,050.15
Redemption Fund	\$2.31
Rebate Fund	\$0.00
Administrative Fund	\$54,535.75

AUTHORIZED IMPROVEMENTS

Per the Quarterly Report dated March 31, 2021, the Authorized Improvements are currently under construction, and are expected to be complete in the second quarter of 2021. The following is a table demonstrating the total budget for the Authorized Improvements, the amount spent to date, and the cost to complete the Authorized Improvements.

Authorized Improvements				
Authorized Improvements	Budget	Spent to Date ¹	% Complete	
Street	\$ 2,888,267	\$ 2,275,154	78.77%	
Water	1,021,836	860,441	84.21%	
Sanitary Sewer	783,883	724,216	92.39%	
Storm Drainage	1,443,678	1,319,659	91.41%	
Soft Costs	939,707	939,707	100.00%	
District Formation Costs	497,629	516,656	103.82%	
Total	\$ 7,575,000	\$ 6,635,834	87.60%	

Notes:

1) Per the Quarterly Report dated 3/31/2021.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years. See below for the Annual Installments for the District.

Iron Horse PID					
Annual Installments Due	1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Principal	\$ 155,000.00	\$ 165,000.00	\$ 170,000.00	\$ 180,000.00	\$ 190,000.00
Interest	582,962.50	575,212.50	566,962.50	558,462.50	549,012.50
TIRZ No. 1 Annual Credit Amount ¹	(9,602.00)	-	-	-	-
(1)	\$ 728,360.50	\$ 740,212.50	\$ 736,962.50	\$ 738,462.50	\$ 739,012.50
Additional Interest	(2) \$ 50,250.00	\$ 49,475.00	\$ 48,650.00	\$ 47,800.00	\$ 46,900.00
Annual Collection Costs	(3) \$ 77,520.00	\$ 79,070.40	\$ 80,651.81	\$ 82,264.84	\$ 83,910.14
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 856,130.50	\$ 868,757.90	\$ 866,264.31	\$ 868,527.34
		\$ 869,822.64			

Notes:

1) The TIRZ No. 1 Revenue generated by the Assessed Property for the previous Tax Year shall be applied pro rata based on the outstanding Assessment of each Lot to reduce the principal required for the Annual Installment due January 31, 2022. The TIRZ No. 1 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 1 Revenue is generated.

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bill for the 2021 Annual Installment which will be delinquent if not paid by January 31, 2022.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
65007456510010000	General Retail - Tract 1A	\$ 208,176.06	\$ 17,733.92
65007456510010300	General Retail - Tract 1A	\$ 390,086.23	\$ 33,230.32
65007456510010400	General Retail - Tract 1A	\$ 519,314.50	\$ 44,238.90
65146264410030000	General Retail - Tract 1A	\$ 551,433.95	\$ 46,975.07
65146264410030100	General Retail - Tract 1D	\$ 283,360.81	\$ 24,138.69
381112500A0010000	Non-Benefited Property	\$ -	\$ -
381112500A0020000	3	\$ 24,903.18	\$ 2,121.43
381112500A0030000	3	\$ 24,903.18	\$ 2,121.43
381112500A0040000	3	\$ 24,903.18	\$ 2,121.43
381112500A0050000	3	\$ 24,903.18	\$ 2,121.43
381112500A0060000	3	\$ 24,903.18	\$ 2,121.43
381112500A0070000	3	\$ 24,903.18	\$ 2,121.43
381112500A0080000	3	\$ 24,903.18	\$ 2,121.43
381112500A0090000	3	\$ 24,903.18	\$ 2,121.43
381112500A0100000	3	\$ 24,903.18	\$ 2,121.43
381112500A0110000	3	\$ 24,903.18	\$ 2,121.43
381112500A0120000	3	\$ 24,903.18	\$ 2,121.43
381112500A0130000	3	\$ 24,903.18	\$ 2,121.43
381112500A0140000	3	\$ 24,903.18	\$ 2,121.43
381112500A0150000	3	\$ 24,903.18	\$ 2,121.43
381112500A0160000	3	\$ 24,903.18	\$ 2,121.43
381112500A0170000	3	\$ 24,903.18	\$ 2,121.43
381112500A0180000	Non-Benefited Property	\$ -	\$ -
381112500A0190000	1	\$ 20,291.48	\$ 1,728.57
381112500A0200000	1	\$ 20,291.48	\$ 1,728.57
381112500A0210000	1	\$ 20,291.48	\$ 1,728.57
381112500A0220000	1	\$ 20,291.48	\$ 1,728.57
381112500A0230000	1	\$ 20,291.48	\$ 1,728.57
381112500A0240000	1	\$ 20,291.48	\$ 1,728.57
381112500A0250000	1	\$ 20,291.48	\$ 1,728.57
381112500A0260000	1	\$ 20,291.48	\$ 1,728.57
381112500A0270000	Non-Benefited Property	\$ -	\$ -
381112500A0280000	1	\$ 20,291.48	\$ 1,728.57
381112500A0290000	1	\$ 20,291.48	\$ 1,728.57
381112500A0300000	1	\$ 20,291.48	\$ 1,728.57
381112500A0310000	1	\$ 20,291.48	\$ 1,728.57
381112500A0320000	1	\$ 20,291.48	\$ 1,728.57
381112500A0330000	1	\$ 20,291.48	\$ 1,728.57
381112500A0340000	1	\$ 20,291.48	\$ 1,728.57
381112500A0350000	Non-Benefited Property	\$ -	\$ -

