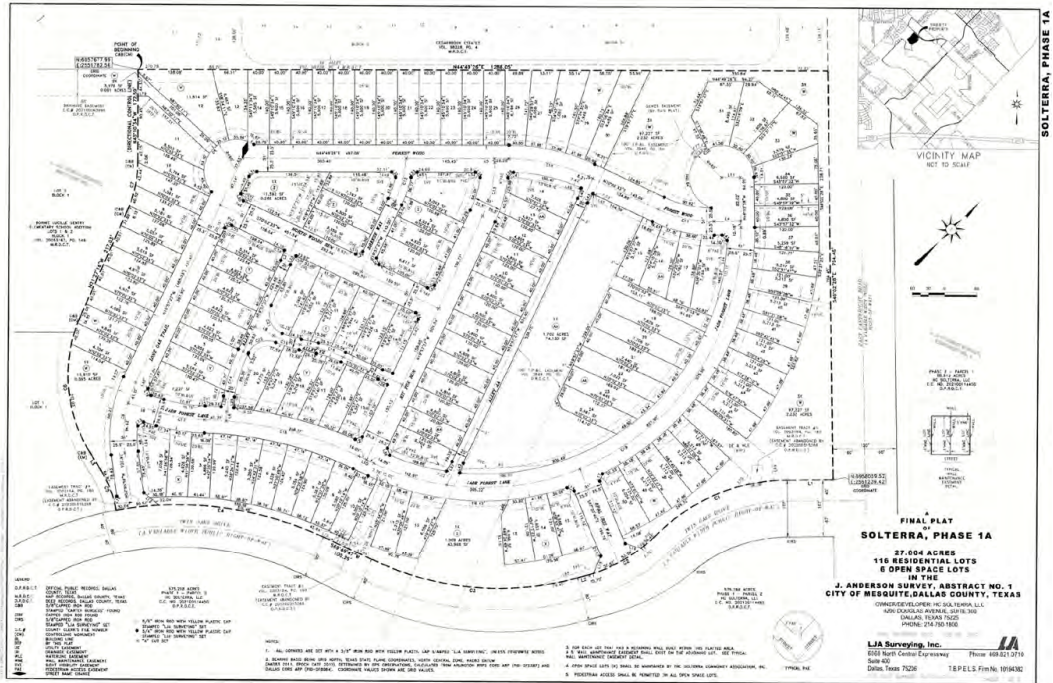
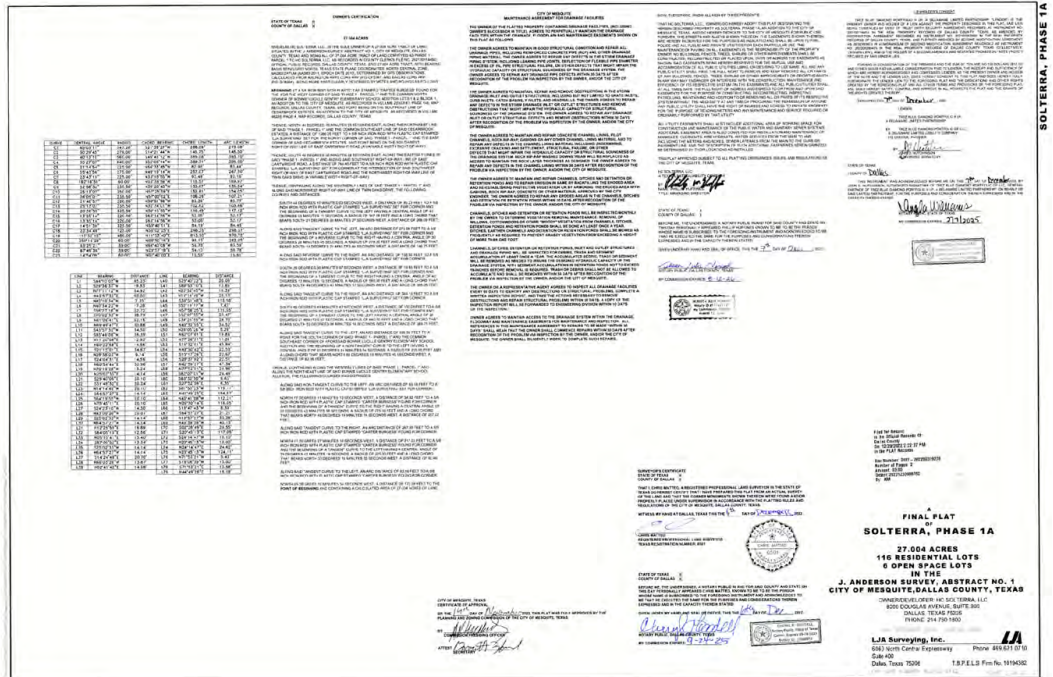


EXHIBIT W-1 – SOLTERRA, PHASE 1A PLAT



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

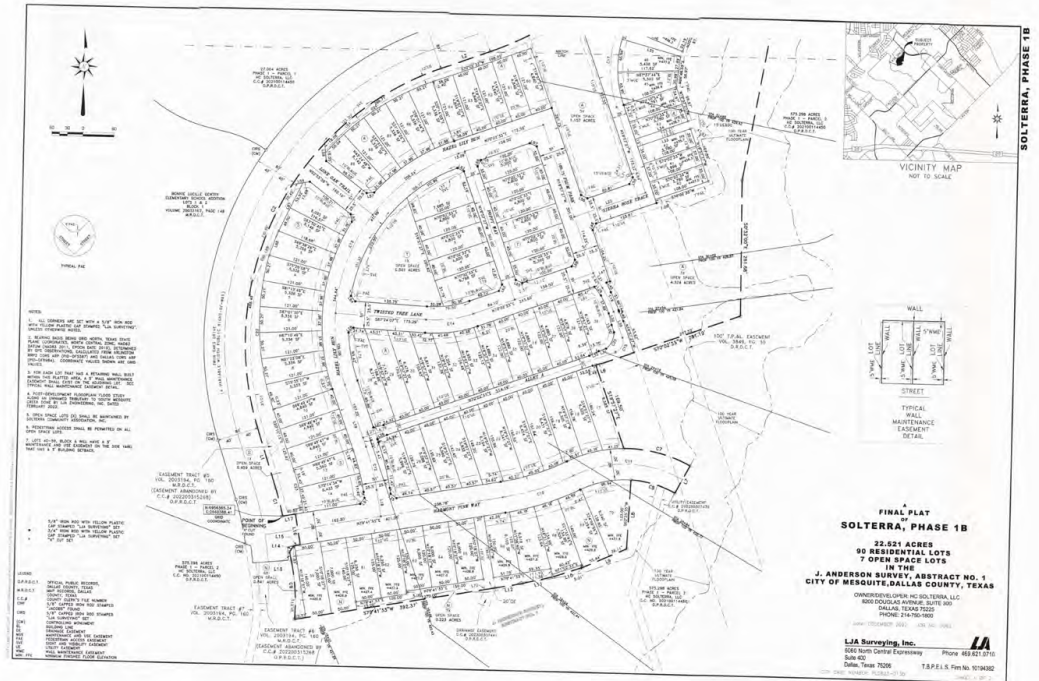
360



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

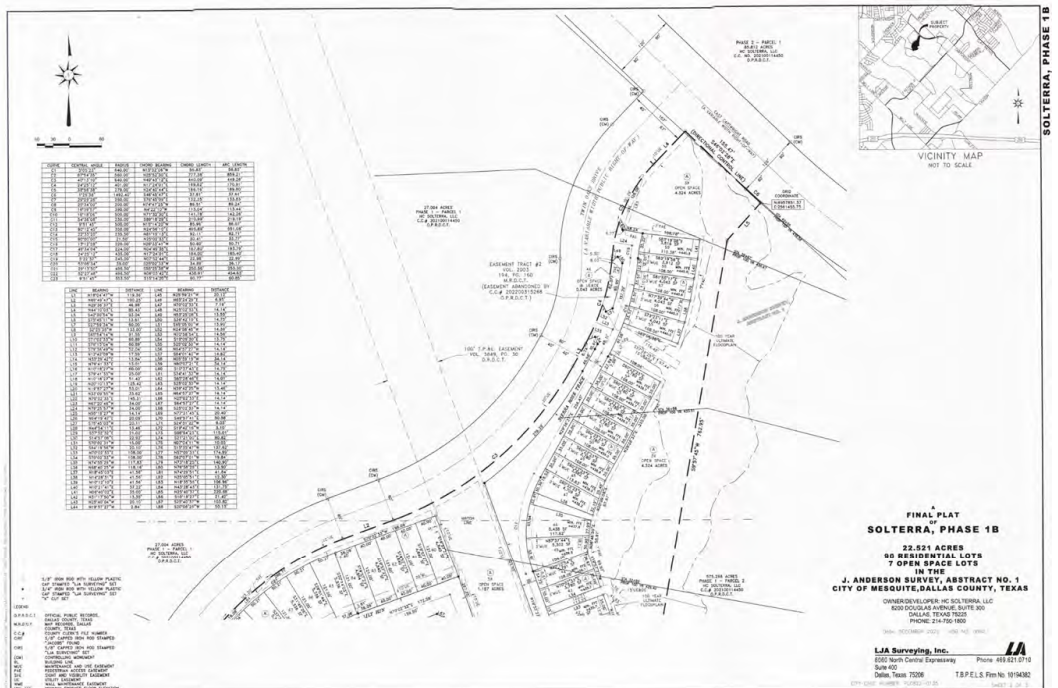
361

EXHIBIT W-2 – SOLTERRA, PHASE 1B PLAT



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

362



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

363

EXHIBIT W-3 – SOLTERRA, PHASE 1C PLAT



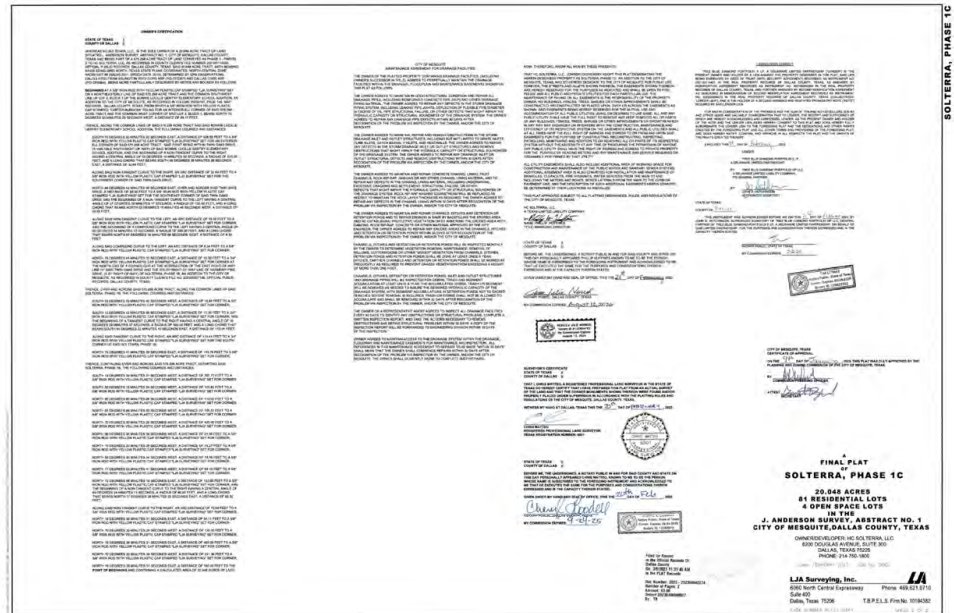
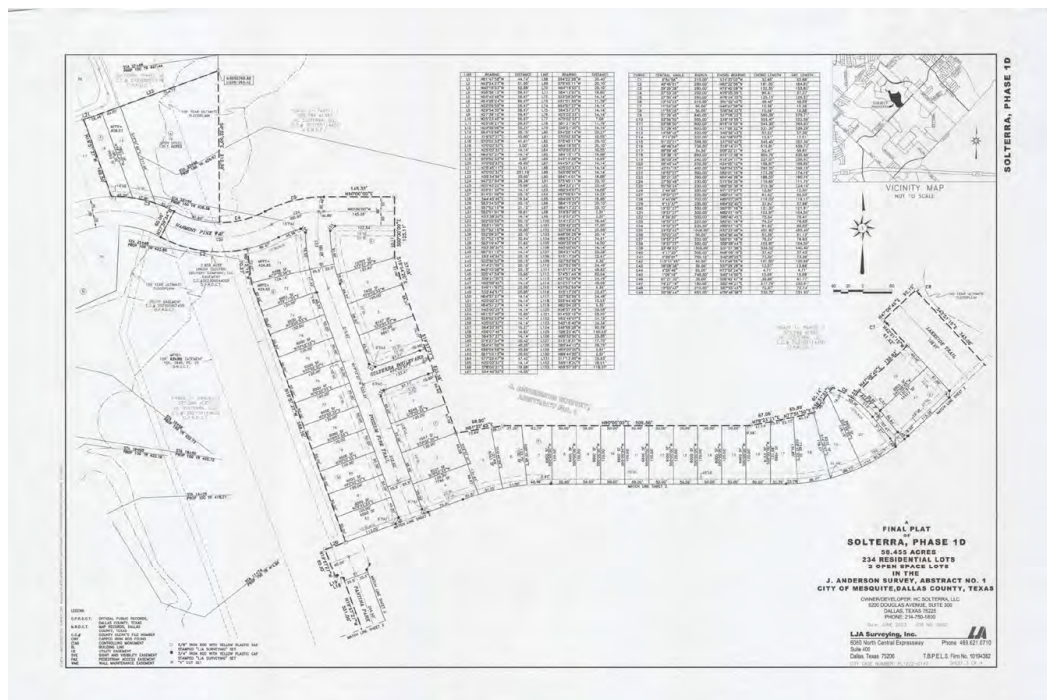


EXHIBIT W-4 – SOLTERRA, PHASE 1D PLAT





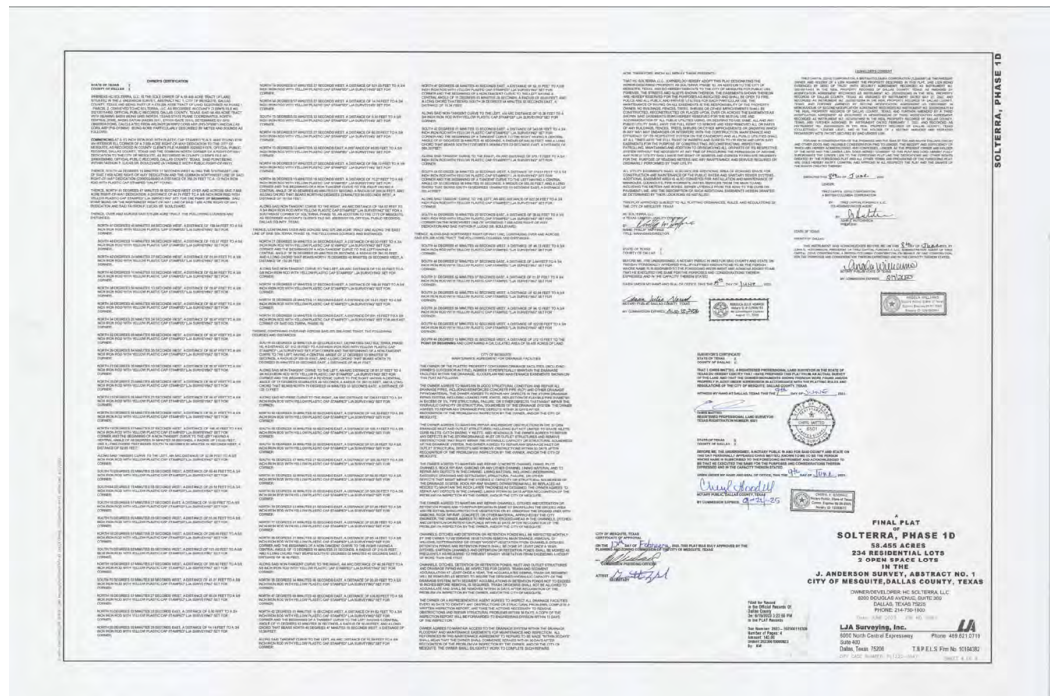
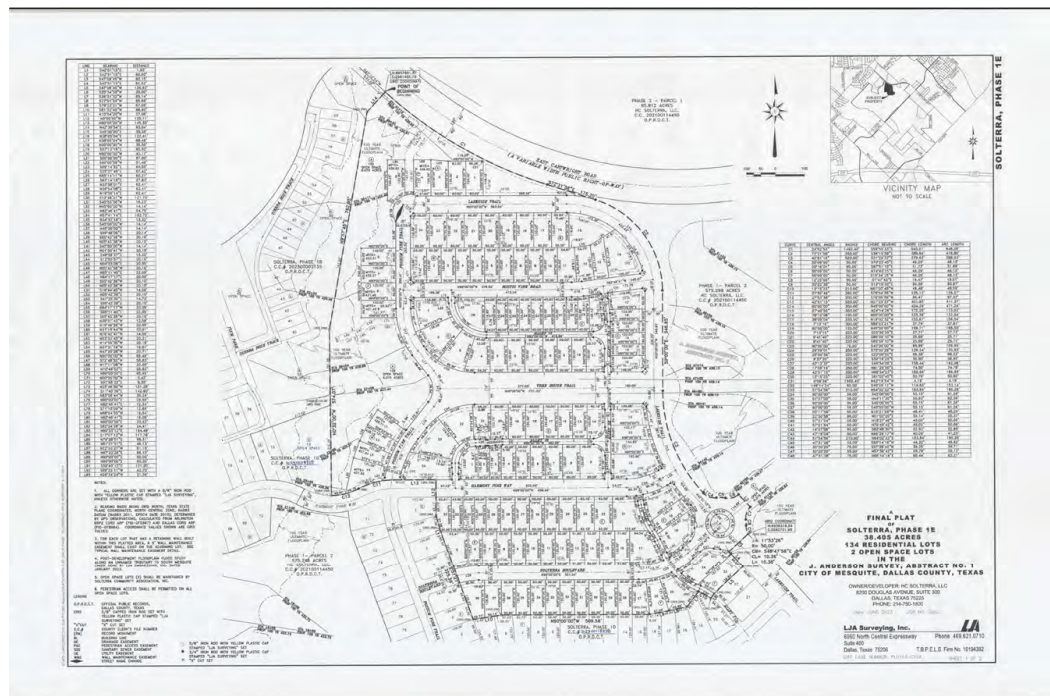