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500A0360000	1	\$ 20,291.48	\$ 1,728.57
381112500A0370000	1	\$ 20,291.48	\$ 1,728.57
381112500A0380000	1	\$ 20,291.48	\$ 1,728.57
381112500A0390000	1	\$ 20,291.48	\$ 1,728.57
381112500A0400000	1	\$ 20,291.48	\$ 1,728.57
381112500A0410000	1	\$ 20,291.48	\$ 1,728.57
381112500A0420000	1	\$ 20,291.48	\$ 1,728.57
381112500A0430000	1	\$ 20,291.48	\$ 1,728.57
381112500A0440000	1	\$ 20,291.48	\$ 1,728.57
381112500A0450000	1	\$ 20,291.48	\$ 1,728.57
381112500A0460000	1	\$ 20,291.48	\$ 1,728.57
381112500A0470000	1	\$ 20,291.48	\$ 1,728.57
381112500A0480000	1	\$ 20,291.48	\$ 1,728.57
381112500A0490000	1	\$ 20,291.48	\$ 1,728.57
381112500A0500000	1	\$ 20,291.48	\$ 1,728.57
381112500A0510000	1	\$ 20,291.48	\$ 1,728.57
381112500A0520000	1	\$ 20,291.48	\$ 1,728.57
381112500A0530000	1	\$ 20,291.48	\$ 1,728.57
381112500A0540000	Non-Benefited Property	\$ -	\$ -
381112500A0550000	Non-Benefited Property	\$ -	\$ -
381112500A0560000	Non-Benefited Property	\$ -	\$ -
381112500A0570000	1	\$ 20,291.48	\$ 1,728.57
381112500A0580000	1	\$ 20,291.48	\$ 1,728.57
381112500A0590000	1	\$ 20,291.48	\$ 1,728.57
381112500A0600000	1	\$ 20,291.48	\$ 1,728.57
381112500A0610000	1	\$ 20,291.48	\$ 1,728.57
381112500A0620000	1	\$ 20,291.48	\$ 1,728.57
381112500A0630000	1	\$ 20,291.48	\$ 1,728.57
381112500A0640000	1	\$ 20,291.48	\$ 1,728.57
381112500A0650000	1	\$ 20,291.48	\$ 1,728.57
381112500A0660000	1	\$ 20,291.48	\$ 1,728.57
381112500A0670000	1	\$ 20,291.48	\$ 1,728.57
381112500A0680000	1	\$ 20,291.48	\$ 1,728.57
381112500A0690000	1	\$ 20,291.48	\$ 1,728.57
381112500A0700000	1	\$ 20,291.48	\$ 1,728.57
381112500A0710000	Non-Benefited Property	\$ -	\$ -
381112500A0720000	Non-Benefited Property	\$ -	\$ -
381112500B0010000	Non-Benefited Property	\$ -	\$ -
381112500B0020000	1	\$ 20,291.48	\$ 1,728.57
381112500B0030000	1	\$ 20,291.48	\$ 1,728.57

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500B0040000	1	\$ 20,291.48	\$ 1,728.57
381112500B0050000	1	\$ 20,291.48	\$ 1,728.57
381112500B0060000	1	\$ 20,291.48	\$ 1,728.57
381112500B0070000	1	\$ 20,291.48	\$ 1,728.57
381112500B0080000	1	\$ 20,291.48	\$ 1,728.57
381112500B0090000	1	\$ 20,291.48	\$ 1,728.57
381112500B0100000	1	\$ 20,291.48	\$ 1,728.57
381112500B0110000	1	\$ 20,291.48	\$ 1,728.57
381112500B0120000	1	\$ 20,291.48	\$ 1,728.57
381112500B0130000	1	\$ 20,291.48	\$ 1,728.57
381112500B0140000	1	\$ 20,291.48	\$ 1,728.57
381112500B0150000	1	\$ 20,291.48	\$ 1,728.57
381112500B0160000	1	\$ 20,291.48	\$ 1,728.57
381112500B0170000	1	\$ 20,291.48	\$ 1,728.57
381112500B0180000	1	\$ 20,291.48	\$ 1,728.57
381112500B0190000	1	\$ 20,291.48	\$ 1,728.57
381112500B0200000	1	\$ 20,291.48	\$ 1,728.57
381112500B0210000	1	\$ 20,291.48	\$ 1,728.57
381112500B0220000	1	\$ 20,291.48	\$ 1,728.57
381112500B0230000	1	\$ 20,291.48	\$ 1,728.57
381112500B0240000	1	\$ 20,291.48	\$ 1,728.57
381112500B0250000	1	\$ 20,291.48	\$ 1,728.57
381112500B0260000	1	\$ 20,291.48	\$ 1,728.57
381112500B0270000	1	\$ 20,291.48	\$ 1,728.57
381112500B0280000	1	\$ 20,291.48	\$ 1,728.57
381112500B0290000	1	\$ 20,291.48	\$ 1,728.57
381112500B0300000	1	\$ 20,291.48	\$ 1,728.57
381112500B0310000	1	\$ 20,291.48	\$ 1,728.57
381112500B0320000	1	\$ 20,291.48	\$ 1,728.57
381112500B0330000	1	\$ 20,291.48	\$ 1,728.57
381112500B0340000	1	\$ 20,291.48	\$ 1,728.57
381112500B0350000	1	\$ 20,291.48	\$ 1,728.57
381112500B0360000	1	\$ 20,291.48	\$ 1,728.57
381112500B0370000	1	\$ 20,291.48	\$ 1,728.57
381112500B0380000	1	\$ 20,291.48	\$ 1,728.57
381112500B0390000	1	\$ 20,291.48	\$ 1,728.57
381112500B0400000	1	\$ 20,291.48	\$ 1,728.57
381112500B0410000	1	\$ 20,291.48	\$ 1,728.57
381112500B0420000	1	\$ 20,291.48	\$ 1,728.57
381112500B0430000	Non-Benefited Property	\$ -	\$ -

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500B0440000	3	\$ 24,903.18	\$ 2,121.43
381112500B0450000	3	\$ 24,903.18	\$ 2,121.43
381112500B0460000	3	\$ 24,903.18	\$ 2,121.43
381112500B0470000	3	\$ 24,903.18	\$ 2,121.43
381112500B0480000	3	\$ 24,903.18	\$ 2,121.43
381112500B0490000	3	\$ 24,903.18	\$ 2,121.43
381112500B0500000	3	\$ 24,903.18	\$ 2,121.43
381112500B0510000	3	\$ 24,903.18	\$ 2,121.43
381112500B0520000	Non-Benefited Property	\$ -	\$ -
381112500B0530000	1	\$ 20,291.48	\$ 1,728.57
381112500B0540000	1	\$ 20,291.48	\$ 1,728.57
381112500B0550000	1	\$ 20,291.48	\$ 1,728.57
381112500B0560000	1	\$ 20,291.48	\$ 1,728.57
381112500B0570000	1	\$ 20,291.48	\$ 1,728.57
381112500B0580000	1	\$ 20,291.48	\$ 1,728.57
381112500B0590000	1	\$ 20,291.48	\$ 1,728.57
381112500B0600000	4	\$ 26,747.85	\$ 2,278.57
381112500B0610000	4	\$ 26,747.85	\$ 2,278.57
381112500B0620000	4	\$ 26,747.85	\$ 2,278.57
381112500B0630000	4	\$ 26,747.85	\$ 2,278.57
381112500B0640000	4	\$ 26,747.85	\$ 2,278.57
381112500B0650000	4	\$ 26,747.85	\$ 2,278.57
381112500B0660000	4	\$ 26,747.85	\$ 2,278.57
381112500B0670000	4	\$ 26,747.85	\$ 2,278.57
381112500B0680000	4	\$ 26,747.85	\$ 2,278.57
381112500B0690000	4	\$ 26,747.85	\$ 2,278.57
381112500B0700000	4	\$ 26,747.85	\$ 2,278.57
381112500B0710000	4	\$ 26,747.85	\$ 2,278.57
381112500B0720000	4	\$ 26,747.85	\$ 2,278.57
381112500B0730000	4	\$ 26,747.85	\$ 2,278.57
381112500B0740000	4	\$ 26,747.85	\$ 2,278.57
381112500B0750000	4	\$ 26,747.85	\$ 2,278.57
381112500C0010000	4	\$ 26,747.85	\$ 2,278.57
381112500C0020000	4	\$ 26,747.85	\$ 2,278.57
381112500C0030000	4	\$ 26,747.85	\$ 2,278.57
381112500C0040000	4	\$ 26,747.85	\$ 2,278.57
381112500C0050000	4	\$ 26,747.85	\$ 2,278.57
381112500C0060000	4	\$ 26,747.85	\$ 2,278.57
381112500C0070000	4	\$ 26,747.85	\$ 2,278.57
381112500C0080000	4	\$ 26,747.85	\$ 2,278.57