EXHIBIT W-5 – SOLTERRA, PHASE 1E PLAT



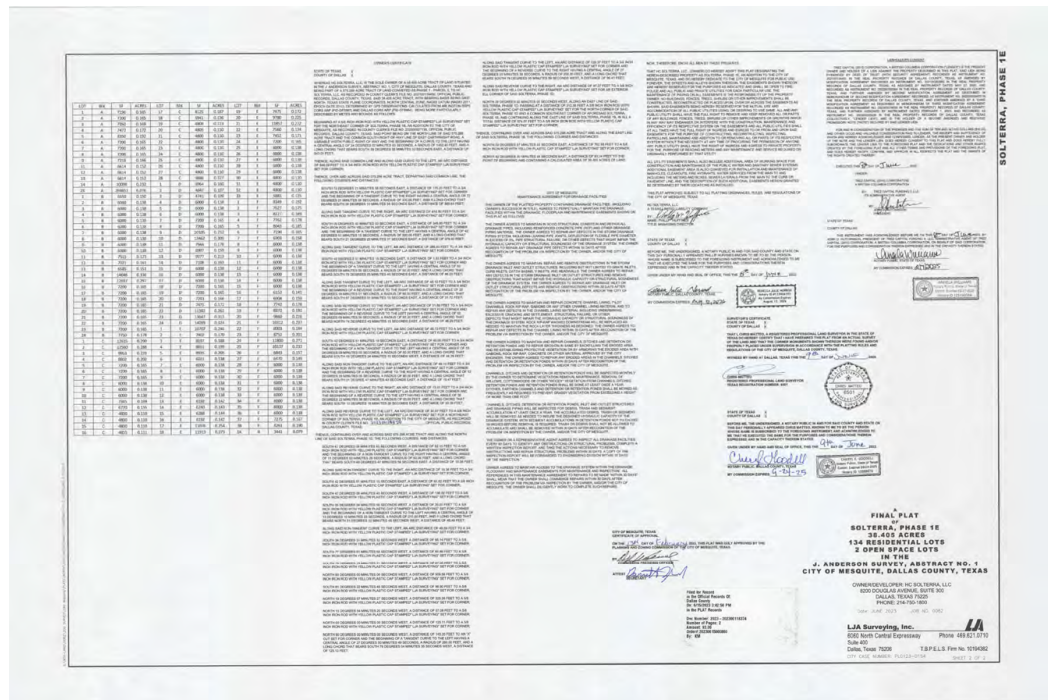


EXHIBIT W-6 – SOLTERRA, PHASE 1F PLAT

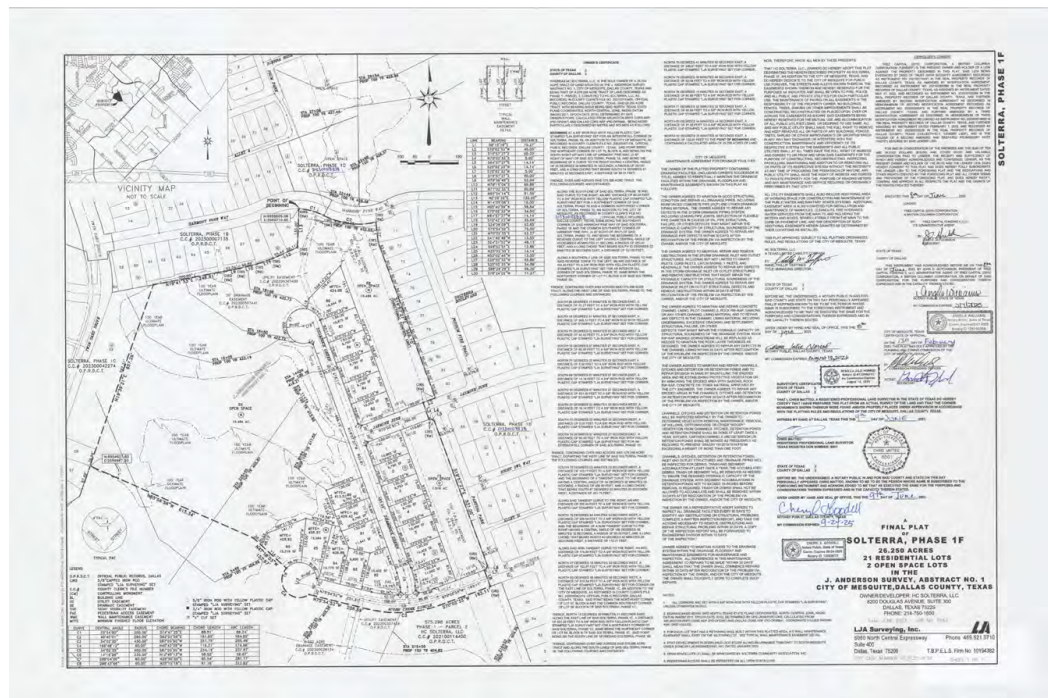
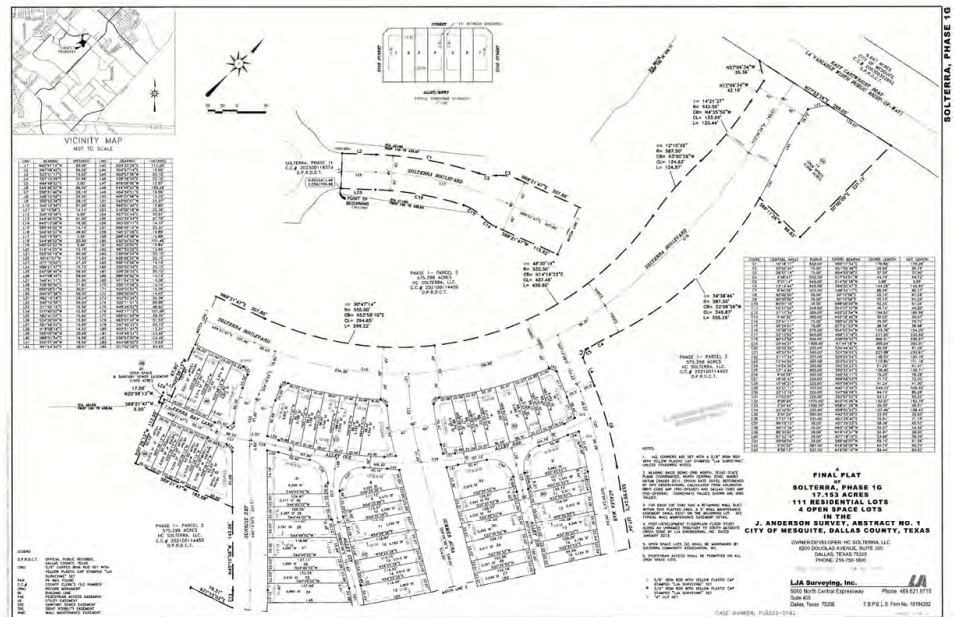
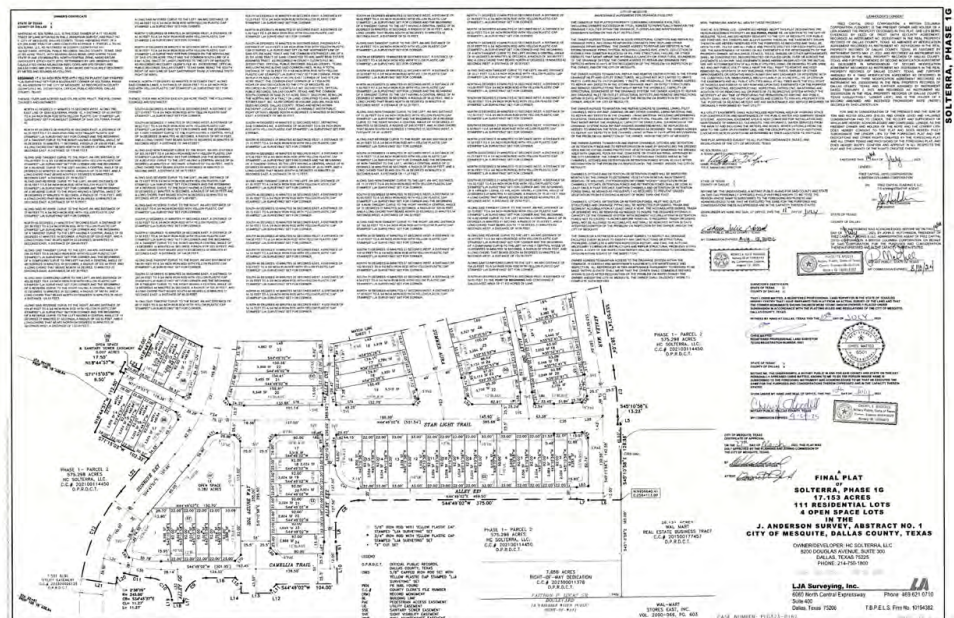


EXHIBIT W-7 – SOLTERRA, PHASE 1G PLAT



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
 2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

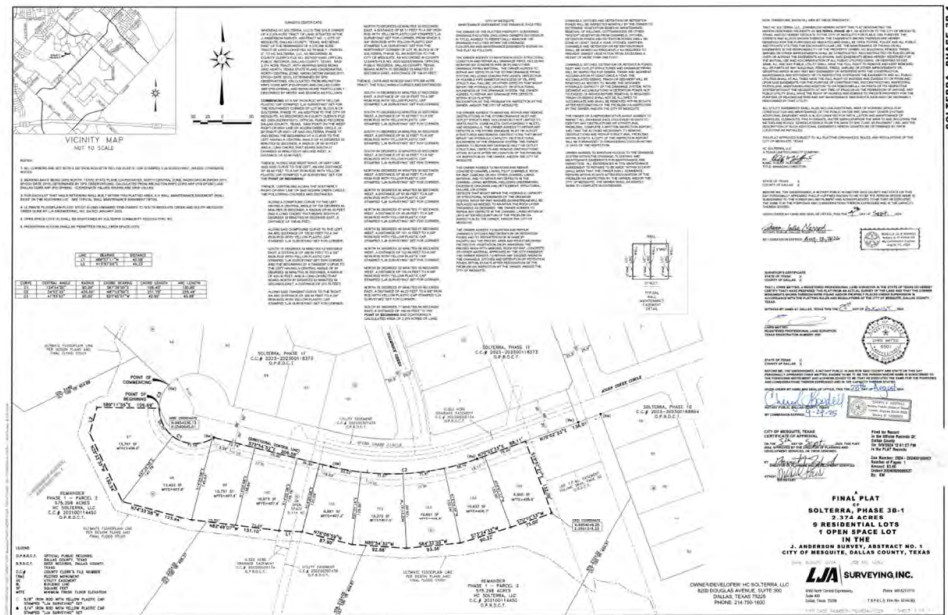
374



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
 2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

375

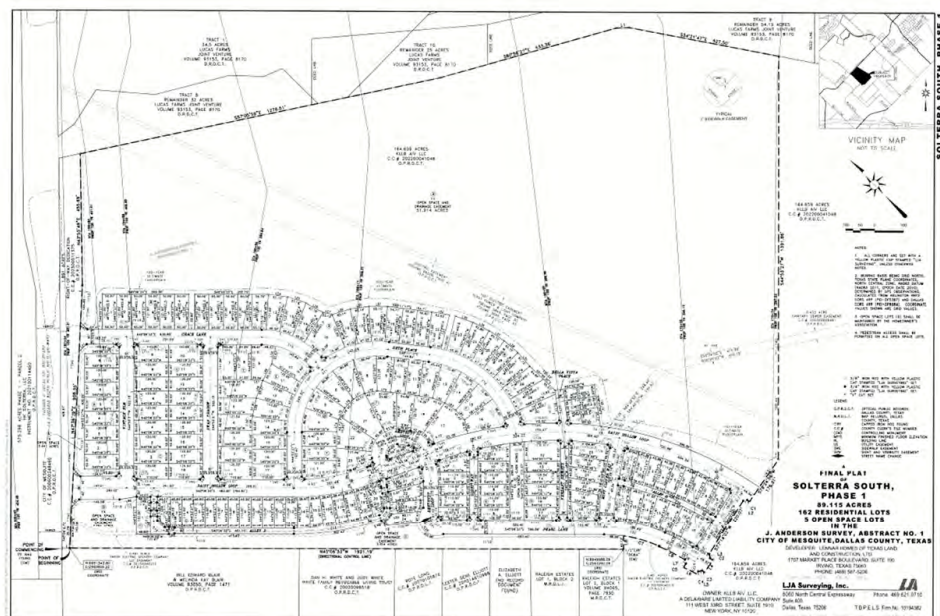
EXHIBIT W-8 – SOLTERRA, PHASE 3B-1 PLAT



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

376

EXHIBIT W-9 – SOLTERRA SOUTH, PHASE 1 PLAT



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

377

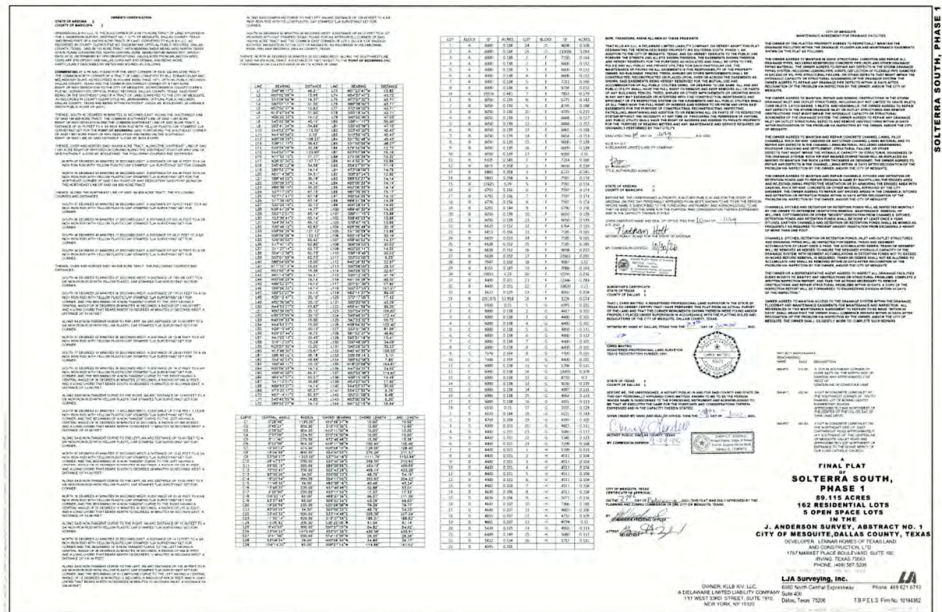
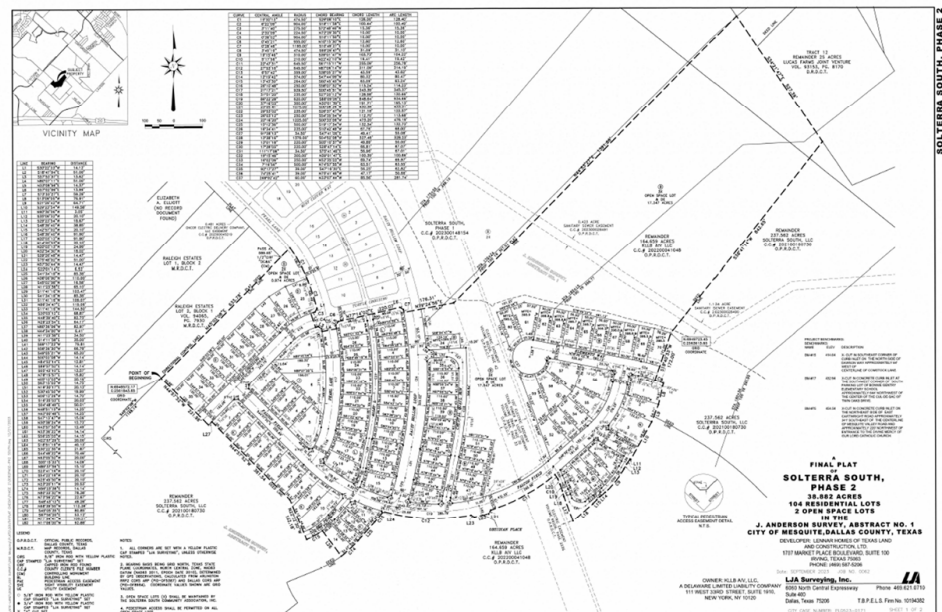