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500C0090000	4	\$ 26,747.85	\$ 2,278.57
381112500C0100000	4	\$ 26,747.85	\$ 2,278.57
381112500C0110000	4	\$ 26,747.85	\$ 2,278.57
381112500C0120000	4	\$ 26,747.85	\$ 2,278.57
381112500C0130000	4	\$ 26,747.85	\$ 2,278.57
381112500C0140000	4	\$ 26,747.85	\$ 2,278.57
381112500C0150000	Non-Benefited Property	\$ -	\$ -
381112500C0160000	3	\$ 24,903.18	\$ 2,121.43
381112500C0170000	3	\$ 24,903.18	\$ 2,121.43
381112500C0180000	3	\$ 24,903.18	\$ 2,121.43
381112500D0010000	Non-Benefited Property	\$ -	\$ -
381112500D0020000	1	\$ 20,291.48	\$ 1,728.57
381112500D0030000	1	\$ 20,291.48	\$ 1,728.57
381112500D0040000	1	\$ 20,291.48	\$ 1,728.57
381112500D0050000	1	\$ 20,291.48	\$ 1,728.57
381112500D0060000	1	\$ 20,291.48	\$ 1,728.57
381112500D0070000	1	\$ 20,291.48	\$ 1,728.57
381112500D0080000	1	\$ 20,291.48	\$ 1,728.57
381112500D0090000	1	\$ 20,291.48	\$ 1,728.57
381112500D0100000	1	\$ 20,291.48	\$ 1,728.57
381112500D0110000	1	\$ 20,291.48	\$ 1,728.57
381112500D0120000	1	\$ 20,291.48	\$ 1,728.57
381112500D0130000	1	\$ 20,291.48	\$ 1,728.57
381112500D0140000	1	\$ 20,291.48	\$ 1,728.57
381112500D0150000	Non-Benefited Property	\$ -	\$ -
381112500D0160000	Non-Benefited Property	\$ -	\$ -
381112500E0010000	3	\$ 24,903.18	\$ 2,121.43
381112500E0020000	3	\$ 24,903.18	\$ 2,121.43
381112500E0030000	3	\$ 24,903.18	\$ 2,121.43
381112500E0040000	3	\$ 24,903.18	\$ 2,121.43
381112500E0050000	3	\$ 24,903.18	\$ 2,121.43
381112500E0060000	3	\$ 24,903.18	\$ 2,121.43
381112500E0070000	3	\$ 24,903.18	\$ 2,121.43
381112500E0080000	3	\$ 24,903.18	\$ 2,121.43
381112500E0090000	Non-Benefited Property	\$ -	\$ -
381112500F0010000	Non-Benefited Property	\$ -	\$ -
381112500F0020000	3	\$ 24,903.18	\$ 2,121.43
381112500F0030000	3	\$ 24,903.18	\$ 2,121.43
381112500F0040000	3	\$ 24,903.18	\$ 2,121.43
381112500F0050000	3	\$ 24,903.18	\$ 2,121.43

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500F0060000	3	\$ 24,903.18	\$ 2,121.43
381112500F0070000	3	\$ 24,903.18	\$ 2,121.43
381112500F0080000	3	\$ 24,903.18	\$ 2,121.43
381112500F0090000	3	\$ 24,903.18	\$ 2,121.43
381112500F0100000	3	\$ 24,903.18	\$ 2,121.43
381112500F0110000	3	\$ 24,903.18	\$ 2,121.43
381112500F0120000	3	\$ 24,903.18	\$ 2,121.43
381112500F0130000	3	\$ 24,903.18	\$ 2,121.43
381112500F0140000	3	\$ 24,903.18	\$ 2,121.43
381112500F0150000	3	\$ 24,903.18	\$ 2,121.43
381112500F0160000	3	\$ 24,903.18	\$ 2,121.43
381112500F0170000	3	\$ 24,903.18	\$ 2,121.43
381112500G0010000	Non-Benefited Property	\$ -	\$ -
381112500G0020000	Non-Benefited Property	\$ -	\$ -
381112500G0030000	2	\$ 22,136.16	\$ 1,885.72
381112500G0040000	2	\$ 22,136.16	\$ 1,885.72
381112500G0050000	2	\$ 22,136.16	\$ 1,885.72
381112500G0060000	2	\$ 22,136.16	\$ 1,885.72
381112500G0070000	2	\$ 22,136.16	\$ 1,885.72
381112500G0080000	2	\$ 22,136.16	\$ 1,885.72
381112500G0090000	2	\$ 22,136.16	\$ 1,885.72
381112500G0100000	2	\$ 22,136.16	\$ 1,885.72
381112500G0110000	2	\$ 22,136.16	\$ 1,885.72
381112500G0120000	2	\$ 22,136.16	\$ 1,885.72
381112500G0130000	2	\$ 22,136.16	\$ 1,885.72
381112500G0140000	2	\$ 22,136.16	\$ 1,885.72
381112500G0150000	2	\$ 22,136.16	\$ 1,885.72
381112500G0160000	2	\$ 22,136.16	\$ 1,885.72
381112500G0170000	2	\$ 22,136.16	\$ 1,885.72
381112500G0180000	2	\$ 22,136.16	\$ 1,885.72
381112500G0190000	2	\$ 22,136.16	\$ 1,885.72
381112500G0200000	2	\$ 22,136.16	\$ 1,885.72
381112500G0210000	2	\$ 22,136.16	\$ 1,885.72
381112500G0220000	2	\$ 22,136.16	\$ 1,885.72
381112500G0230000	2	\$ 22,136.16	\$ 1,885.72
381112500G0240000	2	\$ 22,136.16	\$ 1,885.72
381112500G0250000	2	\$ 22,136.16	\$ 1,885.72
381112500G0260000	2	\$ 22,136.16	\$ 1,885.72
381112500H0010000	2	\$ 22,136.16	\$ 1,885.72
381112500H0020000	2	\$ 22,136.16	\$ 1,885.72

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500H0030000	2	\$ 22,136.16	\$ 1,885.72
381112500H0040000	2	\$ 22,136.16	\$ 1,885.72
381112500H0050000	2	\$ 22,136.16	\$ 1,885.72
381112500H0060000	2	\$ 22,136.16	\$ 1,885.72
381112500H0070000	2	\$ 22,136.16	\$ 1,885.72
381112500H0080000	2	\$ 22,136.16	\$ 1,885.72
381112500H0090000	2	\$ 22,136.16	\$ 1,885.72
381112500H0100000	Non-Benefited Property	\$ -	\$ -
381112500I0010000	Non-Benefited Property	\$ -	\$ -
381112500I0020000	2	\$ 22,136.16	\$ 1,885.72
381112500I0030000	2	\$ 22,136.16	\$ 1,885.72
381112500I0040000	2	\$ 22,136.16	\$ 1,885.72
381112500I0050000	2	\$ 22,136.16	\$ 1,885.72
381112500I0060000	2	\$ 22,136.16	\$ 1,885.72
381112500I0070000	Non-Benefited Property	\$ -	\$ -
381112500I0080000	2	\$ 22,136.16	\$ 1,885.72
381112500I0090000	2	\$ 22,136.16	\$ 1,885.72
381112500I0100000	2	\$ 22,136.16	\$ 1,885.72
381112500I0110000	2	\$ 22,136.16	\$ 1,885.72
381112500I0120000	2	\$ 22,136.16	\$ 1,885.72
381112500I0130000	2	\$ 22,136.16	\$ 1,885.72
381112500I0140000	2	\$ 22,136.16	\$ 1,885.72
381112500I0150000	2	\$ 22,136.16	\$ 1,885.72
381112500I0160000	2	\$ 22,136.16	\$ 1,885.72
381112500I0170000	2	\$ 22,136.16	\$ 1,885.72
381112500I0180000	Non-Benefited Property	\$ -	\$ -
381112500J0010000	Non-Benefited Property	\$ -	\$ -
381112500J0020000	2	\$ 22,136.16	\$ 1,885.72
381112500J0030000	2	\$ 22,136.16	\$ 1,885.72
381112500J0040000	2	\$ 22,136.16	\$ 1,885.72
381112500J0050000	2	\$ 22,136.16	\$ 1,885.72
381112500J0060000	Non-Benefited Property	\$ -	\$ -
381112500J0070000	Non-Benefited Property	\$ -	\$ -
381112500J0080000	2	\$ 22,136.16	\$ 1,885.72
381112500J0090000	2	\$ 22,136.16	\$ 1,885.72
381112500J0100000	2	\$ 22,136.16	\$ 1,885.72
381112500J0110000	2	\$ 22,136.16	\$ 1,885.72
381112500J0120000	2	\$ 22,136.16	\$ 1,885.72
381112500J0130000	Non-Benefited Property	\$ -	\$ -
381112500K0010000	Non-Benefited Property	\$ -	\$ -

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500K0020000	1	\$ 20,291.48	\$ 1,728.57
381112500K0030000	1	\$ 20,291.48	\$ 1,728.57
381112500K0040000	1	\$ 20,291.48	\$ 1,728.57
381112500K0050000	1	\$ 20,291.48	\$ 1,728.57
381112500K0060000	1	\$ 20,291.48	\$ 1,728.57
381112500K0070000	1	\$ 20,291.48	\$ 1,728.57
381112500K0080000	1	\$ 20,291.48	\$ 1,728.57
381112500K0090000	1	\$ 20,291.48	\$ 1,728.57
381112500K0100000	1	\$ 20,291.48	\$ 1,728.57
381112500K0110000	1	\$ 20,291.48	\$ 1,728.57
381112500K0120000	1	\$ 20,291.48	\$ 1,728.57
381112500K0130000	1	\$ 20,291.48	\$ 1,728.57
381112500K0140000	1	\$ 20,291.48	\$ 1,728.57
381112500K0150000	1	\$ 20,291.48	\$ 1,728.57
381112500K0160000	Non-Benefited Property	\$ -	\$ -
381112500K0170000	Non-Benefited Property	\$ -	\$ -
381112500L0010000	1	\$ 20,291.48	\$ 1,728.57
381112500L0020000	1	\$ 20,291.48	\$ 1,728.57
381112500L0030000	1	\$ 20,291.48	\$ 1,728.57
381112500L0040000	1	\$ 20,291.48	\$ 1,728.57
381112500L0050000	1	\$ 20,291.48	\$ 1,728.57
381112500L0060000	1	\$ 20,291.48	\$ 1,728.57
381112500L0070000	1	\$ 20,291.48	\$ 1,728.57
381112500L0080000	1	\$ 20,291.48	\$ 1,728.57
381112500L0090000	1	\$ 20,291.48	\$ 1,728.57
381112500L0100000	1	\$ 20,291.48	\$ 1,728.57
381112500L0110000	1	\$ 20,291.48	\$ 1,728.57
381112500L0120000	1	\$ 20,291.48	\$ 1,728.57
381112500L0130000	1	\$ 20,291.48	\$ 1,728.57
381112500L0140000	1	\$ 20,291.48	\$ 1,728.57
381112500L0150000	1	\$ 20,291.48	\$ 1,728.57
381112500L0160000	1	\$ 20,291.48	\$ 1,728.57
381112500L0170000	1	\$ 20,291.48	\$ 1,728.57
381112500L0180000	Non-Benefited Property	\$ -	\$ -
381112500L0190000	Non-Benefited Property	\$ -	\$ -
381112500L0200000	1	\$ 20,291.48	\$ 1,728.57
381112500L0210000	1	\$ 20,291.48	\$ 1,728.57
381112500L0220000	1	\$ 20,291.48	\$ 1,728.57
381112500L0230000	1	\$ 20,291.48	\$ 1,728.57
381112500L0240000	1	\$ 20,291.48	\$ 1,728.57