EXHIBIT W-10 – SOLTERRA SOUTH, PHASE 2 PLAT



EXP. GROUP	EXP. NAME	EXP. TYPE	EXP. DATE	EXP. TIME	EXP. LOCATION	EXP. STATUS	EXP. COMMENTS
1	1.1.1.1.1	1	1.1.1.1.1	1.1.1.1.1	1.1.1.1.1	1.1.1.1.1	1.1.1.1.1
2	1.1.1.1.2	2	1.1.1.1.2	1.1.1.1.2	1.1.1.1.2	1.1.1.1.2	1.1.1.1.2
3	1.1.1.1.3	3	1.1.1.1.3	1.1.1.1.3	1.1.1.1.3	1.1.1.1.3	1.1.1.1.3
4	1.1.1.1.4	4	1.1.1.1.4	1.1.1.1.4	1.1.1.1.4	1.1.1.1.4	1.1.1.1.4
5	1.1.1.1.5	5	1.1.1.1.5	1.1.1.1.5	1.1.1.1.5	1.1.1.1.5	1.1.1.1.5
6	1.1.1.1.6	6	1.1.1.1.6	1.1.1.1.6	1.1.1.1.6	1.1.1.1.6	1.1.1.1.6
7	1.1.1.1.7	7	1.1.1.1.7	1.1.1.1.7	1.1.1.1.7	1.1.1.1.7	1.1.1.1.7
8	1.1.1.1.8	8	1.1.1.1.8	1.1.1.1.8	1.1.1.1.8	1.1.1.1.8	1.1.1.1.8
9	1.1.1.1.9	9	1.1.1.1.9	1.1.1.1.9	1.1.1.1.9	1.1.1.1.9	1.1.1.1.9
10	1.1.1.1.10	10	1.1.1.1.10	1.1.1.1.10	1.1.1.1.10	1.1.1.1.10	1.1.1.1.10
11	1.1.1.1.11	11	1.1.1.1.11	1.1.1.1.11	1.1.1.1.11	1.1.1.1.11	1.1.1.1.11
12	1.1.1.1.12	12	1.1.1.1.12	1.1.1.1.12	1.1.1.1.12	1.1.1.1.12	1.1.1.1.12
13	1.1.1.1.13	13	1.1.1.1.13	1.1.1.1.13	1.1.1.1.13	1.1.1.1.13	1.1.1.1.13
14	1.1.1.1.14	14	1.1.1.1.14	1.1.1.1.14	1.1.1.1.14	1.1.1.1.14	1.1.1.1.14
15	1.1.1.1.15	15	1.1.1.1.15	1.1.1.1.15	1.1.1.1.15	1.1.1.1.15	1.1.1.1.15
16	1.1.1.1.16	16	1.1.1.1.16	1.1.1.1.16	1.1.1.1.16	1.1.1.1.16	1.1.1.1.16
17	1.1.1.1.17	17	1.1.1.1.17	1.1.1.1.17	1.1.1.1.17	1.1.1.1.17	1.1.1.1.17
18	1.1.1.1.18	18	1.1.1.1.18	1.1.1.1.18	1.1.1.1.18	1.1.1.1.18	1.1.1.1.18
19	1.1.1.1.19	19	1.1.1.1.19	1.1.1.1.19	1.1.1.1.19	1.1.1.1.19	1.1.1.1.19
20	1.1.1.1.20	20	1.1.1.1.20	1.1.1.1.20	1.1.1.1.20	1.1.1.1.20	1.1.1.1.20
21	1.1.1.1.21	21	1.1.1.1.21	1.1.1.1.21	1.1.1.1.21	1.1.1.1.21	1.1.1.1.21
22	1.1.1.1.22	22	1.1.1.1.22	1.1.1.1.22	1.1.1.1.22	1.1.1.1.22	1.1.1.1.22
23	1.1.1.1.23	23	1.1.1.1.23	1.1.1.1.23	1.1.1.1.23	1.1.1.1.23	1.1.1.1.23
24	1.1.1.1.24	24	1.1.1.1.24	1.1.1.1.24	1.1.1.1.24	1.1.1.1.24	1.1.1.1.24
25	1.1.1.1.25	25	1.1.1.1.25	1.1.1.1.25	1.1.1.1.25	1.1.1.1.25	1.1.1.1.25
26	1.1.1.1.26	26	1.1.1.1.26	1.1.1.1.26	1.1.1.1.26	1.1.1.1.26	1.1.1.1.26
27	1.1.1.1.27	27	1.1.1.1.27	1.1.1.1.27	1.1.1.1.27	1.1.1.1.27	1.1.1.1.27
28	1.1.1.1.28	28	1.1.1.1.28	1.1.1.1.28	1.1.1.1.28	1.1.1.1.28	1.1.1.1.28
29	1.1.1.1.29	29	1.1.1.1.29	1.1.1.1.29	1.1.1.1.29	1.1.1.1.29	1.1.1.1.29
30	1.1.1.1.30	30	1.1.1.1.30	1.1.1.1.30	1.1.1.1.30	1.1.1.1.30	1.1.1.1.30
31	1.1.1.1.31	31	1.1.1.1.31	1.1.1.1.31	1.1.1.1.31	1.1.1.1.31	1.1.1.1.31
32	1.1.1.1.32	32	1.1.1.1.32	1.1.1.1.32	1.1.1.1.32	1.1.1.1.32	1.1.1.1.32
33	1.1.1.1.33	33	1.1.1.1.33	1.1.1.1.33	1.1.1.1.33	1.1.1.1.33	1.1.1.1.33
34	1.1.1.1.34	34	1.1.1.1.34	1.1.1.1.34	1.1.1.1.34	1.1.1.1.34	1.1.1.1.34
35	1.1.1.1.35	35	1.1.1.1.35	1.1.1.1.35	1.1.1.1.35	1.1.1.1.35	1.1.1.1.35
36	1.1.1.1.36	36	1.1.1.1.36	1.1.1.1.36	1.1.1.1.36	1.1.1.1.36	1.1.1.1.36
37	1.1.1.1.37	37	1.1.1.1.37	1.1.1.1.37	1.1.1.1.37	1.1.1.1.37	1.1.1.1.37
38	1.1.1.1.38	38	1.1.1.1.38	1	1.1.1.1.38	1.1.1.1.38	1.1.1.1.38

[illegible]

1. The first step in the process of the development of a new product is the identification of a market need. This is often done through market research, which can be conducted in a number of ways. One common method is through surveys, which can be conducted online or through direct mail. Another method is through focus groups, which are small groups of people who are brought together to discuss their views on a particular product or service. A third method is through observation, which involves watching people use a product or service in a real-world setting. Once a market need has been identified, the next step is to develop a concept for a new product that meets this need. This is often done through brainstorming sessions with a team of people who are familiar with the market and the product. Once a concept has been developed, the next step is to create a prototype of the product. This can be done in a number of ways, depending on the nature of the product. For example, a physical prototype can be created using 3D printing or by hand. A digital prototype can be created using computer-aided design (CAD) software. Once a prototype has been created, the next step is to conduct a feasibility study. This involves assessing the technical, financial, and market viability of the product. Once a feasibility study has been completed, the next step is to develop a business plan for the product. This plan should outline the marketing, sales, and distribution strategy for the product. Once a business plan has been developed, the next step is to secure funding for the product. This can be done through a variety of sources, including venture capitalists, angel investors, and crowdfunding. Once funding has been secured, the next step is to develop a marketing plan for the product. This plan should outline the advertising, promotion, and public relations strategy for the product. Once a marketing plan has been developed, the next step is to launch the product. This involves distributing the product to the market and promoting it through various channels. Finally, the last step in the process is to evaluate the success of the product. This can be done through a variety of methods, including sales data, customer feedback, and market research.

1. UNITED STATES DEPARTMENT OF JUSTICE
 FEDERAL BUREAU OF INVESTIGATION
 WASHINGTON, D. C. 20535
 2. MEMPHIS, TENNESSEE
 3. RE: MARTIN LUTHER KING, JR.;
ASSASSINATION
 4. TO DIRECTOR, FBI
 5. FROM SAC, MEMPHIS (44-1987) (P)
 6. RE: MEMPHIS TELETYPE TO BUREAU, APRIL 4, 1968.
 7. RE: CIVIL RIGHTS - RACIAL MATTERS
 8. RE: CIVIL RIGHTS - RACIAL MATTERS
 9. RE: CIVIL RIGHTS - RACIAL MATTERS
 10. RE: CIVIL RIGHTS - RACIAL MATTERS
 11. RE: CIVIL RIGHTS - RACIAL MATTERS
 12. RE: CIVIL RIGHTS - RACIAL MATTERS
 13. RE: CIVIL RIGHTS - RACIAL MATTERS
 14. RE: CIVIL RIGHTS - RACIAL MATTERS
 15. RE: CIVIL RIGHTS - RACIAL MATTERS
 16. RE: CIVIL RIGHTS - RACIAL MATTERS
 17. RE: CIVIL RIGHTS - RACIAL MATTERS
 18. RE: CIVIL RIGHTS - RACIAL MATTERS
 19. RE: CIVIL RIGHTS - RACIAL MATTERS
 20. RE: CIVIL RIGHTS - RACIAL MATTERS
 21. RE: CIVIL RIGHTS - RACIAL MATTERS
 22. RE: CIVIL RIGHTS - RACIAL MATTERS
 23. RE: CIVIL RIGHTS - RACIAL MATTERS
 24. RE: CIVIL RIGHTS - RACIAL MATTERS
 25. RE: CIVIL RIGHTS - RACIAL MATTERS
 26. RE: CIVIL RIGHTS - RACIAL MATTERS
 27. RE: CIVIL RIGHTS - RACIAL MATTERS
 28. RE: CIVIL RIGHTS - RACIAL MATTERS
 29. RE: CIVIL RIGHTS - RACIAL MATTERS
 30. RE: CIVIL RIGHTS - RACIAL MATTERS
 31. RE: CIVIL RIGHTS - RACIAL MATTERS
 32. RE: CIVIL RIGHTS - RACIAL MATTERS
 33. RE: CIVIL RIGHTS - RACIAL MATTERS
 34. RE: CIVIL RIGHTS - RACIAL MATTERS
 35. RE: CIVIL RIGHTS - RACIAL MATTERS
 36. RE: CIVIL RIGHTS - RACIAL MATTERS
 37. RE: CIVIL RIGHTS - RACIAL MATTERS
 38. RE: CIVIL RIGHTS - RACIAL MATTERS
 39. RE: CIVIL RIGHTS - RACIAL MATTERS
 40. RE: CIVIL RIGHTS - RACIAL MATTERS
 41. RE: CIVIL RIGHTS - RACIAL MATTERS
 42. RE: CIVIL RIGHTS - RACIAL MATTERS
 43. RE: CIVIL RIGHTS - RACIAL MATTERS
 44. RE: CIVIL RIGHTS - RACIAL MATTERS
 45. RE: CIVIL RIGHTS - RACIAL MATTERS
 46. RE: CIVIL RIGHTS - RACIAL MATTERS
 47. RE: CIVIL RIGHTS - RACIAL MATTERS
 48. RE: CIVIL RIGHTS - RACIAL MATTERS
 49. RE: CIVIL RIGHTS - RACIAL MATTERS
 50. RE: CIVIL RIGHTS - RACIAL MATTERS
 51. RE: CIVIL RIGHTS - RACIAL MATTERS
 52. RE: CIVIL RIGHTS - RACIAL MATTERS
 53. RE: CIVIL RIGHTS - RACIAL MATTERS
 54. RE: CIVIL RIGHTS - RACIAL MATTERS
 55. RE: CIVIL RIGHTS - RACIAL MATTERS
 56. RE: CIVIL RIGHTS - RACIAL MATTERS
 57. RE: CIVIL RIGHTS - RACIAL MATTERS
 58. RE: CIVIL RIGHTS - RACIAL MATTERS
 59. RE: CIVIL RIGHTS - RACIAL MATTERS
 60. RE: CIVIL RIGHTS - RACIAL MATTERS
 61. RE: CIVIL RIGHTS - RACIAL MATTERS
 62. RE: CIVIL RIGHTS - RACIAL MATTERS
 63. RE: CIVIL RIGHTS - RACIAL MATTERS
 64. RE: CIVIL RIGHTS - RACIAL MATTERS
 65. RE: CIVIL RIGHTS - RACIAL MATTERS
 66. RE: CIVIL RIGHTS - RACIAL MATTERS
 67. RE: CIVIL RIGHTS - RACIAL MATTERS
 68. RE: CIVIL RIGHTS - RACIAL MATTERS
 69. RE: CIVIL RIGHTS - RACIAL MATTERS
 70. RE: CIVIL RIGHTS - RACIAL MATTERS
 71. RE: CIVIL RIGHTS - RACIAL MATTERS
 72. RE: CIVIL RIGHTS - RACIAL MATTERS
 73. RE: CIVIL RIGHTS - RACIAL MATTERS
 74. RE: CIVIL RIGHTS - RACIAL MATTERS
 75. RE: CIVIL RIGHTS - RACIAL MATTERS
 76. RE: CIVIL RIGHTS - RACIAL MATTERS
 77. RE: CIVIL RIGHTS - RACIAL MATTERS
 78. RE: CIVIL RIGHTS - RACIAL MATTERS
 79. RE: CIVIL RIGHTS - RACIAL MATTERS
 80. RE: CIVIL RIGHTS - RACIAL MATTERS
 81. RE: CIVIL RIGHTS - RACIAL MATTERS
 82. RE: CIVIL RIGHTS - RACIAL MATTERS
 83. RE: CIVIL RIGHTS - RACIAL MATTERS
 84. RE: CIVIL RIGHTS - RACIAL MATTERS
 85. RE: CIVIL RIGHTS - RACIAL MATTERS
 86. RE: CIVIL RIGHTS - RACIAL MATTERS
 87. RE: CIVIL RIGHTS - RACIAL MATTERS
 88. RE: CIVIL RIGHTS - RACIAL MATTERS
 89. RE: CIVIL RIGHTS - RACIAL MATTERS
 90. RE: CIVIL RIGHTS - RACIAL MATTERS
 91. RE: CIVIL RIGHTS - RACIAL MATTERS
 92. RE: CIVIL RIGHTS - RACIAL MATTERS
 93. RE: CIVIL RIGHTS - RACIAL MATTERS
 94. RE: CIVIL RIGHTS - RACIAL MATTERS
 95. RE: CIVIL RIGHTS - RACIAL MATTERS
 96. RE: CIVIL RIGHTS - RACIAL MATTERS
 97. RE: CIVIL RIGHTS - RACIAL MATTERS
 98. RE: CIVIL RIGHTS - RACIAL MATTERS
 99. RE: CIVIL RIGHTS - RACIAL MATTERS
 100. RE: CIVIL RIGHTS - RACIAL MATTERS

[illegible]

**FINAL PLAY
OF
SOLTERRA SOUTH,
PHASE 2**
**38.882 ACRES
104 RESIDENTIAL LOTS
2 OPEN PACE LOTS**
**IN THE
ANDERSON SURVEY, ABSTRACT NO. 1
OF MESQUITE, DALLAS COUNTY, TEXAS**
**DEVELOPER, LINDA HOMES OF TEXAS AND
CONSTRUCTION LTD.**
**1767 MARKET PLACE BOULEVARD, SUITE 300
IRVING, TEXAS 75039**
PHONE: (972) 587-5298
DATE: SEPTEMBER 23, 1998 **JOB NO. 0052**
LJA Surveying, Inc.
6090 North Central Expressway **Phone: 405.822.0710**
Bu-426
Dallas, Texas 75206 **T&P L.L. Firm NO 1074903**

SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

380

EXHIBIT W-11 – SOLTERRA SOUTH, PHASE 3A PLAT



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

381

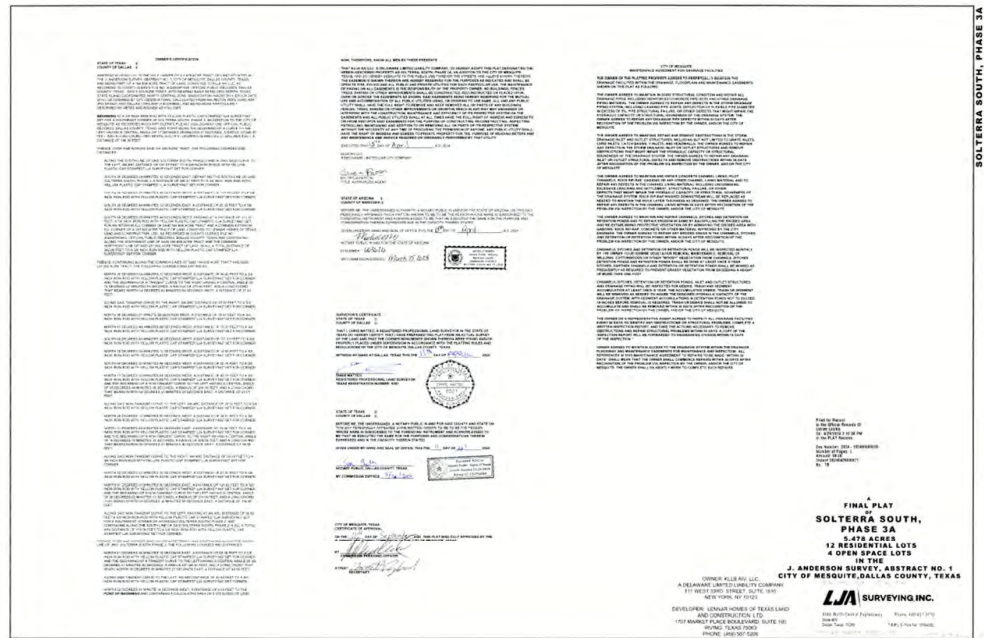


EXHIBIT W-12 – SOLTERRA SOUTH, PHASE 3B PLAT



SOLTERA SOUTH, PHASE 3B									
LOT	BLK	ST	ACRES	EST	BLK	ST	ACRES	EST	BLK
1	N	1000	0.10	1	Q	1000	0.10	1	Q
2	N	1000	0.10	2	Q	1000	0.10	2	Q
3	N	1000	0.10	3	Q	1000	0.10	3	Q
4	N	1000	0.10	4	Q	1000	0.10	4	Q
5	N	1000	0.10	5	Q	1000	0.10	5	Q
6	N	1000	0.10	6	Q	1000	0.10	6	Q
7	N	1000	0.10	7	Q	1000	0.10	7	Q
8	N	1000	0.10	8	Q	1000	0.10	8	Q
9	N	1000	0.10	9	Q	1000	0.10	9	Q
10	N	1000	0.10	10	Q	1000	0.10	10	Q
11	N	1000	0.10	11	Q	1000	0.10	11	Q
12	N	1000	0.10	12	Q	1000	0.10	12	Q
13	N	1000	0.10	13	Q	1000	0.10	13	Q
14	N	1000	0.10	14	Q	1000	0.10	14	Q
15	N	1000	0.10	15	Q	1000	0.10	15	Q
16	N	1000	0.10	16	Q	1000	0.10	16	Q
17	N	1000	0.10	17	Q	1000	0.10	17	Q
18	N	1000	0.10	18	Q	1000	0.10	18	Q
19	N	1000	0.10	19	Q	1000	0.10	19	Q
20	N	1000	0.10	20	Q	1000	0.10	20	Q
21	N	1000	0.10	21	Q	1000	0.10	21	Q
22	N	1000	0.10	22	Q	1000	0.10	22	Q
23	N	1000	0.10	23	Q	1000	0.10	23	Q
24	N	1000	0.10	24	Q	1000	0.10	24	Q
25	N	1000	0.10	25	Q	1000	0.10	25	Q
26	N	1000	0.10	26	Q	1000	0.10	26	Q
27	N	1000	0.10	27	Q	1000	0.10	27	Q
28	N	1000	0.10	28	Q	1000	0.10	28	Q
29	N	1000	0.10	29	Q	1000	0.10	29	Q
30	N	1000	0.10	30	Q	1000	0.10	30	Q
31	N	1000	0.10	31	Q	1000	0.10	31	Q
32	N	1000	0.10	32	Q	1000	0.10	32	Q
33	N	1000	0.10	33	Q	1000	0.10	33	Q
34	N	1000	0.10	34	Q	1000	0.10	34	Q
35	N	1000	0.10	35	Q	1000	0.10	35	Q
36	N	1000	0.10	36	Q	1000	0.10	36	Q
37	N	1000	0.10	37	Q	1000	0.10	37	Q
38	N	1000	0.10	38	Q	1000	0.10	38	Q
39	N	1000	0.10	39	Q	1000	0.10	39	Q
40	N	1000	0.10	40	Q	1000	0.10	40	Q
41	N	1000	0.10	41	Q	1000	0.10	41	Q
42	N	1000	0.10	42	Q	1000	0.10	42	Q
43	N	1000	0.10	43	Q	1000	0.10	43	Q
44	N	1000	0.10	44	Q	1000	0.10	44	Q
45	N	1000	0.10	45	Q	1000	0.10	45	Q
46	N	1000	0.10	46	Q	1000	0.10	46	Q
47	N	1000	0.10	47	Q	1000	0.10	47	Q
48	N	1000	0.10	48	Q	1000	0.10	48	Q
49	N	1000	0.10	49	Q	1000	0.10	49	Q
50	N	1000	0.10	50	Q	1000	0.10	50	Q
51	N	1000	0.10	51	Q	1000	0.10	51	Q
52	N	1000	0.10	52	Q	1000	0.10	52	Q
53	N	1000	0.10	53	Q	1000	0.10	53	Q
54	N	1000	0.10	54	Q	1000	0.10	54	Q
55	N	1000	0.10	55	Q	1000	0.10	55	Q
56	N	1000	0.10	56	Q	1000	0.10	56	Q
57	N	1000	0.10	57	Q	1000	0.10	57	Q
58	N	1000	0.10	58	Q	1000	0.10	58	Q
59	N	1000	0.10	59	Q	1000	0.10	59	Q
60	N	1000	0.10	60	Q	1000	0.10	60	Q
61	N	1000	0.10	61	Q	1000	0.10	61	Q
62	N	1000	0.10	62	Q	1000	0.10	62	Q
63	N	1000	0.10	63	Q	1000	0.10	63	Q
64	N	1000	0.10	64	Q	1000	0.10	64	Q
65	N	1000	0.10	65	Q	1000	0.10	65	Q
66	N	1000	0.10	66	Q	1000	0.10	66	Q
67	N	1000	0.10	67	Q	1000	0.10	67	Q
68	N	1000	0.10	68	Q	1000	0.10	68	Q
69	N	1000	0.10	69	Q	1000	0.10	69	Q
70	N	1000	0.10	70	Q	1000	0.10	70	Q
71	N	1000	0.10	71	Q	1000	0.10	71	Q
72	N	1000	0.10	72	Q	1000	0.10	72	Q
73	N	1000	0.10	73	Q	1000	0.10	73	Q
74	N	1000	0.10	74	Q	1000	0.10	74	Q
75	N	1000	0.10	75	Q	1000	0.10	75	Q
76	N	1000	0.10	76	Q	1000	0.10	76	Q
77	N	1000	0.10	77	Q	1000	0.10	77	Q
78	N	1000	0.10	78	Q	1000	0.10	78	Q
79	N	1000	0.10	79	Q	1000	0.10	79	Q
80	N	1000	0.10	80	Q	1000	0.10	80	Q
81	N	1000	0.10	81	Q	1000	0.10	81	Q
82	N	1000	0.10	82	Q	1000	0.10	82	Q
83	N	1000	0.10	83	Q	1000	0.10	83	Q
84	N	1000	0.10	84	Q	1000	0.10	84	Q
85	N	1000	0.10	85	Q	1000	0.10	85	Q
86	N	1000	0.10	86	Q	1000	0.10	86	Q
87	N	1000	0.10	87	Q	1000	0.10	87	Q
88	N	1000	0.10	88	Q	1000	0.10	88	Q
89	N	1000	0.10	89	Q	1000	0.10	89	Q
90	N	1000	0.10	90	Q	1000	0.10	90	Q
91	N	1000	0.10	91	Q	1000	0.10	91	Q
92	N	1000	0.10	92	Q	1000	0.10	92	Q
93	N	1000	0.10	93	Q	1000	0.10	93	Q
94	N	1000	0.10	94	Q	1000	0.10	94	Q
95	N	1000	0.10	95	Q	1000	0.10	95	Q
96	N	1000	0.10	96	Q	1000	0.10	96	Q
97	N	1000	0.10	97	Q	1000	0.10	97	Q
98	N	1000	0.10	98	Q	1000	0.10	98	Q
99	N	1000	0.10	99	Q	1000	0.10	99	Q
100	N	1000	0.10	100	Q	1000	0.10	100	Q

APPENDIX A – ENGINEER’S REPORT

[Remainder of page intentionally left blank.]



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:

Design Stage

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:\WTX-LAND\0062\W520\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.



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

·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.shtm

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 TV 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

S:\S\NTX-LAND\0052\400 LAND\405 Cost Estimate\02020116 Zone A Phase 2, 3A, 3B1,3B2, 4, & Zone C Phase 4 - OPC SAP\Zone A - Phase 2\405.3 MS Office\Soltterra Zone A Phase 2

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

·PATH S:\NTX-LAND\0052\400 LAND\405 Cost Estimate\02020728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_v2\Zone A - Phase 2\405.3 MS Office\Soltterra Zone A - Phase 2 OPC SAP.dlm

SOLTERRA ZONE A PHASE 2 OPC SAP

Zone A Phase 2 - Private

LOOK: 476

DETAIL

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

\\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\Soltterra Zone A - Phase 2 OPC SAP.xlsx

SOLTERRA ZONE A PHASE 2 OPC SAP

Zone A Phase 2 - Private

LOOK: 476

DETAIL

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	
OVERHEADS/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

\\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\Soltterra Zone A - Phase 2 OPC SAP.xlsx

SOLTERRA ZONE A PHASE 2 OPC SAP

Zone A Phase 2 - Public

DETAIL

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\Soltterra Zone A - Phase 2 OPC SAP.slm

SOLTERRA ZONE A PHASE 2 OPC SAP

Zone A Phase 2 - Public

DETAIL

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				
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

· 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\Soltterra Zone A - Phase 2 OPC SAP.slm

SOLTERRA ZONE A PHASE 2 OPC SAP

Zone A Phase 2 - Public

LARK 476

DETAIL**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

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

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 TV, 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 filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

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

*S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4, & Zone C Phase 4 - OPC SAP\Zone A - Phase 3A\405.3 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsx

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.xlsx

SOLTERRA ZONE A PHASE 3A OPC SAP					DETAIL
Zone A Phase 3A - Private					LOOK 198
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:\ITX-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\Soltterra Zone A - Phase 3A OPC SAP.xlsx

SOLTERRA ZONE A PHASE 3A OPC SAP					DETAIL
Zone A Phase 3A - Private					LOOK 198
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:\ITX-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\Soltterra Zone A - Phase 3A OPC SAP.xlsx

SOLTERRA ZONE A PHASE 3A OPC SAP

DETAIL

Zone A Phase 3A - Public

100% 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.xlsx

SOLTERRA ZONE A PHASE 3A OPC SAP

DETAIL

Zone A Phase 3A - Public

100% 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.xlsx

**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\Soltterra 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 Acom 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 filing 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

*S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250716 Zone A Phase 2, 3A, 3B1,3B2, 4, & Zone C Phase 4 - OPC SAP\Zone A - Phase 3B\405.3 MS Office\Soltterra Zone A Phase 3B

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				
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

\\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					
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

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.xlsx

SOLTERRA ZONE A PHASE 3B OPC SAP					DETAIL
Zone A Phase 3B1 - Public					
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.xlsx

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 3B OPC SAP

SOLTERRA ZONE A PHASE 3B OPC SAP					DETAIL
Zone A Phase 3B2 - Private					LINE 35
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

\\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.xlsx

SOLTERRA ZONE A PHASE 3B OPC SAP					DETAIL
Zone A Phase 3B2 - Public					LINE 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.xlsx

SOLTERRA ZONE A PHASE 3B OPC SAP

Zone A Phase 3B2 - Public

LINE 35

DETAIL

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

\\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 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	\$	234,010.00
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 TV 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 filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

**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	\$ 161,060.00	\$ 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

*S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4, & Zone C Phase 4 - OPC SAP\Zone A - Phase 4\05.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.dwg

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\05.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.dwg

SOLTERRA ZONE A PHASE 4 OPC SAP

Zone A Phase 4 - Private

DETAIL

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\05.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 4 OPC SAP

Zone A Phase 4 - Private

DETAIL

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%
TOTAL CONSTRUCTION COSTS:	\$1,585,000.00
LOT COUNT:	153
NET DEVELOPABLE ACREAGE:	31.20
TOTAL GROSS ACREAGE:	153.00
COST / LOT:	\$10,400
COST / DEVELOPABLE ACRE:	\$50,900
COST / GROSS ACRE:	\$10,400

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\05.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.xlsm

SOLTERRA ZONE A PHASE 4 OPC SAP				DETAIL
Zone A Phase 4 - Public				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

*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\Soltterra Zone A - Phase 4 OPC SAP.xlsx

SOLTERRA ZONE A PHASE 4 OPC SAP				DETAIL
Zone A Phase 4 - Public				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\Soltterra Zone A - Phase 4 OPC SAP.xlsx

**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
<i>SUB-TOTAL:</i>	<i>\$ 14,050,911</i>
<i>10% CONTINGENCY:</i>	<i>\$ 1,405,100</i>
TOTAL CONSTRUCTION COSTS:	\$ 15,456,011
<i>LOT COUNT:</i>	<i>360</i>
<i>COST / LOT:</i>	<i>\$43,000</i>

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

-PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone A Remainder\405.3 MS Office\Soltterra Zone A Remainder OPC SAP.xlsx

SOLTERRA ZONE A REMAINDER OPC SAP - PID

NOTES

GENERAL

- 1 This estimate is based on construction plans and costs for Soltterra 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 filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A REMAINDER OPC SAP

*S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone A Remainder\405.3 MS Office\Soltterra Zone A Remainder OPC SAP - Notes.docx

**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

-PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone A Remainder\405.3 MS Office\Soltterra Zone A Remainder OPC SAP.xlsx

**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	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
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	\$27,882.90	14.69	\$336,149.80
TOTAL MISCELLANEOUS ITEMS				\$ 583,469.80

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

-PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone A Remainder\405.3 MS Office\Soltterra Zone A Remainder OPC SAP.xlsx

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

-PATH S:\NTX-LAND\006\400 LAND\405 Cost Estimate\20250116 Zone A Remainder\405.3 MS Office\Solterra Zone A Remainder OPC SAP.xlsx

REMAINDER OPC SAP

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	QUANTITY	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	QUANTITY	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	QUANTITY	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

-PATH S:\NTX-LAND\006\400 LAND\405 Cost Estimate\20250116 Zone A Remainder\405.3 MS Office\Solterra Zone A Remainder OPC SAP.xlsx

REMAINDER OPC SAP

ZONE A REMAINDER - PID

Lots: 360 ||

DETAIL

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

\\PATH: \\S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone A Remainder\405.3 MS Office\Soltterra Zone A Remainder OPC SAP.xlsx

REMAINDER OPC SAP

ZONE A REMAINDER - PID

Lots: 360 ||

DETAIL

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

\\PATH: \\S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone A Remainder\405.3 MS Office\Soltterra Zone A Remainder OPC SAP.xlsx

**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

\\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\Soltterra Zone C - Phase 4 OPC SAP.xlsm

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 TV 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 filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

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\Soltterra Zone C Phase 4

**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

·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.xlsx

SOLTERRA ZONE C PHASE 4 OPC SAP

DETAIL

Zone C Phase 4 - Private

LOT: 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

·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.xlsx

SOLTERRA ZONE C PHASE 4 OPC SAP

Zone C Phase 4 - Private

DETAIL

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\2025\116 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.xlsx

SOLTERRA ZONE C PHASE 4 OPC SAP

Zone C Phase 4 - Public

DETAIL

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

\\PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\2025\116 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.xlsx

SOLTERRA ZONE C PHASE 4 OPC SAP

Zone C Phase 4 - Public

L009 - 246

DETAIL

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
GEO TECH 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

\\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\05.3 MS Office\Solterra Zone C - Phase 4 OPC SAP.xlsx

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:		764
COST / LOT:		\$59,900

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

\\PATH: S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone C Remainder\405.3 MS Office\Solterra Zone C Remainder OPC SAP - Excel.xlsx

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 TV 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 filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

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
<i>SUB-TOTAL:</i> \$ 2,159,120 \$ 6,766,362 \$ 8,925,482			
<i>10% CONTINGENCY:</i> \$ 216,000 \$ 676,700 \$ 892,700			
TOTAL CONSTRUCTION COSTS:	\$2,375,120	\$7,443,062	\$ 9,817,682
<i>LOT COUNT:</i>	164	164	164
<i>COST / LOT:</i>	<i>\$14,500</i>	<i>\$45,400</i>	<i>\$59,900</i>

OPINION OF PROBABLE COST- SOLTERRA ZONE C REMAINDER OPC SAP

*S:\NTX-LAND\2025\2400 LAND\405 Cost Estimate\20250116 Zone C Remainder\405.3 MS Office\Solterra Zone C Remainder OPC SAP - Notes.docx

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

*PATH S:\NTX-LAND\2025\2400 LAND\405 Cost Estimate\20250116 Zone C Remainder\405.3 MS Office\Solterra Zone C Remainder OPC SAP - Excel.xlsx

**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	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	\$3,281.00	85.	\$276,885.00
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

PATH: S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone C Remainder\405.3 MS Office\Soltterra Zone C Remainder OPC SAP - Excel.xlsx

**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

PATH: S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone C Remainder\405.3 MS Office\Soltterra Zone C Remainder OPC SAP - Excel.xlsx

**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	QUANTITY	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	QUANTITY	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	QUANTITY	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

**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

PATH: S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone C Remainder\405.3 MS Office\Soltterra Zone C Remainder OPC SAP - Excel.xlsx

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

PATH: S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20250116 Zone C Remainder\405.3 MS Office\Soltterra Zone C Remainder OPC SAP - Excel.xlsx

**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

\\PATH S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20220727 - Soltterra Zone B OPC SAP\405.3 MS Office\Soltterra Zone B OPC SAP.xlsm

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 LIA.
- 3 The tract is located within the City of Mesquite, within Mesquite ISD.
- 4 This estimate is based on cost "per 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" crown) (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

OPINION OF PROBABLE COST- SOLTERRA ZONE B OPC SAP

S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20220727 - Soltterra Zone B OPC SAP\405.3 MS Office\Soltterra Zone B OPC SAP - Notes.docx

- 2 This estimate uses a Traffic Impact Analysis, produced by LIA 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

S:\NTX-LAND\0062\400 LAND\405 Cost Estimate\20220727 - Solterra Zone B OPC SAP\405.3 MS Office\Solterra Zone B OPC SAP - Notes.docx

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

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.xlsx

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	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	\$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

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

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

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

SOLTERRA ZONE B OPC SAP

ZONE B - PID

Lots: 751

DETAIL

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	QUANTITY	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	QUANTITY	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	QUANTITY	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

PATH S:\NTX-LAND\0062400 LAND\405 Cost Estimate\20220727 - Solterra Zone B OPC SAP\405.3 MS Office\Solterra Zone B OPC SAP.xlsm

SOLTERRA ZONE B OPC SAP

ZONE B - PID

Lots: 751

DETAIL

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

PATH S:\NTX-LAND\0062400 LAND\405 Cost Estimate\20220727 - Solterra Zone B OPC SAP\405.3 MS Office\Solterra Zone B OPC SAP.xlsm

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	QUANTITY	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	QUANTITY	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

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.xlsx

SOLTERRA ZONE B OPC SAP				DETAIL
ZONE B IMPROVEMENTS				Lots: 751
E. STREET & ALLEY PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	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

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.xlsx

SOLTERRA ZONE B OPC SAP**ZONE B IMPROVEMENTS**

Lots: 751 ||

DETAIL**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
LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	-
TOTAL GROSS ACREAGE:	-

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.xlsx

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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.

[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

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.

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.

Signature Page to Initial Notice
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. 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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-1.3 LOT TYPE 9

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	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	\$ 161.92	\$ 58.10
Total	\$ 30,378.38	\$ 30,303.72	\$ 2,674.91	\$ 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-2 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-2 LOT TYPE 16

[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 SELLERSIGNATURE 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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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 ^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.
[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-2 LOT TYPE 17

[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 SELLERSIGNATURE 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

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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 ^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

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.

**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:

- 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 RECORDING¹ 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

SIGNATURE OF PURCHASER

DATE:

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTY OF _____ §

DATE:

SIGNATURE OF SELLER]²

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

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.

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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.1 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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, and is subject to change. Interest on the Improvement Area A-3.1 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.1 LOT TYPE 18

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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, and is subject to change. Interest on the Improvement Area A-3.1 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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.

SIGNATURE OF SELLER]²

STATE OF TEXAS §
COUNTY OF _____ §

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

Notary Public, State of Texas]³

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.

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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.1 LOT TYPE 19

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	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, and is subject to change. Interest on the Improvement Area A-3.1 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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:

- 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 RECORDING¹ 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.

SIGNATURE OF SELLER]²

Notary Public, State of Texas]³

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.2 INITIAL PARCEL

[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 SELLERSIGNATURE 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

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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 ^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-3.2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

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.

**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 RECORDING¹ 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.]

DATE:

SIGNATURE OF PURCHASER

[illegible]

DATE:

SIGNATURE OF SELLER]²

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

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.

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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.2 LOT TYPE 20

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-3.2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-3.2 LOT TYPE 21

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-3.2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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:

- 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 RECORDING¹ 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.]

DATE:

SIGNATURE OF PURCHASER

[illegible]

DATE:

SIGNATURE OF SELLER]²

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

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.

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.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-4 INITIAL PARCEL

[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

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-4 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.]

DATE:

SIGNATURE OF PURCHASER

DATE:

SIGNATURE OF PURCHASER

[illegible]

DATE:

SIGNATURE OF SELLER]²

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

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.

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.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-4 LOT TYPE 22

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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 ^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-4 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-4 LOT TYPE 23

[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 SELLERSIGNATURE 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

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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 ^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-4 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

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.

**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 RECORDING¹ 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.]

DATE:

SIGNATURE OF PURCHASER

DATE:

SIGNATURE OF PURCHASER

[illegible]

DATE:

SIGNATURE OF SELLER]²

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

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.

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.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA A-4 LOT TYPE 24

[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 SELLERSIGNATURE OF SELLER

STATE OF TEXASCOUNTY 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

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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 ^[c]	\$ 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, and is subject to change. Interest on the Improvement Area A-4 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

[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.

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.

**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 RECORDING¹ 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.]

DATE:

SIGNATURE OF PURCHASER

[illegible]

DATE:

SIGNATURE OF SELLER]²

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

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.

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.

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.

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-1 LOT TYPE 10

[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

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.

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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-1 LOT TYPE 11

[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

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.

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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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.

SIGNATURE OF SELLER]²

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.

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-2 LOT TYPE 13

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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:

- 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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-4 INITIAL PARCEL

[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

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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^[c]	\$ 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, and is subject to change. Interest on the Improvement Area C-4 Assessments will be the interest rate of the Improvement Area C-4 Bonds plus Additional Interest.

[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.

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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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:

- 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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-4 LOT TYPE 26

[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 SELLERSIGNATURE 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

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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 ^[c]	\$ 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, and is subject to change. Interest on the Improvement Area C-4 Assessments will be the interest rate of the Improvement Area C-4 Bonds plus Additional Interest.

[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.

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.

**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 RECORDING¹ 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

[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

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.

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA C-4 LOT TYPE 27

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
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, and is subject to change. Interest on the Improvement Area C-4 Assessments will be the interest rate of the Improvement Area C-4 Bonds plus Additional Interest.
[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.

[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 SELLERSIGNATURE 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.

(THIS PAGE IS INTENTIONALLY LEFT BLANK.)

APPENDIX C

FORM OF OPINION OF BOND COUNSEL

(THIS PAGE IS INTENTIONALLY LEFT BLANK)

[Form of Bond Counsel Opinion]

[Date]

\$ _____
CITY OF MESQUITE, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SOLTERRA PUBLIC IMPROVEMENT
DISTRICT IMPROVEMENT AREA A-2 – A-4 PROJECTS)

WE HAVE represented the City of Mesquite, Texas (the “Issuer”), as its bond counsel in connection with an issue of assessment revenue bonds (the “Bonds”) described as follows:

CITY OF MESQUITE, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-2 – A-4 PROJECTS),
dated [date of delivery], issued in the principal amount of \$ _____.

IN SUCH capacity, we have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion. The scope of our engagement as bond counsel extends solely to an examination of the facts and law incident to rendering the opinions specifically expressed herein.

THE BONDS have been authorized and issued pursuant to Texas Local Government Code, Chapter 372, as amended (the “Act”) and an Ordinance adopted by the Issuer on November 17, 2025 (the “Ordinance”). The Bonds are issued pursuant to a Trust Indenture, dated as of November 15, 2025 (the “Indenture”), by and between the Issuer and Wilmington Trust, National Association, as Trustee (the “Trustee”).

Unless the context clearly indicates otherwise, each capitalized term used in this opinion shall have the same meaning as set forth in the Indenture.

We have represented the Issuer as bond counsel for the sole purpose of rendering an opinion with respect to the legality and validity of the Bonds under the Constitution and laws of the State of Texas and with respect to the excludability of interest on the Bonds from gross income for federal income tax purposes. We have not investigated or verified original proceedings, records, data or other material, but have relied solely upon the transcript of proceedings described in the following paragraph. We have not assumed any responsibility with respect to the financial condition or capabilities of the Issuer or the disclosure thereof in connection with the sale of the Bonds. Our role in connection with the Issuer’s Limited Offering Memorandum prepared for use in connection with the sale of the Bonds has been limited as described therein. We express no opinion herein regarding the accuracy, adequacy or completeness of the Limited Offering Memorandum relating to the Bonds.

In our capacity as bond counsel, we have participated in the preparation of and have examined a transcript of certified proceedings pertaining to the Bonds, on which we have relied in giving our opinion. The transcript contains certified copies of certain proceedings of the Issuer; customary certificates of officers, agents and representatives of the Issuer and other public officials, and other certified showings relating to the authorization and issuance of the Bonds. We also have analyzed such laws, regulations, guidance, documents and other materials as we have deemed necessary to render the opinions herein. We have also examined executed Bond No. 1 of this issue.

In providing the opinions set forth herein, we have relied on representations and certifications of the Issuer and other parties involved with the issuance of the Bonds with respect to matters solely within the knowledge of the Issuer and such parties, which we have not independently verified. In addition, we have assumed for purposes of this opinion continuing compliance with the covenants in the Indenture, including, but not limited to, covenants relating to the tax-exempt status of the Bonds.

BASED ON SUCH EXAMINATION AND IN RELIANCE ON SUCH REPRESENTATIONS, CERTIFICATIONS, AND ASSUMPTIONS, IT IS OUR OPINION THAT:

- (1) The transcript of certified proceedings evidences complete legal authority for the issuance of the Bonds in full compliance with the Constitution and laws of the State of Texas presently effective and, therefore, the Bonds constitute valid and legally binding obligations of the Issuer payable solely from the Pledged Revenues as and to the extent provided in the Indenture.
- (2) Interest on the Bonds is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended. In addition, interest on the Bonds is not an item of tax preference for purposes of the alternative minimum tax on individuals, but we observe that such interest is taken into account in computing the alternative minimum tax on certain corporations.

The rights of the owners of the Bonds are subject to the applicable provisions of the federal bankruptcy laws and any other similar laws affecting the rights of creditors of political subdivisions generally, and may be limited by general principles of equity which permit the exercise of judicial discretion.

We express no opinion as to the amount or timing of interest on the Bonds or, exempt as stated above, to any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or the acquisition, ownership or disposition of, the Bonds. This opinion is specifically limited to the laws of the State of Texas and, to the extent applicable, the laws of the United States of America. Further, in the event that the representations of the Issuer and other parties upon which we have relied are determined to be inaccurate or incomplete or the Issuer fails to comply with the covenants of the

Indenture, interest on the Bonds could become includable in gross income for federal income tax purposes from the date of the original delivery of the Bonds, regardless of the date on which the event causing such inclusion occurs.

Our opinions are based on existing law and our knowledge of facts as of the date hereof and may be affected by certain actions that may be taken or omitted on a later date. We assume no duty to update or supplement our opinions, and this opinion letter may not be relied upon in connection with any changes to the law or facts, or actions taken or omitted, after the date hereof.

(THIS PAGE IS INTENTIONALLY LEFT BLANK.)

APPENDIX D-1

FORM OF CITY DISCLOSURE AGREEMENT

(THIS PAGE IS INTENTIONALLY LEFT BLANK)

**CITY OF MESQUITE, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SOLTERRA PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA A-2-A-4 PROJECTS)**

CONTINUING DISCLOSURE AGREEMENT OF ISSUER

This Continuing Disclosure Agreement of Issuer dated as of November 15, 2025 (this “Disclosure Agreement”) is executed and delivered by and among the City of Mesquite, Texas (the “Issuer”), P3Works, LLC (as more fully defined herein, the “Administrator”) and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent (as more fully defined herein, the “Dissemination Agent”), with respect to the Issuer’s “Special Assessment Revenue Bonds, Series 2025 (Solterra Public Improvement District Improvement Area A-2-A-4 Projects)” (the “Bonds”). The Issuer, the Administrator, and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator, and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of November 15, 2025, relating to the Bonds (the “Indenture”), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Administrator” shall mean the Issuer or the person or independent firm designated by the Issuer who shall have the responsibilities provided in the Service and Assessment Plan, the Indenture, or any other agreement or document approved by the Issuer related to the duties and responsibilities of the administration of the District. The Issuer has selected P3Works, LLC as the current Administrator.

“Annual Collection Costs” shall have the meaning assigned to such term in the Indenture.

“Annual Collections Report” shall mean any Annual Collection Report provided by the Issuer pursuant to, and as described in, Section 5 of this Disclosure Agreement.

“Annual Collections Report Filing Date” shall mean, for each Fiscal Year succeeding the reporting Fiscal Year, the date that is three (3) months after the Final Assessment Payment Date, which Annual Collections Report Filing Date is currently April 30.

“Annual Financial Information” shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

“Annual Financial Statements” shall mean audited or unaudited financial statements of the Issuer prepared in accordance with generally accepted accounting principles for governmental units as prescribed by the Government Accounting Standards Board from time to time, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

“Annual Financials Filing Date” shall mean, for each Fiscal Year, the date on which the Annual Financial Statements must be filed with the MSRB, which date is twelve (12) months after the end of the Issuer’s Fiscal Year. The Annual Financials Filing Date is currently September 30.

“Annual Information Filing Date” shall mean, for each Fiscal Year, the date on which the Annual Financial Information must be filed with the MSRB, which date is six (6) months after the end of the Issuer’s Fiscal Year. The Annual Information Filing Date is currently March 31.

“Annual Installment” shall have the meaning assigned to such term in the Indenture.

“Annual Service Plan Update” shall mean the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

“Assessments” shall mean, collectively, the Improvement Area A-2, Assessments the Improvement Area A-3.1 Assessments, the Improvement Area A-3.2 Assessments, and the Improvement Area A-4 Assessments.

“Business Day” shall have the meaning assigned to such term in the Indenture.

“Collections Reporting Date” shall mean, for each Tax Year, the date that is one (1) month after the Delinquency Date, which Collections Reporting Date is currently March 1.

“Delinquency Date” shall mean February 1 of the year following the year in which the Assessments were billed or as may be otherwise defined in Section 31.02 of the Texas Tax Code, as amended.

“Developer” shall mean Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, including its affiliates, successors and assigns.

“Disclosure Agreement of Developer” shall mean the City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2025 (Solterra Public Improvement District Improvement Area A-2-A-4 Projects) Continuing Disclosure Agreement of Developer dated as of November 15, 2025 executed and delivered by the Developer, the Administrator and the Dissemination Agent.

“Disclosure Representative” shall mean the Director of Finance of the Issuer or his or her designee, or such other officer or employee as the Issuer may designate in writing to the Dissemination Agent from time to time.

“Dissemination Agent” shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

“District” shall mean Solterra Public Improvement District.

“EMMA” shall mean the Electronic Municipal Market Access System currently available on the internet at <http://emma.msrb.org>.

“Filing Date” means, collectively, an Annual Financials Filing Date, an Annual Information Filing Date and an Annual Collections Report Filing Date, or, individually, as the context requires, an Annual Financials Filing Date, an Annual Information Filing Date or an Annual Collections Report Filing Date.

“Final Assessment Payment Date” shall mean the calendar day preceding the Delinquency Date.

“Financial Obligation” shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “financial obligation” shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“Fiscal Year” shall mean the Issuer’s fiscal year, currently the one-year period from October 1 through September 30.

“Improvement Area A-2” shall have the meaning assigned to such term in the Indenture.

“Improvement Area A-2 Assessments” shall have the meaning assigned to such term in the Indenture.

“Improvement Area A-3.1” shall have the meaning assigned to such term in the Indenture.

“Improvement Area A-3.1 Assessments” shall have the meaning assigned to such term in the Indenture.

“Improvement Area A-3.2” shall have the meaning assigned to such term in the Indenture.

“Improvement Area A-3.2 Assessments” shall have the meaning assigned to such term in the Indenture.

“Improvement Area A-4” shall have the meaning assigned to such term in the Indenture.

“Improvement Area A-4 Assessments” shall have the meaning assigned to such term in the Indenture.

“Improvement Areas A-2-A-4” shall mean, collectively, Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, and Improvement Area A-4.

“Listed Events” shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

“MSRB” shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reports pursuant to the Rule.

“Other Obligations” means any bonds, temporary notes, time warrants, or an obligation under an installment sale contract or reimbursement agreement secured in whole or in part by an assessment, other than the Assessments securing the Bonds, levied against property within Improvement Areas A-2-A-4 in accordance with the PID Act

“Outstanding” shall have the meaning assigned to such term in the Indenture.

“Owner” shall have the meaning assigned to such term in the Indenture.

“Participating Underwriter” shall mean FMSbonds, Inc., and its successors and assigns.

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

“Prepayment” shall mean the payment of all or a portion of an Assessment before the due date of the final installment thereof.

“Rule” shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“SAP Update” shall have the meaning assigned to such term in Section 4(a)(iii) of this Disclosure Agreement.

“SEC” shall mean the United States Securities and Exchange Commission.

“Service and Assessment Plan” shall have the meaning assigned to such term in the Indenture.

“Tax Year” means the calendar year or as may be otherwise defined in Section 1.04 of the Texas Tax Code, as amended.

“Trustee” shall have the meaning assigned to such term in the Indenture.

SECTION 3. Provision of Annual Financial Information and Audited Financial Statements.

(a) For each Fiscal Year, commencing with the Fiscal Year ending September 30, 2026, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide

or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, the Annual Financial Information and the Annual Financial Statements.

(i) The Issuer shall provide or caused to be provided the Annual Financial Information to the MSRB not later than the Annual Information Filing Date; and

(ii) The Issuer shall provide or caused to be provided audited Annual Financial Statements to the MSRB not later than the Annual Financials Filing Date, or if audited Annual Financial Statements are not available by the Annual Financials Filing Date, unaudited Annual Financial Statements, provided to the Dissemination Agent which is consistent with the requirements specified in Section 4 of this Disclosure Agreement.

In each case, the Annual Financial Information and Annual Financial Statements may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall file notice of such change (including the date of the new Fiscal Year) with the MSRB prior to the next Annual Information Filing Date. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

(b) Not later than ten (10) days prior to the applicable Filing Date, the Issuer shall provide the Annual Financial Information or Annual Financial Statements, as applicable, to the Dissemination Agent together with written direction to file such Annual Financial Information or Annual Financial Statements with the MSRB. The Dissemination Agent shall provide such Annual Financial Information or Annual Financial Statements to the MSRB not later than ten (10) days from receipt of such Annual Financial Information or Annual Financial Statements from the Issuer, but in no event later than the applicable Filing Date for such Fiscal Year.

If by the fifth (5th) day before the applicable Filing Date, the Dissemination Agent has not received a copy of the Annual Financial Information or Annual Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Financial Information or Annual Financial Statements pursuant to subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Financial Information or Annual Financial Statements, as applicable, no later than two (2) Business Days prior to the applicable Filing Date; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Financial Information by the Annual Information Filing Date or the Annual Financial Statements by the Annual Financials Filing Date, as applicable, state the date by which the Annual Financial Information or Annual Financial Statements for such year will be provided and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Financial Information, Annual Financial Statements or the notice of failure to file, as applicable, to the MSRB, no later than the applicable Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the applicable Filing Date.

(c) The Dissemination Agent, pursuant to written direction, shall:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Financial Information and the Annual Financial Statements on the dates required in subsection (a);

(ii) on behalf of the Issuer, file the Annual Financial Information and the Annual Financial Statements containing or incorporating by reference the information set forth in Section 4 hereof; and

(iii) if the Issuer has provided the Dissemination Agent with the completed Annual Financial Information and the Annual Financial Statements, as applicable, and the Dissemination Agent has filed such Annual Financial Information or Annual Financial Statements with the MSRB, then the Dissemination Agent shall file a report with the Issuer certifying that the Annual Financial Information or Annual Financial Statements has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB, which shall include a filing receipt from the MSRB.

SECTION 4. Content of Annual Financial Information and Annual Financial Statements.

(a) *Annual Financial Information.* The Annual Financial Information for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Information Filing Date, the following Annual Financial Information (any or all of which may be unaudited):

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) for the Bonds, the maturity date or dates, the interest rate or rates, the original aggregate principal amount, the aggregate principal amount Outstanding and the total interest amount due on aggregate principal amount Outstanding;

(B) the amounts in the funds and accounts securing the Bonds and a description of the related investments; and

(C) the assets and liabilities of the Trust Estate.

(ii) Financial information and operating data with respect to the Issuer of the general type and in substantially similar form to that shown in the tables provided under Sections 4(a)(i) of Exhibit B attached hereto. Such information shall be provided as of the end of the reporting Fiscal Year.

(iii) Any updates to the Service and Assessment Plan, including the Annual Service Plan Update (collectively, a “SAP Update”).

(iv) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer’s audited financial statements during such Fiscal Year.

(b) *Annual Financial Statements.* The Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Financials Filing Date the audited Annual Financial Statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer. If the audited Annual Financial Statements of the Issuer are not available by the Annual Financials Filing Date, the Issuer shall provide unaudited Annual Financial Statements of the Issuer no later than the Annual Financials Filing Date and audited Annual Financial Statements when and if available.

(c) See Exhibit B hereto for a form for submitting the information set forth in subsection 4(a) above. The Issuer has designated P3Works, LLC as the initial Administrator. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information. In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of the Annual Financial Information under this Section 4.

Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference. The Dissemination Agent has no duty or obligation to determine whether or not the information contained in any completed forms containing financial information and operating data as shown in Exhibit B provided to it has been accurately completed and shall only be required to file the forms as completed and provided to it by either the Administrator or the Issuer.

SECTION 5. Annual Collections Report.

(a) For each Fiscal Year succeeding the reporting Fiscal Year, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, not later than the Annual Collections Report Filing Date, an Annual Collections Report provided to the Dissemination Agent which complies with the requirements specified in this Section 5; provided that the Issuer may provide the Annual Collections Report as part of the Annual Financial Information, if such Annual Collections Report is available when the Annual Financial Information is provided to the MSRB. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Annual Collections Report Filing Date, the Issuer shall provide the Annual Collections Report to the Dissemination Agent together with written direction to file such Annual Collections Report with the MSRB. The Dissemination Agent shall provide such Annual Collections Report to the MSRB not later than ten (10) days from receipt of such Annual Collections Report from the Issuer, but in no event later than the Annual Collections Report Filing Date.

If by the fifth (5th) day before the Annual Collections Report Filing Date, the Dissemination Agent has not received a copy of the Annual Collections Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Collections Report pursuant to this subsection 5(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Collections Report no later than two (2) Business Days prior to the Annual Collections Report Filing Date; or (ii) instruct the Dissemination Agent in writing that the Issuer will

not be able to provide the Annual Collections Report by the Annual Collections Report Filing Date, state the date by which the Annual Collections Report for such year will be provided and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Collections Report or the notice of failure to file, as applicable, to the MSRB, no later than the Annual Collections Report Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than on the last Business Day prior to the Annual Collections Report Filing Date; or the Issuer will notify the Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Collections Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Collections Report has been provided to the MSRB pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB prior to the second (2nd) Business Day prior to the Annual Collections Report Filing Date. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than the applicable Annual Collections Report Filing Date.

(b) The Annual Collections Report for the Bonds shall contain, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Collections Report Filing Date, certain financial information and operating data with respect to collection of the Assessments of the general type and in substantially similar form to that shown in the tables provided in Exhibit C attached hereto. Such information shall cover the period beginning the first (1st) day of the Fiscal Year succeeding the reporting Fiscal Year through the Collections Reporting Date. If the State Legislature amends the definition of Delinquency Date or Tax Year, the City shall file notice of such change or changes with the MSRB prior to the next Annual Collections Report Filing Date. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Collections Report. In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of the Annual Collections Report under this Section 5.