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500L0250000	1	\$ 20,291.48	\$ 1,728.57
381112500L0260000	1	\$ 20,291.48	\$ 1,728.57
381112500L0270000	1	\$ 20,291.48	\$ 1,728.57
381112500L0280000	1	\$ 20,291.48	\$ 1,728.57
381112500L0290000	1	\$ 20,291.48	\$ 1,728.57
381112500L0300000	1	\$ 20,291.48	\$ 1,728.57
381112500L0310000	1	\$ 20,291.48	\$ 1,728.57
381112500L0320000	1	\$ 20,291.48	\$ 1,728.57
381112500L0330000	1	\$ 20,291.48	\$ 1,728.57
381112500L0340000	1	\$ 20,291.48	\$ 1,728.57
381112500L0350000	1	\$ 20,291.48	\$ 1,728.57
381112500L0360000	1	\$ 20,291.48	\$ 1,728.57
381112500L0370000	1	\$ 20,291.48	\$ 1,728.57
381112500L0380000	1	\$ 20,291.48	\$ 1,728.57
381112500L0390000	1	\$ 20,291.48	\$ 1,728.57
381112500M0010000	Non-Benefited Property	\$ -	\$ -
381112500M0020000	1	\$ 20,291.48	\$ 1,728.57
381112500M0030000	1	\$ 20,291.48	\$ 1,728.57
381112500M0040000	1	\$ 20,291.48	\$ 1,728.57
381112500M0050000	1	\$ 20,291.48	\$ 1,728.57
381112500M0060000	1	\$ 20,291.48	\$ 1,728.57
381112500M0070000	1	\$ 20,291.48	\$ 1,728.57
381112500M0080000	1	\$ 20,291.48	\$ 1,728.57
381112500M0090000	1	\$ 20,291.48	\$ 1,728.57
381112500M0100000	1	\$ 20,291.48	\$ 1,728.57
381112500M0110000	1	\$ 20,291.48	\$ 1,728.57
381112500M0120000	1	\$ 20,291.48	\$ 1,728.57
381112500M0130000	1	\$ 20,291.48	\$ 1,728.57
381112500M0140000	1	\$ 20,291.48	\$ 1,728.57
381112500M0150000	1	\$ 20,291.48	\$ 1,728.57
381112500M0160000	1	\$ 20,291.48	\$ 1,728.57
381112500M0170000	1	\$ 20,291.48	\$ 1,728.57
381112500M0180000	1	\$ 20,291.48	\$ 1,728.57
381112500M0190000	1	\$ 20,291.48	\$ 1,728.57
381112500M0200000	1	\$ 20,291.48	\$ 1,728.57
381112500M0210000	Non-Benefited Property	\$ -	\$ -
381112500M0220000	1	\$ 20,291.48	\$ 1,728.57
381112500M0230000	1	\$ 20,291.48	\$ 1,728.57
381112500M0240000	1	\$ 20,291.48	\$ 1,728.57
381112500M0250000	1	\$ 20,291.48	\$ 1,728.57

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/22 ^{[a],[b],[c]}
381112500M0260000	1	\$ 20,291.48	\$ 1,728.57
381112500M0270000	1	\$ 20,291.48	\$ 1,728.57
381112500M0280000	1	\$ 20,291.48	\$ 1,728.57
381112500M0290000	1	\$ 20,291.48	\$ 1,728.57
381112500M0300000	1	\$ 20,291.48	\$ 1,728.57
381112500M0310000	1	\$ 20,291.48	\$ 1,728.57
381112500M0320000	1	\$ 20,291.48	\$ 1,728.57
381112500M0330000	1	\$ 20,291.48	\$ 1,728.57
381112500M0340000	1	\$ 20,291.48	\$ 1,728.57
381112500M0350000	1	\$ 20,291.48	\$ 1,728.57
381112500M0360000	1	\$ 20,291.48	\$ 1,728.57
381112500M0370000	1	\$ 20,291.48	\$ 1,728.57
381112500M0380000	1	\$ 20,291.48	\$ 1,728.57
381112500M0390000	1	\$ 20,291.48	\$ 1,728.57
381112500M0400000	1	\$ 20,291.48	\$ 1,728.57
381112500M0410000	1	\$ 20,291.48	\$ 1,728.57
381112500M0420000	Non-Benefited Property	\$ -	\$ -
381112500M0430000	Non-Benefited Property	\$ -	\$ -
381112500M0440000	Non-Benefited Property	\$ -	\$ -
381620000A0010000	General Retail - Tract 1A	\$ 434,363.05	\$ 37,002.14
381620000A0040000	General Retail - Tract 1A	\$ 31,218.91	\$ 2,659.45
381620000A0040100	General Retail - Tract 1A	\$ 61,237.08	\$ 5,216.61
381620000A0040200	General Retail - Tract 1A	\$ 34,220.72	\$ 2,915.16
382275300A0010000	General Retail - Tract 2B	\$ 184,617.98	\$ 15,727.07
Total		\$ 10,050,001.13	\$ 856,130.26

Notes:

[a] Totals may not match the outstanding Assessment or Annual Installment due to rounding.

[b] Cumulative of the TIRZ No. 1 Annual Credit Amount.

[c] The Annual Installment covers the period September 15, 2021 to September 14, 2022 and is due by January 31, 2022.

EXHIBIT B-1 – FINAL PLAT OF IRON HORSE PHASE 1

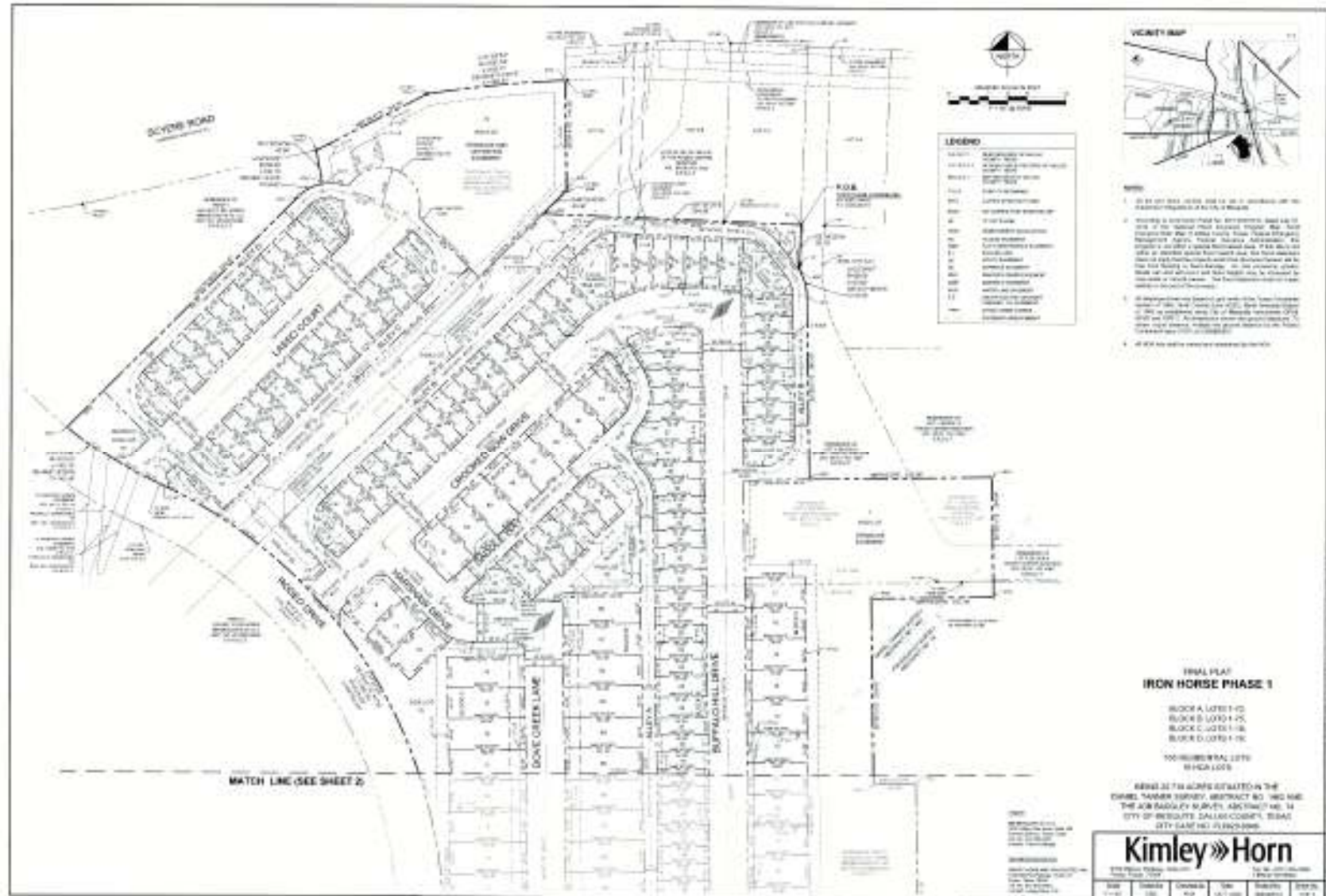


EXHIBIT B-2 – FINAL PLAT OF IRON HORSE PHASE 2



EXHIBIT C – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4

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IRON HORSE PID – LOT TYPE 1 (TOWNHOME) HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF MESQUITE, TEXAS

CONCERNING THE PROPERTY AT:

LEGAL DESCRIPTION

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$20,291.48

As the purchaser of the real property located at the legal description set forth above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”), undertaken for the benefit of the property within “**Iron Horse Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$20,291.48, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Mesquite.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the legal description set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS

Summary of Annual Installments Per Unit for Lot Type 1 (Townhomes)						
Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ^{1,2}	
2022	\$ 312.95	\$ 1,177.03	\$ 156.52	\$ 101.46	\$	1,747.96
2023	\$ 333.14	\$ 1,161.38	\$ 159.65	\$ 99.89	\$	1,754.07
2024	\$ 343.24	\$ 1,144.73	\$ 162.84	\$ 98.23	\$	1,749.03
2025	\$ 363.43	\$ 1,127.57	\$ 166.10	\$ 96.51	\$	1,753.60
2026	\$ 383.62	\$ 1,108.48	\$ 169.42	\$ 94.69	\$	1,756.22
2027	\$ 403.81	\$ 1,088.34	\$ 172.81	\$ 92.78	\$	1,757.74
2028	\$ 424.00	\$ 1,067.14	\$ 176.26	\$ 90.76	\$	1,758.17
2029	\$ 444.19	\$ 1,044.88	\$ 179.79	\$ 88.64	\$	1,757.50
2030	\$ 474.48	\$ 1,021.56	\$ 183.38	\$ 86.42	\$	1,765.84
2031	\$ 494.67	\$ 994.28	\$ 187.05	\$ 84.04	\$	1,760.05
2032	\$ 524.95	\$ 965.84	\$ 190.79	\$ 81.57	\$	1,763.16
2033	\$ 555.24	\$ 935.65	\$ 194.61	\$ 78.94	\$	1,764.45
2034	\$ 595.62	\$ 903.73	\$ 198.50	\$ 76.17	\$	1,774.02
2035	\$ 625.91	\$ 869.48	\$ 202.47	\$ 73.19	\$	1,771.05
2036	\$ 666.29	\$ 833.49	\$ 206.52	\$ 70.06	\$	1,776.36
2037	\$ 696.57	\$ 795.18	\$ 210.65	\$ 66.73	\$	1,769.13
2038	\$ 747.05	\$ 755.13	\$ 214.86	\$ 63.25	\$	1,780.29
2039	\$ 787.43	\$ 712.17	\$ 219.16	\$ 59.51	\$	1,778.27
2040	\$ 827.81	\$ 666.89	\$ 223.54	\$ 55.57	\$	1,773.82
2041	\$ 888.38	\$ 617.22	\$ 228.02	\$ 51.44	\$	1,785.06
2042	\$ 938.86	\$ 563.92	\$ 232.58	\$ 46.99	\$	1,782.35
2043	\$ 999.43	\$ 507.59	\$ 237.23	\$ 42.30	\$	1,786.55
2044	\$ 1,060.00	\$ 447.62	\$ 241.97	\$ 37.30	\$	1,786.90
2045	\$ 1,120.57	\$ 384.02	\$ 246.81	\$ 32.00	\$	1,783.41
2046	\$ 1,201.34	\$ 316.79	\$ 251.75	\$ 26.40	\$	1,796.27
2047	\$ 1,272.00	\$ 244.71	\$ 256.78	\$ 20.39	\$	1,793.89
2048	\$ 1,352.77	\$ 168.39	\$ 261.92	\$ 14.03	\$	1,797.10
2049	\$ 1,453.72	\$ 87.22	\$ 267.16	\$ 7.27	\$	1,815.37
Total	\$ 20,291.48	\$ 21,710.47	\$ 5,799.14	\$ 1,836.53	\$	49,637.61

Notes:

1) 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.

2) The projected Annual Installment does not include the Maximum TIRZ No. 1 Annual Credit Amount of \$1,296 for Lot Type 1. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 1 Annual Credit Amount applicable to each Lot.

IRON HORSE PID – LOT TYPE 2 (ROW HOME) HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF MESQUITE, TEXAS

CONCERNING THE PROPERTY AT:

LEGAL DESCRIPTION

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$22,136.16

As the purchaser of the real property located at the legal description set forth above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”), undertaken for the benefit of the property within “**Iron Horse Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$22,136.16, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Mesquite.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the legal description set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS

Summary of Annual Installments Per Unit for Lot Type 2 (Row Homes)						
Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ^{1,2}	
2022	\$ 341.40	\$ 1,284.03	\$ 170.75	\$ 110.68	\$	1,906.86
2023	\$ 363.43	\$ 1,266.96	\$ 174.16	\$ 108.97	\$	1,913.53
2024	\$ 374.44	\$ 1,248.79	\$ 177.64	\$ 107.16	\$	1,908.04
2025	\$ 396.47	\$ 1,230.07	\$ 181.20	\$ 105.28	\$	1,913.02
2026	\$ 418.49	\$ 1,209.26	\$ 184.82	\$ 103.30	\$	1,915.87
2027	\$ 440.52	\$ 1,187.29	\$ 188.52	\$ 101.21	\$	1,917.53
2028	\$ 462.55	\$ 1,164.16	\$ 192.29	\$ 99.01	\$	1,918.00
2029	\$ 484.57	\$ 1,139.87	\$ 196.13	\$ 96.69	\$	1,917.27
2030	\$ 517.61	\$ 1,114.43	\$ 200.06	\$ 94.27	\$	1,926.37
2031	\$ 539.64	\$ 1,084.67	\$ 204.06	\$ 91.68	\$	1,920.05
2032	\$ 572.68	\$ 1,053.64	\$ 208.14	\$ 88.99	\$	1,923.44
2033	\$ 605.72	\$ 1,020.71	\$ 212.30	\$ 86.12	\$	1,924.85
2034	\$ 649.77	\$ 985.88	\$ 216.55	\$ 83.09	\$	1,935.29
2035	\$ 682.81	\$ 948.52	\$ 220.88	\$ 79.84	\$	1,932.05
2036	\$ 726.86	\$ 909.26	\$ 225.30	\$ 76.43	\$	1,937.85
2037	\$ 759.90	\$ 867.47	\$ 229.80	\$ 72.80	\$	1,929.96
2038	\$ 814.96	\$ 823.77	\$ 234.40	\$ 69.00	\$	1,942.13
2039	\$ 859.01	\$ 776.91	\$ 239.09	\$ 64.92	\$	1,939.93
2040	\$ 903.07	\$ 727.52	\$ 243.87	\$ 60.63	\$	1,935.08
2041	\$ 969.15	\$ 673.34	\$ 248.74	\$ 56.11	\$	1,947.34
2042	\$ 1,024.21	\$ 615.19	\$ 253.72	\$ 51.27	\$	1,944.38
2043	\$ 1,090.29	\$ 553.73	\$ 258.79	\$ 46.14	\$	1,948.96
2044	\$ 1,156.37	\$ 488.32	\$ 263.97	\$ 40.69	\$	1,949.35
2045	\$ 1,222.44	\$ 418.94	\$ 269.25	\$ 34.91	\$	1,945.54
2046	\$ 1,310.55	\$ 345.59	\$ 274.63	\$ 28.80	\$	1,959.57
2047	\$ 1,387.64	\$ 266.96	\$ 280.13	\$ 22.25	\$	1,956.97
2048	\$ 1,475.74	\$ 183.70	\$ 285.73	\$ 15.31	\$	1,960.48
2049	\$ 1,585.87	\$ 95.15	\$ 291.44	\$ 7.93	\$	1,980.40
Total	\$ 22,136.16	\$ 23,684.14	\$ 6,326.34	\$ 2,003.49	\$	54,150.12

Notes:

1) 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.

2) The projected Annual Installment does not include the Maximum TIRZ No. 1 Annual Credit Amount of \$1,414 for Lot Type 2. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 1 Annual Credit Amount applicable to each Lot.

IRON HORSE PID – LOT TYPE 3 (BUNGALOW) HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF MESQUITE, TEXAS

CONCERNING THE PROPERTY AT:

LEGAL DESCRIPTION

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$24,903.18

As the purchaser of the real property located at the legal description set forth above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”), undertaken for the benefit of the property within “**Iron Horse Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$24,903.18, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Mesquite.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the legal description set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS

Summary of Annual Installments Per Unit for Lot Type 3 (Bungalows)						
Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ^{1,2}	
2022	\$ 384.08	\$ 1,444.54	\$ 192.09	\$ 124.52	\$	2,145.22
2023	\$ 408.86	\$ 1,425.34	\$ 195.93	\$ 122.60	\$	2,152.72
2024	\$ 421.25	\$ 1,404.89	\$ 199.85	\$ 120.55	\$	2,146.54
2025	\$ 446.03	\$ 1,383.83	\$ 203.85	\$ 118.44	\$	2,152.15
2026	\$ 470.81	\$ 1,360.41	\$ 207.92	\$ 116.21	\$	2,155.36
2027	\$ 495.59	\$ 1,335.70	\$ 212.08	\$ 113.86	\$	2,157.22
2028	\$ 520.36	\$ 1,309.68	\$ 216.32	\$ 111.38	\$	2,157.75
2029	\$ 545.14	\$ 1,282.36	\$ 220.65	\$ 108.78	\$	2,156.93
2030	\$ 582.31	\$ 1,253.74	\$ 225.06	\$ 106.06	\$	2,167.17
2031	\$ 607.09	\$ 1,220.26	\$ 229.56	\$ 103.14	\$	2,160.06
2032	\$ 644.26	\$ 1,185.35	\$ 234.16	\$ 100.11	\$	2,163.87
2033	\$ 681.43	\$ 1,148.30	\$ 238.84	\$ 96.89	\$	2,165.46
2034	\$ 730.99	\$ 1,109.12	\$ 243.62	\$ 93.48	\$	2,177.20
2035	\$ 768.16	\$ 1,067.09	\$ 248.49	\$ 89.82	\$	2,173.56
2036	\$ 817.72	\$ 1,022.92	\$ 253.46	\$ 85.98	\$	2,180.08
2037	\$ 854.89	\$ 975.90	\$ 258.53	\$ 81.90	\$	2,171.21
2038	\$ 916.83	\$ 926.75	\$ 263.70	\$ 77.62	\$	2,184.90
2039	\$ 966.39	\$ 874.03	\$ 268.97	\$ 73.04	\$	2,182.43
2040	\$ 1,015.95	\$ 818.46	\$ 274.35	\$ 68.20	\$	2,176.97
2041	\$ 1,090.29	\$ 757.50	\$ 279.84	\$ 63.13	\$	2,190.75
2042	\$ 1,152.24	\$ 692.09	\$ 285.43	\$ 57.67	\$	2,187.43
2043	\$ 1,226.57	\$ 622.95	\$ 291.14	\$ 51.91	\$	2,192.58
2044	\$ 1,300.91	\$ 549.36	\$ 296.97	\$ 45.78	\$	2,193.01
2045	\$ 1,375.25	\$ 471.30	\$ 302.90	\$ 39.28	\$	2,188.73
2046	\$ 1,474.37	\$ 388.79	\$ 308.96	\$ 32.40	\$	2,204.52
2047	\$ 1,561.09	\$ 300.32	\$ 315.14	\$ 25.03	\$	2,201.59
2048	\$ 1,660.21	\$ 206.66	\$ 321.45	\$ 17.22	\$	2,205.54
2049	\$ 1,784.11	\$ 107.05	\$ 327.87	\$ 8.92	\$	2,227.95
Total	\$ 24,903.18	\$ 26,644.66	\$ 7,117.13	\$ 2,253.92	\$	60,918.89

Notes:

1) 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.

2) The projected Annual Installment does not include the Maximum TIRZ No. 1 Annual Credit Amount of \$1,590 for Lot Type 3. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 1 Annual Credit Amount applicable to each Lot.