SECTION 6. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 6, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.
2. Non-payment related defaults, if material.
3. Unscheduled draws on debt service reserves reflecting financial difficulties.
4. Unscheduled draws on credit enhancements reflecting financial difficulties.
5. Substitution of credit or liquidity providers, or their failure to perform.
6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or

determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.
8. Bond calls, if material, and tender offers.
9. Defeasances.
10. Release, substitution, or sale of property securing repayment of the bonds, if material.
11. Rating changes.
12. Bankruptcy, insolvency, receivership or similar event of the Issuer.
13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.
15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

The sale by the Developer of real property within Improvement Areas A-2-A-4 will not constitute a Listed Event for the purposes of paragraph (10) above.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018. For the avoidance of doubt, the incurrence of Other

Obligations without the filing of a corresponding official statement with the MSRB will constitute the incurrence of a material Financial Obligation for which a notice of a Listed Event in accordance with this Section 6 must be filed with the MSRB.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent in writing to immediately file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than the Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event; provided, however, the failure of the Issuer to provide timely written notice to the Dissemination Agent in accordance with this paragraph shall not constitute a failure of the Dissemination Agent to comply with the MSRB's ten (10) Business Day filing requirement.

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information. In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made under this Section 6. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 6 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, promptly, and not more than five (5) Business Days after obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative in writing of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed in writing by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall file a notice of such occurrence with the MSRB no later than two (2) Business Days following the day on which it receives such written instructions. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to bond calls only), 10, 13, 14 or 15 of subparagraph (a) above is not material under applicable federal securities laws, the Issuer shall promptly, but in no case more than five (5) Business Days after the occurrence of the event, notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

SECTION 7. Termination of Reporting Obligations. The obligations of the Issuer, the Administrator and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent and the Administrator of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Administrator and Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until they receive written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Administrator and Dissemination Agent may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to the Bonds under Section 6(a).

SECTION 8. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If the Issuer discharges the Dissemination Agent without appointing a successor Dissemination Agent, the Issuer shall use best efforts to appoint a successor Dissemination Agent within thirty (30) days of such discharge. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.. The Dissemination Agent will give prompt written notice to the Developer, or any other party responsible for providing quarterly information pursuant to the Disclosure Agreement of Developer, of any change in the identity of the Dissemination Agent under the Disclosure Agreement of Developer. The Dissemination Agent may resign at any time with thirty (30) days' written notice to the Issuer.

SECTION 9. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer, the Administrator, and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested in writing by the Issuer or the Administrator), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, 5 or 6(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Financial Information, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(a), and (ii) the Annual Financial Statements for the fiscal year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Financial Information, Annual Financial Statements, Annual Collections Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Financial Information, Annual Financial Statements, Annual Collections Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Financial Information, Annual Financial Statements, Annual Collections Report or notice of occurrence of a Listed Event.

SECTION 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and the Trustee (at the written request of any Participating Underwriter or the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction) shall, take such actions as may be necessary and appropriate to cause the Issuer to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance. A default under this Disclosure Agreement shall not be deemed a default under the Disclosure Agreement of Developer, and a default under the Disclosure Agreement of Developer shall not be deemed a default under this Disclosure Agreement.

SECTION 12. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) Except as otherwise provided herein, the Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to indemnify and hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only from Annual Collection Costs collected from the property owners in Improvement Areas A-2-A-4, against any loss, expense and liabilities which

it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the reasonable costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct; provided, however, that nothing herein shall be construed to require the Issuer to indemnify the Dissemination Agent for losses, expenses or liabilities arising from information provided to the Dissemination Agent by the Developer or the failure of the Developer to provide information to the Dissemination Agent as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. If the Issuer does not provide the Dissemination Agent with the Annual Financial Information or Annual Financial Statements in accordance with Section 3(a) and 3(b), respectively, or the Annual Collections Report in accordance with Section 5(a), the Dissemination Agent shall not be responsible for the failure to submit Annual Financial Information, Annual Financial Statements, or the Annual Collections Report, as applicable, to the MSRB. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The fact that the Dissemination Agent may have a banking or other business relationship with the Issuer or any person with whom the Issuer contracts in connection with the transaction described in the Indenture, apart from the relationship created by the Indenture or this Disclosure Agreement, shall not be construed to mean the Dissemination Agent has actual knowledge of any event described in Section 6 above, except as may be provided by written notice to the Dissemination Agent pursuant to this Disclosure Agreement.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to hold harmless the Administrator, its officers, directors, employees and agents, but only from Annual Collection Costs collected from the property owners in Improvement Areas A-2-A-4, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the reasonable costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's negligence or willful misconduct; provided, however, that nothing herein shall be construed to require the Issuer to indemnify the Administrator for losses, expenses or liabilities arising from information provided to the Administrator by third parties, or the failure of any third party to provide information to the Administrator as and when required under this Disclosure Agreement, or the failure of the Developer to provide information to the Administrator as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to

any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

(c) UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR, OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY PARTY TO THIS DISCLOSURE AGREEMENT WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION.

SECTION 13. Assessment Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit D which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds or any other document related to the Bonds.

SECTION 14. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, the Administrator or the Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer, the Administrator, or the Dissemination Agent in other than that person's official capacity.

SECTION 15. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 16. Sovereign Immunity. The Dissemination Agent and the Administrator agree that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 17. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Administrator, the Dissemination Agent, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 18. Dissemination Agent and Administrator Compensation. The fees and expenses incurred by the Dissemination Agent and the Administrator for their respective services rendered in accordance with this Disclosure Agreement constitute Annual Collection Costs and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent and the Administrator, but only with funds to be provided from the Annual Collection Costs component of the Annual Installments collected from the property owners in Improvement Areas A-2-A-4, for the fees and expenses for their respective services rendered in accordance with this Disclosure Agreement.

SECTION 19. Statutory Verifications. The Dissemination Agent and the Administrator, each respectively, make the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or the Administrator within the meaning of Securities and Exchange Commission Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

(a) Not a Sanctioned Company. The Dissemination Agent and the Administrator, each respectively, represent that neither the Dissemination Agent, the Administrator, nor any parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent or the Administrator is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent and the Administrator and each parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent or the Administrator, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Dissemination Agent and the Administrator, each respectively, hereby verify that the Dissemination Agent, the Administrator and any parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent and the Administrator, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Dissemination Agent and the Administrator, each respectively, hereby verify that the Dissemination Agent, the Administrator and any parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent and the Administrator, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Dissemination Agent and the Administrator, each respectively, hereby verify that the Dissemination Agent, the Administrator and any parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent and the Administrator, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

SECTION 20. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted herewith is a completed Form 1295 in connection with the Administrator’s participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission’s (the “TEC”) electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the “Form 1295”). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 21. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 22. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Issuer, the Administrator, and the Dissemination Agent agree that electronic signatures to this Disclosure Agreement may be regarded as original signatures.

(Signature pages follow)

CITY OF MESQUITE, TEXAS
(as Issuer)

By: _____
Mayor

HTS CONTINUING DISCLOSURE SERVICES,
A DIVISION OF HILLTOP SECURITIES INC.
(as Dissemination Agent)

By: _____
Authorized Officer

P3WORKS, LLC
(as Administrator)

By: _____
Authorized Officer

EXHIBIT A

**NOTICE TO MSRB OF FAILURE TO FILE
[ANNUAL FINANCIAL INFORMATION][ANNUAL FINANCIAL
STATEMENTS][ANNUAL COLLECTIONS REPORT]**

Name of Issuer: City of Mesquite, Texas
Name of Bond Issue: Special Assessment Revenue Bonds, Series 2025
(Solterra Public Improvement District Improvement Area A-2-A-4
Projects) (the “Bonds”)
CUSIP Nos. [insert CUSIP NOs.]
Date of Delivery: _____, 20__

NOTICE IS HEREBY GIVEN that the City of Mesquite, Texas, has not provided [Annual Financial Information][[audited][unaudited] Annual Financial Statements][Annual Collections Report] for fiscal year ended _____ with respect to the Bonds as required by the Continuing Disclosure Agreement of Issuer dated as of November 15, 2025, by and among the Issuer, P3Works, LLC, as the “Administrator,” and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as “Dissemination Agent.” The Issuer anticipates that [Annual Financial Information][[audited][unaudited] Annual Financial Statements][Annual Collections Report] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
on behalf of the City of Mesquite, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: Mesquite, Texas

EXHIBIT B

**CITY OF MESQUITE, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SOLTERRA PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA A-2-A-4 PROJECTS)**

ANNUAL FINANCIAL INFORMATION¹

Delivery Date: _____, 20__

CUSIP NOSs: [insert CUSIP NOs.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address:
City:
Telephone:
Contact Person: Attn:

Section 4(a)(i)(A)

BONDS OUTSTANDING

CUSIP Number	Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.

¹ Excluding Annual Financial Statements of the Issuer.

Section 4(a)(i)(B)**INVESTMENTS**

Fund/ Account Name	Investment Description	Par Value	Book Value	Market Value

Section 4(a)(i)(C)**ASSETS AND LIABILITIES OF TRUST ESTATE**

Cash Position of Trust Estate for statements dated September 30, 20[]		
[List of Funds/Accounts Held Under Indenture]	Amount In the Fund	
Total		A
Bond Principal Amount Outstanding		B
Outstanding Assessment Amount to be collected		C
Net Position of Trust Estate and Outstanding Bonds and Assessments		A-B+C

September 30, 20[] Trust Statements: ☐ Audited ☐ Unaudited

Accounting Type: ☐ Cash ☐ Accrual ☐ Modified Accrual

Section 4(a)(ii)

FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AND IN SUBSTANTIALLY SIMILAR FORM PROVIDED IN THE FOLLOWING TABLES AS OF THE END OF THE FISCAL YEAR

Debt Service Requirements on the Bonds

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
---	------------------	-----------------	--------------

Top [Five] Assessment Payers in Improvement Area A-2⁽¹⁾

<u>Property Owner</u>	<u>No. of Parcels/Lots</u>	<u>Percentage of Parcels/Lots</u>	<u>Outstanding Assessments</u>	<u>Percentage of Total Assessments</u>
-----------------------	----------------------------	---------------------------------------	------------------------------------	--

⁽¹⁾ Does not include those owing less than one percent (1%) of total Assessments.

Assessed Value of Improvement Area A-2 of the District

The [YEAR] certified total assessed value for the Assessed Property in Improvement Area A-2 of the District is approximately \$[AMOUNT] according to the Dallas Central Appraisal District.

Foreclosure History Related to the Improvement Area A-2 Assessments for the Past Five Fiscal

<u>Fiscal Year Ended (9/30)</u>	<u>Delinquent Assessment Amount not in Foreclosure Proceedings</u>	<u>Parcels in Foreclosure Proceedings</u>	<u>Years Delinquent Assessment Amount in Foreclosure Proceedings</u>	<u>Foreclosure Sales</u>	<u>Foreclosure Proceeds Received</u>
20__	\$		\$		\$
20__					
20__					
20__					
20__					

[insert any necessary footnotes]

Collection and Delinquency History of Annual Installments of Improvement Area A-2 Assessments for the Past Five

<u>Fiscal Year Ended (9/30)</u>	<u>Total Annual Installment Billed</u>	<u>Parcels Levied⁽¹⁾</u>	<u>Fiscal Years Delinquent Amount as of 3/1</u>	<u>Delinquent % as of 3/1</u>	<u>Delinquent Amount as of [9/1]</u>	<u>Delinquent % as of [9/1]</u>	<u>Total Assessments Collected⁽²⁾</u>
20__	\$		\$	%	\$	%	\$
20__							
20__							
20__							
20__							

⁽¹⁾ Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

⁽²⁾ [Does/does not] include interest and penalties.

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments of Improvement Area A-2 Assessments Due

For the past five Fiscal Years, if the total amount of delinquencies as of September 1 equals or exceeds ten percent (10%) of the amount of Annual Installments due, a list of parcel numbers for which the Annual Installments of Improvement Area A-2 Assessments are delinquent.

<u>Fiscal Year Ended (9/30)</u>	<u>Delinquent % as of 9/1</u>	<u>Parcel Numbers</u>
20__	%	
20__		

History of Prepayment of Improvement Area A-2 Assessments for the Past Five Fiscal Years

<u>Fiscal Year Ended (9/30)</u>	<u>Number of Prepayments</u>	<u>Amount of Prepayments</u> \$	<u>Bond Call Date</u>	<u>Amount of Bonds Redeemed</u> \$
20__				
20__				
20__				
20__				
20__				
[insert any necessary footnotes]				

Top [Five] Assessment Payers in Improvement Area A-3.1⁽¹⁾

<u>Property Owner</u>	<u>No. of Parcels/Lots</u>	<u>Percentage of Parcels/Lots</u>	<u>Outstanding Assessments</u>	<u>Percentage of Total Assessments</u>
-----------------------	----------------------------	---------------------------------------	------------------------------------	--

⁽¹⁾ Does not include those owing less than one percent (1%) of total Assessments.

Assessed Value of Improvement Area A-3.1 of the District

The [YEAR] certified total assessed value for the Assessed Property in Improvement Area A-3.1 of the District is approximately \$[AMOUNT] according to the Dallas Central Appraisal District.

Foreclosure History Related to the Improvement Area A-3.1 Assessments for the Past Five Fiscal Years

<u>Fiscal Year Ended (9/30)</u>	<u>Delinquent Assessment Amount not in Foreclosure Proceedings</u> \$	<u>Parcels in Foreclosure Proceedings</u>	<u>Delinquent Assessment Amount in Foreclosure Proceedings</u> \$	<u>Foreclosure Sales</u>	<u>Foreclosure Proceeds Received</u> \$
20__					
20__					
20__					
20__					
20__					
[insert any necessary footnotes]					

Collection and Delinquency History of Annual Installments of Improvement Area A-3.1 Assessments for the Past Five Fiscal Years

<u>Fiscal Year Ended (9/30)</u>	<u>Total Annual Installment Billed</u> \$	<u>Parcels Levied⁽¹⁾</u>	<u>Delinquent Amount as of 3/1</u> \$	<u>Delinquent % as of 3/1</u> %	<u>Delinquent Amount as of [9/1]</u> \$	<u>Delinquent % as of [9/1]</u> %	<u>Total Assessments Collected⁽²⁾</u> \$
20__							
20__							
20__							
20__							
20__							

⁽¹⁾ Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

⁽²⁾ [Does/does not] include interest and penalties.

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments of Improvement Area A-3.1 Assessments Due

For the past five Fiscal Years, if the total amount of delinquencies as of September 1 equals or exceeds ten percent (10%) of the amount of Annual Installments due, a list of parcel numbers for which the Annual Installments of Improvement Area A-3.1 Assessments are delinquent.

<u>Fiscal Year Ended (9/30)</u>	<u>Delinquent % as of 9/1</u>	<u>Parcel Numbers</u>
20__	%	
20__		

History of Prepayment of Improvement Area A-3.1 Assessments for the Past Five Fiscal Years

<u>Fiscal Year Ended (9/30)</u>	<u>Number of Prepayments</u>	<u>Amount of Prepayments</u>	<u>Bond Call Date</u>	<u>Amount of Bonds Redeemed</u>
20__		\$		\$
20__				
20__				
20__				
20__				

[insert any necessary footnotes]

Top [Five] Assessment Payers in Improvement Area A-3.2⁽¹⁾

<u>Property Owner</u>	<u>No. of Parcels/Lots</u>	<u>Percentage of Parcels/Lots</u>	<u>Outstanding Assessments</u>	<u>Percentage of Total Assessments</u>
-----------------------	----------------------------	-----------------------------------	--------------------------------	--

⁽¹⁾ Does not include those owing less than one percent (1%) of total Assessments.

Assessed Value of Improvement Area A-3.2 of the District

The [YEAR] certified total assessed value for the Assessed Property in Improvement Area A-3.2 of the District is approximately \$[AMOUNT] according to the Dallas Central Appraisal District.

Foreclosure History Related to the Improvement Area A-3.2 Assessments for the Past Five

<u>Fiscal Year Ended (9/30)</u>	<u>Delinquent Assessment Amount not in Foreclosure Proceedings</u>	<u>Parcels in Foreclosure Proceedings</u>	<u>Fiscal Years Delinquent Assessment Amount in Foreclosure Proceedings</u>	<u>Foreclosure Sales</u>	<u>Foreclosure Proceeds Received</u>
20__	\$		\$		\$
20__					
20__					
20__					
20__					

[insert any necessary footnotes]

Collection and Delinquency History of Annual Installments of Improvement Area A-3.2 Assessments for the Past**Five Fiscal Years**

Fiscal Year Ended (9/30)	Total Annual Installment Billed	Parcels Levied ⁽¹⁾	Delinquent Amount as of 3/1	Delinquent % as of 3/1	Delinquent Amount as of [9/1]	Delinquent % as of [9/1]	Total Assessments Collected ⁽²⁾
20__	\$		\$	%	\$	%	\$
20__							
20__							
20__							
20__							

⁽¹⁾ Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

⁽²⁾ [Does/does not] include interest and penalties.

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments of Improvement Area A-3.2 Assessments Due

For the past five Fiscal Years, if the total amount of delinquencies as of September 1 equals or exceeds ten percent (10%) of the amount of Annual Installments due, a list of parcel numbers for which the Annual Installments of Improvement Area A-3.2 Assessments are delinquent.

Fiscal Year Ended (9/30)	Delinquent % as of 9/1	Parcel Numbers
20__	%	
20__		

History of Prepayment of Improvement Area A-3.2 Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
20__		\$		\$
20__				
20__				
20__				
20__				

[insert any necessary footnotes]

Top [Five] Assessment Payers in Improvement Area A-4⁽¹⁾

Property Owner	No. of Parcels/Lots	Percentage of Parcels/Lots	Outstanding Assessments	Percentage of Total Assessments
----------------	---------------------	-------------------------------	----------------------------	------------------------------------

⁽¹⁾ Does not include those owing less than one percent (1%) of total Assessments.

Assessed Value of Improvement Area A-4 of the District

The [YEAR] certified total assessed value for the Assessed Property in Improvement Area A-4 of the District is approximately \$[AMOUNT] according to the Dallas Central Appraisal District.

Foreclosure History Related to the Improvement Area A-4 Assessments for the Past Five Fiscal Years

<u>Fiscal Year Ended (9/30)</u>	<u>Delinquent Assessment Amount not in Foreclosure Proceedings</u>	<u>Parcels in Foreclosure Proceedings</u>	<u>Delinquent Assessment Amount in Foreclosure Proceedings</u>	<u>Foreclosure Sales</u>	<u>Foreclosure Proceeds Received</u>
20__	\$		\$		\$
20__					
20__					
20__					
20__					

[insert any necessary footnotes]

Collection and Delinquency History of Annual Installments of Improvement Area A-4 Assessments for the Past Five Fiscal Years

<u>Fiscal Year Ended (9/30)</u>	<u>Total Annual Installment Billed</u>	<u>Parcels Levied⁽¹⁾</u>	<u>Delinquent Amount as of 3/1</u>	<u>Delinquent % as of 3/1</u>	<u>Delinquent Amount as of [9/1]</u>	<u>Delinquent % as of [9/1]</u>	<u>Total Assessments Collected⁽²⁾</u>
20__	\$		\$	%	\$	%	\$
20__							
20__							
20__							
20__							

⁽¹⁾ Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

⁽²⁾ [Does/does not] include interest and penalties.

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments of Improvement Area A-4 Assessments Due

For the past five Fiscal Years, if the total amount of delinquencies as of September 1 equals or exceeds ten percent (10%) of the amount of Annual Installments due, a list of parcel numbers for which the Annual Installments of Improvement Area A-4 Assessments are delinquent.

<u>Fiscal Year Ended (9/30)</u>	<u>Delinquent % as of 9/1</u>	<u>Parcel Numbers</u>
20__	%	
20__		

History of Prepayment of Improvement Area A-4 Assessments for the Past Five Fiscal Years

<u>Fiscal Year Ended (9/30)</u>	<u>Number of Prepayments</u>	<u>Amount of Prepayments</u>	<u>Bond Call Date</u>	<u>Amount of Bonds Redeemed</u>
20__		\$		\$
20__				
20__				
20__				
20__				

[insert any necessary footnotes]

ITEMS REQUIRED BY SECTIONS 4(a)(iii) – (iv) OF THE CONTINUING DISCLOSURE AGREEMENT OF ISSUER RELATING TO THE CITY OF MESQUITE, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-2-A-4 PROJECTS)

[Insert a line item for each applicable listing]

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.

EXHIBIT C

**CITY OF MESQUITE, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SOLTERRA PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA A-2-A-4 PROJECTS)**

ANNUAL COLLECTIONS REPORT

Delivery Date: _____, 20__

CUSIP NOSs: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address:
City:
Telephone:
Contact Person: Attn:

**SELECT FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO
COLLECTION OF THE ASSESSMENTS COVERING THE PERIOD BEGINNING WITH
THE FIRST DAY OF THE FISCAL YEAR SUCCEEDING THE REPORTING FISCAL
YEAR THROUGH THE COLLECTIONS REPORTING DATE PROVIDED IN
COMPLIANCE WITH SECTION 5(A) OF THE CONTINUING DISCLOSURE
AGREEMENT OF ISSUER RELATING TO THE CITY OF MESQUITE, TEXAS SPECIAL
ASSESSMENT REVENUE BONDS, SERIES 2025 (SOLTERRA PUBLIC IMPROVEMENT
DISTRICT IMPROVEMENT AREA A-2-A-4 PROJECTS)**

Foreclosure History Related To The Annual Installments of Improvement Area A-2 Assessments⁽¹⁾

Succeeding Fiscal Year	Delinquent Annual Installment Amount not in Foreclosure <u>Proceedings</u>	Parcels in Foreclosure <u>Proceedings</u>	Delinquent Annual Installment Amount in Foreclosure <u>Proceedings</u>	Foreclosure <u>Sales</u>	Foreclosure Proceeds <u>Received</u>
20	\$		\$		\$

(i) Period covered includes October 1, 20__ through March 1, 20__.

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.

Collection and Delinquency Annual Installments of Improvement Area A-2 Assessments⁽¹⁾

Succeeding Fiscal Year 20__	Total Annual Installment Levied \$	Parcels Levied ⁽²⁾	Delinquent Amount as of 3/1 \$	Delinquent % as of 3/1 %	Total Annual Installments Collected ⁽³⁾ \$
-----------------------------------	---	----------------------------------	---	--------------------------------	--

⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.

⁽²⁾ Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

⁽³⁾ [Does/does not] include interest and penalties.

Prepayment of Improvement Area A-2 Assessments⁽¹⁾

Succeeding Fiscal Year	Number of Prepayments	Amount of Prepayments \$	Bond Call Date	Amount of Bonds Redeemed \$
---------------------------	--------------------------	--------------------------------	----------------	--------------------------------------

⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.

Foreclosure History Related To The Annual Installments of Improvement Area A-3.1 Assessments⁽¹⁾

Succeeding Fiscal Year 20__	Delinquent Annual Installment Amount not in Foreclosure Proceedings \$	Parcels in Foreclosure Proceedings	Delinquent Annual Installment Amount in Foreclosure Proceedings \$	Foreclosure Sales	Foreclosure Proceeds Received \$
-----------------------------------	--	--	--	----------------------	--

(i) Period covered includes October 1, 20__ through March 1, 20__.

Collection and Delinquency Annual Installments of Improvement Area A-3.1 Assessments⁽¹⁾

Succeeding Fiscal Year 20__	Total Annual Installment Levied \$	Parcels Levied ⁽²⁾	Delinquent Amount as of 3/1 \$	Delinquent % as of 3/1 %	Total Annual Installments Collected ⁽³⁾ \$
-----------------------------------	---	----------------------------------	---	--------------------------------	--

⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.

⁽²⁾ Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

⁽³⁾ [Does/does not] include interest and penalties.

Prepayment of Improvement Area A-3.1 Assessments⁽¹⁾

Succeeding Fiscal Year	Number of Prepayments	Amount of Prepayments \$	Bond Call Date	Amount of Bonds Redeemed \$
---------------------------	--------------------------	--------------------------------	----------------	--------------------------------------

⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.

Foreclosure History Related To The Annual Installments of Improvement Area A-3.2 Assessments⁽¹⁾

Succeeding Fiscal Year 20__	Delinquent Annual Installment Amount not in Foreclosure <u>Proceedings</u> \$	Parcels in Foreclosure <u>Proceedings</u>	Delinquent Annual Installment Amount in Foreclosure <u>Proceedings</u> \$	Foreclosure <u>Sales</u>	Foreclosure Proceeds <u>Received</u> \$
(i) Period covered includes October 1, 20__ through March 1, 20__.					

Collection and Delinquency Annual Installments of Improvement Area A-3.2 Assessments⁽¹⁾

Succeeding Fiscal Year 20__	Total Annual Installment <u>Levied</u> \$	Parcels <u>Levied⁽²⁾</u>	Delinquent Amount as of 3/1 \$	Delinquent % as of 3/1 %	Total Annual Installments <u>Collected⁽³⁾</u> \$
-----------------------------------	--	--	---	--------------------------------	--

⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.⁽²⁾ Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.⁽³⁾ [Does/does not] include interest and penalties.**Prepayment of Improvement Area A-3.2 Assessments⁽¹⁾**

Succeeding Fiscal Year	Number of Prepayments	Amount of Prepayments \$	Bond Call Date	Amount of Bonds Redeemed \$
---------------------------	--------------------------	--------------------------------	----------------	--------------------------------------

⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.**Foreclosure History Related To The Annual Installments of Improvement Area A-4 Assessments⁽¹⁾**

Succeeding Fiscal Year 20__	Delinquent Annual Installment Amount not in Foreclosure <u>Proceedings</u> \$	Parcels in Foreclosure <u>Proceedings</u>	Delinquent Annual Installment Amount in Foreclosure <u>Proceedings</u> \$	Foreclosure <u>Sales</u>	Foreclosure Proceeds <u>Received</u> \$
(i) Period covered includes October 1, 20__ through March 1, 20__.					

Collection and Delinquency Annual Installments of Improvement Area A-4 Assessments⁽¹⁾

Succeeding Fiscal Year 20__	Total Annual Installment <u>Levied</u> \$	Parcels <u>Levied⁽²⁾</u>	Delinquent Amount as of 3/1 \$	Delinquent % as of 3/1 %	Total Annual Installments <u>Collected⁽³⁾</u> \$
-----------------------------------	--	--	---	--------------------------------	--

⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.⁽²⁾ Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.⁽³⁾ [Does/does not] include interest and penalties.

Prepayment of Improvement Area A-4 Assessments⁽¹⁾

<u>Succeeding Fiscal Year</u>	<u>Number of Prepayments</u>	<u>Amount of Prepayments</u> \$	<u>Bond Call Date</u>	<u>Amount of Bonds Redeemed</u> \$
-----------------------------------	----------------------------------	--	-----------------------	---

⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.

EXHIBIT D

BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES¹

<u>Date</u>	<u>Delinquency Clock (Days)</u>	<u>Activity</u>
January 31		Assessments are due.
February 1	1	Assessments delinquent if not received.
February 15	15	Immediately upon receipt, but in no event later than February 15, Issuer forwards payment to Trustee for all collections received, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies Administrator should be aware if Reserve Fund needs to be utilized for debt service payments during the corresponding Fiscal Year. If there is to be a shortfall of any Annual Installments due to be paid that Fiscal Year, the Dissemination Agent should be immediately notified in writing. Administrator should determine if previously collected surplus funds, if any, plus actual Annual Installment collections will be fully adequate for debt service in the corresponding March and September. At this point, if there is adequate funding for March and September payments, no further action is anticipated for collection of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency.
March 15	43/44	Trustee pays Bond interest payments to Owners.

¹ Illustrates anticipated dates and procedures for pursuing the collection of delinquent Annual Installments of Assessments, which dates and procedures shall be in accordance with Chapters 31, 32, 33 and 34, Texas Tax Code, as amended (the "Code"), and the Dallas County Tax Assessor-Collector's procedures, and are subject to adjustment by the Issuer. If the collection and delinquency procedures under the Code are subsequently modified, whether due to an executive order of the Governor of Texas or an amendment to the Code, such modifications shall control.

Reserve Fund payment to Bond Fund may be required if Assessments are below approximately 50% collection rate.

Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent in writing of the occurrence of draw on the Reserve Account and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw on the Reserve Account.

Use of Reserve Fund for debt service payment should trigger commencement of foreclosure on delinquent properties.

July 1

152/153

Issuer, or the Administrator on behalf of the Issuer, determines whether or not any Annual Installments are delinquent and, if such delinquencies exist, the Issuer commences as soon as practicable appropriate and legally permissible actions to obtain such delinquent Annual Installments, in accordance with the Dallas County Tax Assessor-Collector procedures².

Preliminary Foreclosure activity commences, in accordance with the Dallas County Tax Assessor-Collector procedures², and Issuer to notify Dissemination Agent in writing of the commencement of preliminary foreclosure activity.

If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from the Issuer.

If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, and if instructed by the Owners under Section 11.2 of the Indenture, Trustee requests that the Issuer commence foreclosure or provide plan for collection and deliver such plan to the Dissemination Agent.

August 15

197/198

The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent. The goal for the foreclosure actions is a filing by no later than August 15 (day 197/198).

Foreclosure action to be filed with the court, in accordance with the Dallas County Tax Assessor-Collector procedures².

Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status in writing.

If the Dissemination Agent has not been notified of a foreclosure action, Dissemination Agent will notify the Issuer that it is appropriate to file action.

² If the collection and delinquency procedures under the Code are subsequently modified, whether due to an executive order of the Governor of Texas or an amendment to the Code, such modifications shall control.

(THIS PAGE IS INTENTIONALLY LEFT BLANK.)

APPENDIX D-2

FORM OF MASTER DEVELOPER DISCLOSURE AGREEMENT

(THIS PAGE IS INTENTIONALLY LEFT BLANK)

**CITY OF MESQUITE, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SOLTERRA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA A-2-A-4
PROJECTS)**

CONTINUING DISCLOSURE AGREEMENT OF DEVELOPER

This Continuing Disclosure Agreement of Developer dated as of November 15, 2025 (this “Disclosure Agreement”) is executed and delivered by and among HC Solterra, LLC, a Texas limited liability company (the “Developer”), P3Works, LLC (the “Administrator”), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc. (the “Dissemination Agent”) with respect to the above captioned bonds (the “Bonds”). The Developer, the Administrator and the Dissemination Agent covenant and agree as follows:

Section 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Developer, the Administrator and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

Section 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of November 15, 2025 relating to the Bonds (the “Indenture”), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Administrator” shall mean the Issuer or the person or independent firm designated by the Issuer who shall have the responsibilities provided in the Service and Assessment Plan, the Indenture, or any other agreement or document approved by the Issuer related to the duties and responsibilities of the administration of the District. The Issuer has selected P3Works, LLC as the initial Administrator.

“Affiliates” shall mean an entity that owns property within Improvement Areas A-2-A-4 and is controlled by, controls, or is under common control of the Developer, including but not limited to Solterra Texas 3, LLC, a Texas limited liability company.

“Annual Collection Costs” shall have the meaning assigned to such term in the Indenture.

“Annual Installment” shall have the meaning assigned to such term in the Indenture.

“Assessments” shall mean, collectively, the Improvement Area A-2 Assessments, the Improvement Area A-3.1 Assessments, the Improvement Area A-3.2 Assessments and the Improvement Area A-4 Assessments.

“Business Day” shall mean any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the Issuer or the Trustee or any national holiday observed by the Trustee.

“CastleRock” shall have the meaning assigned to such term in the Limited Offering Memorandum.

“Certification Letter” shall mean a certification letter provided by the Developer or any Significant Homebuilder, pursuant to Section 3, in substantially the form attached as Exhibit D.

“City” shall mean the City of Mesquite, Texas.

“Developer” shall mean HC Solterra, LLC, a Texas limited liability company, its Affiliates, and each other Person, through assignment, who assumes the obligations, requirements or covenants to construct one or more of the Improvement Areas A-2-A-4 Projects and their designated successors and assigns.

“Developer Listed Events” shall mean any of the events listed in Section 4(a) of this Disclosure Agreement.

“Disclosure Agreement of Issuer” shall mean the Continuing Disclosure Agreement of Issuer dated as of November 15, 2025 executed and delivered by and among the Issuer, the Administrator and the Dissemination Agent.

“Dissemination Agent” shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

“District” shall mean Solterra Public Improvement District.

“EMMA” shall mean the Electronic Municipal Market Access System available on the internet at <http://emma.msrb.org>.

“Homebuilder(s)” shall mean any merchant homebuilder who enters into a Lot Purchase Agreement with the Developer, and the successors and assigns of such homebuilder under such Lot Purchase Agreement.

“Improvement Area A-2” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-2 Assessed Property” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-2 Assessments” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-2 Projects” shall have the meaning assigned to such term in the Limited Offering Memorandum.

“Improvement Area A-3.1” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-3.1 Assessed Property” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-3.1 Assessments” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-3.1 Projects” shall have the meaning assigned to such term in the Limited Offering Memorandum

“Improvement Area A-3.2” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-3.2 Assessed Property” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-3.2 Assessments” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-3.2 Projects” shall have the meaning assigned to such term in the Limited Offering Memorandum

“Improvement Area A-4” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-4 Assessed Property” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-4 Assessments” shall have the meaning assigned to such term in the Service and Assessment Plan.

“Improvement Area A-4 Projects” shall have the meaning assigned to such term in the Limited Offering Memorandum.

“Improvement Areas A-2-A-4” shall mean, collectively, Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, and Improvement Area A-4.

“Improvement Areas A-2-A-4 Projects” shall mean, collectively, the Improvement Area A-2 Projects, the Improvement Area A-3.1 Projects, the Improvement Area A-3.2 Projects, and the Improvement Area A-4 Projects.

“Issuer” shall mean the City of Mesquite, Texas.

“Limited Offering Memorandum” shall mean the Limited Offering Memorandum for the Bonds, dated November 17, 2025.

“Listed Events” shall mean, collectively, Developer Listed Events and Significant Homebuilder Listed Events.

“Lot Purchase Agreement” shall mean, with respect to lots or land within Improvement Areas A-2-A-4, any Lot Purchase Agreement between a Homebuilder and the Developer to purchase lots or to purchase land.

“Master Amenities” shall have the meaning assigned to such term in the Limited Offering Memorandum.

“MSRB” shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reports pursuant to the Rule.

“Outstanding” shall have the meaning assigned to such term in the Indenture.

“Owner” shall have the meaning assigned to such term in the Indenture.

“Participating Underwriter” shall mean FMSbonds, Inc., and its successors and assigns.

“Person” shall mean any legal person, including any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government, or any agency or political subdivision thereof.

“Quarterly Ending Date” shall mean each March 31, June 30, September 30 and December 31, beginning March 31, 2026.

“Quarterly Filing Date” shall mean for each Quarterly Ending Date, the fifteenth calendar day of the second month following such Quarterly Ending Date being February 15, May 15, August 15, and November 15

“Quarterly Information” shall have the meaning assigned to such term in Section 3 of this Disclosure Agreement.

“Quarterly Report” shall mean any Quarterly Report described in Section 3 of this Disclosure Agreement and substantially similar to that attached as Exhibit A hereto.

“Reporting Party” shall mean the Developer and/or Significant Homebuilder, as applicable.

“Rule” shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“SEC” shall mean the United States Securities and Exchange Commission.

“Service and Assessment Plan” shall have the meaning assigned to such term in the Indenture.

“Significant Homebuilder” shall mean a Homebuilder that then owns ten percent (10%)¹ or more of the single-family residential lots within Improvement Areas A-2-A-4.

¹ At closing of the Bonds, based on the Service and Assessment Plan, ten percent (10%) of the total single family residential lots within Improvement Areas A-2-A-4 is currently equal to approximately 60 lots.

“Significant Homebuilder Listed Events” shall mean any of the events listed in Section 4(b) of this Disclosure Agreement.

“Trustee” shall mean Wilmington Trust, National Association, a national banking association, or any successor trustee pursuant to the Indenture.

Section 3. Quarterly Reports.

(a) The Developer and any Significant Homebuilder that is a Reporting Party, with respect to its acquired real property, shall, at its cost and expense, provide, or cause to be provided, to the Administrator, not more than ten (10) days after each Quarterly Ending Date, beginning with March 31, 2026, the information in the Quarterly Report required to be provided by such Reporting Party pursuant to Section 3(d) (with respect to each Reporting Party, the “Quarterly Information”). The Reporting Party shall provide, or cause to be provided, such Quarterly Information until such party’s obligations terminate pursuant to Section 6 of this Disclosure Agreement. For the avoidance of doubt, (i) if the Developer elects, the Developer may, but shall not be obligated to, provide any Quarterly Information on behalf of any Significant Homebuilder and (ii) the Developer shall remain obligated with respect to any real property acquired by a Significant Homebuilder until an acknowledgment of assignment with respect to such real property is delivered in accordance with Section 5 of this Disclosure Agreement, at which time the Developer shall have no further obligation or liability for disclosures or other responsibilities under this Disclosure Agreement as to the property transferred.

(b) The Administrator shall (i) review each Quarterly Report containing the Quarterly Information provided by each Reporting Party pursuant to subsection (a) above and (ii) no later than twenty (20) days after each Quarterly Ending Date, either (1) advise the applicable Reporting Party as to any necessary changes to the applicable Quarterly Information or (2) provide to the Dissemination Agent the Quarterly Report in accordance with subsection (c) below. If the Administrator advises a Reporting Party as to any necessary changes to their respective Quarterly Information, such Reporting Party shall provide, or cause to be provided, to the Administrator, not more than thirty (30) days after each Quarterly Ending Date, the revised Quarterly Information. The Administrator shall review the revised Quarterly Information within the Quarterly Report and provide the Quarterly Report to the Dissemination Agent in accordance with subsection (c) below.

If Reporting Parties provide the Quarterly information in more than one report to the Administrator, the Administrator shall (i) prepare each Quarterly Report with the Quarterly Information provided by the Reporting Parties pursuant to subsection (a) above, and (ii) provide the Quarterly Report to the Reporting Parties for review no later than twenty (20) days after each Quarterly Ending Date. The Reporting Parties shall review and revise, as necessary, the Quarterly Report and, upon such review, shall promptly, but no later than thirty (30) days after each Quarterly Ending Date, provide the Quarterly Report and Certification Letter(s) to the Administrator and authorize the Administrator to provide such Quarterly Report and Certification Letter(s) to the Issuer and the Dissemination Agent pursuant to subsection (c) below.

In all cases, each Reporting Party shall have the sole responsibility for the content, design and other elements comprising substantive contents of all of the Quarterly Information provided by such Reporting Party contained in the Quarterly Report.

(c) The Administrator shall provide to the Dissemination Agent, no later than thirty-five (35) days after each Quarterly Ending Date, the Quarterly Report containing the information described in Section 3(d), the Certification Letter(s), if applicable, and written direction to the Dissemination Agent to file such report with the MSRB. The Dissemination Agent shall file the Quarterly Report and the Certification Letter(s), if applicable, with the MSRB and provide a copy of such report to the Issuer and the Participating Underwriter within ten (10) days of the Dissemination Agent's receipt thereof pursuant to this subsection 3(c); provided, however, that the Quarterly Report must be submitted to the MSRB not later than each Quarterly Filing Date. In the event that any Reporting Party or the Administrator does not provide the information required by subsection (a) or (b) of this Section 3, as applicable, in a timely manner and, as a result, either an incomplete Quarterly Report is filed with the MSRB, or a Quarterly Report is not filed with the MSRB by each Quarterly Filing Date, the Dissemination Agent shall, upon written direction from the applicable Reporting Party file a notice of failure to provide Quarterly Information or failure to file a Quarterly Report with the MSRB in substantially the form attached as Exhibit B, as soon as practicable. If incomplete Quarterly Information or no Quarterly Information is provided by any Reporting Party, the Dissemination Agent and any other Reporting Party who provided complete Quarterly Information shall not be responsible for the failure to submit a complete Quarterly Report to the MSRB. If each Reporting Party timely provides the required Quarterly Information to the Administrator as described in this Section 3, the failure of the Administrator to provide the Quarterly Report to the Dissemination Agent, or the failure of the Dissemination Agent to provide such report to the Participating Underwriter in a timely manner, shall not be deemed a default by the Reporting Parties under this Disclosure Agreement.

(d) The Quarterly Report shall be in a form similar to that as attached in Exhibit A hereof.

Section 4. Event Reporting Obligations.

(a) Pursuant to the provisions of this Section 4, each of the following is a Developer Listed Event with respect to the Bonds:

(i) (A) Failure to pay any real property taxes, Improvement Area A-2 Assessments levied within Improvement Area A-2 on any Improvement Area A-2 Assessed Property, Improvement Area A-3.2 Assessments levied within Improvement Area A-3.2 on any Improvement Area A-3.2 Assessed Property, or Improvement Area A-4 Assessments levied within Improvement Area A-4 on any Improvement Area A-4 Assessed Property owned by the Developer or the Developer's Affiliates; provided, however, that the exercise of any right of the Developer or a Developer Affiliate as a landowner within Improvement Area A-2, Improvement Area A-3.2, or Improvement Area A-4 to exercise legal and/or administrative procedures to dispute the amount or validity of all or any part of any real property taxes shall not be considered a Developer Listed Event under this Section 4(a) nor a breach or default of this Disclosure Agreement; provided that the Developer, has complied with all legal requirements relating to the protest of such value, including the posting of a bond, if required and (B) failure to pay any real property taxes or Improvement Area A-3.1 Assessments levied within Improvement Area A-3.1 on any Improvement Area A-3.1 Assessed Property owned by CastleRock; provided, however, that the exercise of any right of CastleRock as a landowner within Improvement Area A-3.1 to exercise legal and/or administrative procedures to dispute the amount or validity of all or any part of any real property taxes shall not be considered a Developer Listed Event under this Section 4(a) nor a breach or default of this Disclosure Agreement; provided that CastleRock, has complied

with all legal requirements relating to the protest of such value, including the posting of a bond, if required;

(ii) Material damage to or destruction of any development or improvements within Improvement Areas A-2-A-4, including the Improvement Areas A-2-A-4 Projects;

(iii) Material default by the Developer or any of the Developer's Affiliates on any loan with respect to the acquisition, development or permanent financing of Improvement Areas A-2-A-4 undertaken by the Developer or any of the Developer's Affiliates;

(iv) Material default (A) by the Developer or any of Developer's Affiliates on any loan secured by property within Improvement Area A-2, Improvement Area A-3.2, or Improvement Area A-4 owned by the Developer or any of the Developer's Affiliates or (B) by CastleRock on any loan secured by property within Improvement Area A-3.1 owned by CastleRock;

(v) The bankruptcy, insolvency or similar filing of (A) the Developer or any of the Developer's Affiliates or any determination that the Developer or any of the Developer's Affiliates is unable to pay its debts as they become due or (B) CastleRock or any determination that CastleRock is unable to pay its debts as they become due;

(vi) The (A) consummation of a merger, consolidation, or acquisition of the Developer, or the sale of all or substantially all of the assets of the Developer or any of the Developer's Affiliates, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material or (B) consummation of a merger, consolidation, or acquisition of CastleRock, or the sale of all or substantially all of the assets of CastleRock, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(vii) The filing of any lawsuit (A) with a claim for damages, in excess of \$1,000,000 against the Developer or any of the Developer's Affiliates that may adversely affect the completion of development of Improvement Area A-2, Improvement Area A-3.2, or Improvement Area A-4 or litigation that may materially adversely affect the financial condition of the Developer or any of the Developer's Affiliates or (B) with a claim for damages, in excess of \$1,000,000 against CastleRock that may adversely affect the completion of development of Improvement Area A-3.1 or litigation that may materially adversely affect the financial condition of CastleRock;

(viii) Any change in the legal structure, chief executive officer or controlling ownership of the Developer or CastleRock; and

(ix) Any assignment and assumption of disclosure obligations under this Disclosure Agreement pursuant to Section 5 herein.

(b) Pursuant to the provisions of this Section 4, each of the following occurrences related to any Significant Homebuilder is a Significant Homebuilder Listed Event with respect to the Bonds:

(i) Failure to pay any real property taxes or Assessments levied within Improvement Areas A-2-A-4 on a lot or parcel owned by such Significant Homebuilder; provided, however, that the exercise of any right of such Significant Homebuilder as a landowner within Improvement Areas A-2-A-4 to exercise legal and/or administrative procedures to dispute the amount or validity of all or any part of any real property taxes shall not be considered a Significant Homebuilder Listed Event under this Section 4(b) nor a breach or default of this Disclosure Agreement;

(ii) The bankruptcy, insolvency or similar filing of such Significant Homebuilder or any determination that such Significant Homebuilder is unable to pay its debts as they become due;

(iii) The consummation of a merger, consolidation, or acquisition involving such Significant Homebuilder or the sale of all or substantially all of the assets of the Significant Homebuilder, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(iv) Any change in the type of legal entity, chief executive officer or controlling ownership of such Significant Homebuilder;

(v) Early termination of or material default by such Significant Homebuilder under a Lot Purchase Agreement; and

(vi) Any assignment and assumption of disclosure obligations under this Disclosure Agreement pursuant to Section 5 herein.

(c) Whenever the Developer obtains knowledge of the occurrence of a Developer Listed Event, the Developer shall promptly notify the Issuer, the Administrator and the Dissemination Agent in writing and the Developer shall direct the Dissemination Agent to file a notice of such occurrence with the MSRB, in the manner hereinafter described, and provide a copy of such notice to the Issuer and the Participating Underwriter. Any such notice is required to be filed within ten (10) Business Days after the Developer becomes aware of the occurrence of such Developer Listed Event. If the Developer timely notifies the Dissemination Agent of the occurrence of a Developer Listed Event, as described in this Section 4, the failure of the Dissemination Agent to provide such notice to the Participating Underwriter in a timely manner shall not be deemed a default by the Developer under this Disclosure Agreement.

Whenever a Significant Homebuilder obtains knowledge of the occurrence of a Significant Homebuilder Listed Event, the applicable Significant Homebuilder shall promptly notify the Issuer, the Administrator and the Dissemination Agent in writing and such Significant Homebuilder shall direct the Dissemination Agent in writing to file a notice of such occurrence with the MSRB, in the manner hereinafter described, and provide a copy of such notice to the Issuer, the Developer and the Participating Underwriter. Any such notice is required to be filed within ten (10) Business Days after the Significant Homebuilder becomes aware of the occurrence of such Significant Homebuilder Listed Event. If the Significant Homebuilder timely notifies the Dissemination Agent of the occurrence of a Significant Homebuilder Listed Event, as described in this Section 4, the failure of the Dissemination Agent to

provide such notice to the Participating Underwriter in a timely manner shall not be deemed a default by the Significant Homebuilder under this Disclosure Agreement.

Any notice under the two (2) preceding paragraphs shall be accompanied with the text of the disclosure that the Developer or Significant Homebuilder, as applicable, desires to make, the written authorization of the Developer or the Significant Homebuilder, as applicable, for the Dissemination Agent to disseminate such information as provided herein, and the date the Developer or Significant Homebuilder, as applicable, desires for the Dissemination Agent to disseminate the information (which date shall not be more than ten (10) Business Days after the Developer or Significant Homebuilder, as applicable, becomes aware of the occurrence of the Developer Listed Event or Significant Homebuilder Listed Event, as applicable).

The Developer and each Significant Homebuilder, if any, shall only be responsible for reporting the occurrence of a Listed Event applicable to such Reporting Party and shall not be responsible for reporting the occurrence of a Listed Event applicable to any other Reporting Party, regardless if such Person is providing Quarterly Information on behalf of any other Reporting Party. In all cases, the Developer or the Significant Homebuilder, as applicable, shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures. In addition, the Developer or the Significant Homebuilder, as applicable, shall have the sole responsibility to ensure that any notice required to be filed with the MSRB under this Section 4 is actually filed within ten (10) Business Days after the Developer or Significant Homebuilder, as applicable, becomes aware of the occurrence of the applicable Listed Event.

(d) The Dissemination Agent shall, promptly, and not more than five (5) Business Days after obtaining actual knowledge of the occurrence of any Listed Event, notify the Issuer, the Developer and the Significant Homebuilder, if applicable, of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Developer or Significant Homebuilder, as applicable, to do so. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Developer and/or Significant Homebuilder, as applicable, and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Developer and/or Significant Homebuilder, as applicable, as an accommodation to assist it in monitoring the occurrence of such event but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Participating Underwriter, the Issuer, the Developer, Significant Homebuilder, or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(e) If the Dissemination Agent has been notified in writing by the Developer or Significant Homebuilder to report the occurrence of a Listed Event in accordance with subsections (c) or (d) of this Section 4, the Dissemination Agent shall file a notice of such occurrence with the MSRB within one (1) Business Day after its receipt of such written instructions from the Developer or Significant Homebuilder, as applicable; provided that all such notices must be filed no later than the date specified in subsection (c) of this Section 4 for such Listed Event. The Dissemination Agent shall, within three (3) Business Days of obtaining actual knowledge of the occurrence of any Listed Event, notify the Issuer and the Developer of such Listed Event. The Dissemination Agent shall not be required to file a notice

of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Developer to do so. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Developer and/or Significant Homebuilder and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Developer as an accommodation to assist it in monitoring the occurrence of such event but is under no obligation to investigate whether any such event has occurred. As used above, “actual knowledge” means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Participating Underwriter, the Issuer, the Developer or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

Section 5. Assumption of Reporting Obligations by Significant Homebuilders.

(a) If a Homebuilder acquires ownership of real property in Improvement Areas A-2-A-4 resulting in such Homebuilder becoming a Significant Homebuilder, the Developer may (i) cause such Significant Homebuilder to comply with the Developer’s disclosure obligations under Sections 3(d)(iv) and 4(b) hereof, with respect to such acquired real property until such party’s disclosure obligations terminate pursuant to Section 6 of this Disclosure Agreement or (ii) elect to provide any or all Quarterly Information on behalf of such Significant Homebuilder; provided further, however, that if the Developer initially elects to provide any or all Quarterly Information on behalf of such Significant Homebuilder, the Developer may elect in the future to cause such Significant Homebuilder to comply with the disclosure obligations, as described in (i) above.

(b) If the Developer elects to cause a Significant Homebuilder to comply with the Developer’s disclosure obligations, as described in (a)(i) above, the Developer shall deliver to the Dissemination Agent, Administrator and the Issuer, a written acknowledgement from each Significant Homebuilder, in substantially the form attached as Exhibit F (the “Significant Homebuilder Acknowledgment”), acknowledging and assuming its obligations under this Disclosure Agreement. Pursuant to Sections 4(a)(ix) and 4(b)(vi) above, the Developer or Significant Homebuilder, as applicable, shall direct the Dissemination Agent to file a copy of the Significant Homebuilder Acknowledgment with the MSRB, in accordance with Sections 4(c) and 4(e) above. Upon any such transfer to a Significant Homebuilder, and such Significant Homebuilder’s delivery of written acknowledgement of assumption of Developer’s obligations under this Disclosure Agreement as to the property transferred, the Developer shall have no further obligation or liability for disclosures or other responsibilities under this Disclosure Agreement as to the property transferred or the obligations assigned. The Developer shall remain obligated with respect to any real property acquired by a Significant Homebuilder until an acknowledgment of assignment with respect to such real property is delivered to the Dissemination Agent, Administrator, the Issuer and the MSRB, in accordance with this Section 5(b).

(c) Notwithstanding anything to the contrary elsewhere herein, after such transfer of ownership, the Developer shall not be liable for the acts or omissions of such Significant Homebuilder arising from or in connection with such disclosure obligations under this Disclosure Agreement.

Section 6. Termination of Reporting Obligations.

(a) The reporting obligations of the Developer under this Disclosure Agreement shall terminate upon the earlier of (i) the date when none of the Bonds remain Outstanding or (ii) the date when the Developer and the Developer's Affiliates no longer owns at least ten percent (10%)² of the single family residential lots (proposed or actual) within Improvement Areas A-2-A-4, as of the applicable Quarterly Ending Date.

(b) The reporting obligations of a Significant Homebuilder, if any, under this Disclosure Agreement shall terminate upon the earlier of when (i) none of the Bonds remain Outstanding, or (ii) the Significant Homebuilder no longer owns at least ten percent (10%)³ of the single family residential lots within Improvement Areas A-2-A-4, as of the applicable Quarterly Ending Date.

(c) Upon receipt of written notice from a Reporting Party or the Dissemination Agent that the reporting obligations of a Reporting Party have terminated in accordance with subsection (a) or (b) of this Section 6, the Administrator shall provide written notice to the applicable Reporting Party, the Participating Underwriter, the Issuer, and the Dissemination Agent in substantially the form attached as Exhibit C, thereby, terminating such Reporting Party's reporting obligations under this Disclosure Agreement (the "Termination Notice"). If such Termination Notice with respect to a Reporting Party occurs while any of the Bonds remain Outstanding, the Administrator shall immediately provide, or cause to be provided, the Termination Notice to the Dissemination Agent, and the Dissemination Agent shall provide such Termination Notice to the MSRB, the Issuer, the Trustee, the applicable Reporting Party and the Participating Underwriter on or before the next succeeding Quarterly Filing Date.

(d) The obligations of the Administrator and the Dissemination Agent under this Disclosure Agreement shall terminate upon, the earlier of (i) the date when none of the Bonds remain Outstanding, or (ii) termination of all Reporting Parties' reporting obligations in accordance with subsection (a) or (b) of this Section 6 and any Termination Notice required by subsection (c) of this Section 6 has been provided to the MSRB, the Issuer, the Trustee, the Dissemination Agent, the Reporting Parties, and the Participating Underwriter, as applicable.

Section 7. Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc. The Issuer may, from time to time, appoint or engage a successor Dissemination Agent to assist the Developer, any Significant Homebuilder that has executed a Significant Homebuilder Acknowledgment pursuant to Section 5 hereof in carrying out their obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign at any time with sixty (60) days' notice to the Issuer, the Developer and the Administrator; provided, however, that if the Dissemination Agent is serving in the same capacity under the Disclosure Agreement of Issuer, the Dissemination Agent shall resign under the Disclosure Agreement of Issuer simultaneously with its resignation hereunder; provided, further, that if the Issuer is the Dissemination Agent, the Issuer may not resign without first appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the

² At closing of the Bonds, based on the Service and Assessment Plan, ten percent (10%) of the total single family residential lots (proposed or actual) within Improvement Areas A-2-A-4 is currently equal to approximately 60 lots.

³ At closing of the Bonds, based on the Service and Assessment Plan, ten percent (10%) of the total single family residential lots within Improvement Areas A-2-A-4 is currently equal to approximately 60 lots.

Dissemination Agent. Pursuant to the Disclosure Agreement of Issuer, the Issuer has agreed to provide written notice to each of the Developer and any Significant Homebuilder that has executed a Significant Homebuilder Acknowledgment pursuant to Section 5 hereof of any change in the identity of the Dissemination Agent.

Section 8. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Developer, the Administrator and the Dissemination Agent may jointly amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested by the Developer or Administrator), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Section 3 or 4, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Developer or any Significant Homebuilder, or the type of business conducted; and

(b) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds. No amendment which adversely affects the Dissemination Agent or the Issuer may be made without the respective party's prior written consent (which consent will not be unreasonably withheld or delayed).

(c) In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Administrator shall describe such amendment in the next related Quarterly Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type of financial information or operating data being presented by the Developer. The Developer shall provide, or cause to be provided, at its cost and expense, an executed copy of any amendment or waiver entered into under this Section 8 to the Issuer, the