IRON HORSE PID – LOT TYPE 4 (VILLA) HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF MESQUITE, TEXAS

CONCERNING THE PROPERTY AT:

LEGAL DESCRIPTION

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$26,747.85

As the purchaser of the real property located at the legal description set forth above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”), undertaken for the benefit of the property within “**Iron Horse Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$26,747.85, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Mesquite.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the legal description set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS

Summary of Annual Installments Per Unit for Lot Type 4 (Villas)						
Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ^{1,2}	
2022	\$ 412.53	\$ 1,551.54	\$ 206.32	\$ 133.74	\$	2,304.13
2023	\$ 439.14	\$ 1,530.92	\$ 210.44	\$ 131.68	\$	2,312.18
2024	\$ 452.45	\$ 1,508.96	\$ 214.65	\$ 129.48	\$	2,305.54
2025	\$ 479.07	\$ 1,486.34	\$ 218.95	\$ 127.22	\$	2,311.57
2026	\$ 505.68	\$ 1,461.18	\$ 223.33	\$ 124.82	\$	2,315.01
2027	\$ 532.30	\$ 1,434.64	\$ 227.79	\$ 122.29	\$	2,317.02
2028	\$ 558.91	\$ 1,406.69	\$ 232.35	\$ 119.63	\$	2,317.58
2029	\$ 585.53	\$ 1,377.35	\$ 236.99	\$ 116.84	\$	2,316.71
2030	\$ 625.45	\$ 1,346.61	\$ 241.73	\$ 113.91	\$	2,327.70
2031	\$ 652.06	\$ 1,310.64	\$ 246.57	\$ 110.78	\$	2,320.06
2032	\$ 691.98	\$ 1,273.15	\$ 251.50	\$ 107.52	\$	2,324.16
2033	\$ 731.91	\$ 1,233.36	\$ 256.53	\$ 104.06	\$	2,325.86
2034	\$ 785.14	\$ 1,191.28	\$ 261.66	\$ 100.40	\$	2,338.48
2035	\$ 825.06	\$ 1,146.13	\$ 266.89	\$ 96.48	\$	2,334.56
2036	\$ 878.29	\$ 1,098.69	\$ 272.23	\$ 92.35	\$	2,341.56
2037	\$ 918.21	\$ 1,048.19	\$ 277.68	\$ 87.96	\$	2,332.04
2038	\$ 984.75	\$ 995.39	\$ 283.23	\$ 83.37	\$	2,346.74
2039	\$ 1,037.98	\$ 938.77	\$ 288.89	\$ 78.45	\$	2,344.09
2040	\$ 1,091.21	\$ 879.09	\$ 294.67	\$ 73.26	\$	2,338.22
2041	\$ 1,171.05	\$ 813.61	\$ 300.57	\$ 67.80	\$	2,353.03
2042	\$ 1,237.59	\$ 743.35	\$ 306.58	\$ 61.95	\$	2,349.46
2043	\$ 1,317.43	\$ 669.10	\$ 312.71	\$ 55.76	\$	2,354.99
2044	\$ 1,397.28	\$ 590.05	\$ 318.96	\$ 49.17	\$	2,355.46
2045	\$ 1,477.12	\$ 506.21	\$ 325.34	\$ 42.18	\$	2,350.86
2046	\$ 1,583.58	\$ 417.59	\$ 331.85	\$ 34.80	\$	2,367.81
2047	\$ 1,676.73	\$ 322.57	\$ 338.49	\$ 26.88	\$	2,364.67
2048	\$ 1,783.19	\$ 221.97	\$ 345.26	\$ 18.50	\$	2,368.91
2049	\$ 1,916.26	\$ 114.98	\$ 352.16	\$ 9.58	\$	2,392.98
Total	\$ 26,747.85	\$ 28,618.34	\$ 7,644.32	\$ 2,420.88	\$	65,431.40

Notes:

1) 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.

2) The projected Annual Installment does not include the Maximum TIRZ No. 1 Annual Credit Amount of \$1,708 for Lot Type 4. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 1 Annual Credit Amount applicable to each Lot.

EXHIBIT D – DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

City of Mesquite, Texas
Special Assessment Revenue Bonds, Series 2019
(Iron Horse Public Improvement District Project)
~REVISED FINAL NUMBERS~

Dated Date 06/27/2019
Delivery Date 06/27/2019

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2020			709,271.04	709,271.04
09/30/2021			582,962.50	582,962.50
09/30/2022	155,000	5.000%	582,962.50	737,962.50
09/30/2023	165,000	5.000%	575,212.50	740,212.50
09/30/2024	170,000	5.000%	566,962.50	736,962.50
09/30/2025	180,000	5.250%	558,462.50	738,462.50
09/30/2026	190,000	5.250%	549,012.50	739,012.50
09/30/2027	200,000	5.250%	539,037.50	739,037.50
09/30/2028	210,000	5.250%	528,537.50	738,537.50
09/30/2029	220,000	5.250%	517,512.50	737,512.50
09/30/2030	235,000	5.750%	505,962.50	740,962.50
09/30/2031	245,000	5.750%	492,450.00	737,450.00
09/30/2032	260,000	5.750%	478,362.50	738,362.50
09/30/2033	275,000	5.750%	463,412.50	738,412.50
09/30/2034	295,000	5.750%	447,600.00	742,600.00
09/30/2035	310,000	5.750%	430,637.50	740,637.50
09/30/2036	330,000	5.750%	412,812.50	742,812.50
09/30/2037	345,000	5.750%	393,837.50	738,837.50
09/30/2038	370,000	5.750%	374,000.00	744,000.00
09/30/2039	390,000	5.750%	352,725.00	742,725.00
09/30/2040	410,000	6.000%	330,300.00	740,300.00
09/30/2041	440,000	6.000%	305,700.00	745,700.00
09/30/2042	465,000	6.000%	279,300.00	744,300.00
09/30/2043	495,000	6.000%	251,400.00	746,400.00
09/30/2044	525,000	6.000%	221,700.00	746,700.00
09/30/2045	555,000	6.000%	190,200.00	745,200.00
09/30/2046	595,000	6.000%	156,900.00	751,900.00
09/30/2047	630,000	6.000%	121,200.00	751,200.00
09/30/2048	670,000	6.000%	83,400.00	753,400.00
09/30/2049	720,000	6.000%	43,200.00	763,200.00
	10,050,000		12,045,033.54	22,095,033.54

EXHIBIT E – NOTICE OF TERMINATION OF ASSESSMENT



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 761828

[Date]
Dallas County Clerk's Office
Honorable John F. Warren
Renaissance Tower
1201 Elm Street
21st Floor, Suite 2100
Dallas, TX 75270

Re: City of Mesquite Lien Release documents for filing

Dear Mr. Warren

Enclosed is a lien release that the City of Mesquite 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]
757 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]
[City Secretary Address]

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
COUNTY OF DALLAS	§	PRESENTS:

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.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Mesquite, Texas (hereinafter referred to as the "City"), 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 and extraterritorial jurisdiction of the City; and

WHEREAS, on February 4, 2019, the City Council for the City, approved Resolution No.15-2019, creating the Iron Horse Public Improvement District; and

WHEREAS, the Iron Horse Public Improvement District consists of approximately 58.213 contiguous acres within the corporate limits of the City; and

WHEREAS, on or about June 3, 2019, the City Council, approved Ordinance No. 4680, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Iron Horse Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment (the "Lien") in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Dallas County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Dallas County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Dallas County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said Lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

CITY OF MESQUITE, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], 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 _____, City Manager for the City of Mesquite, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas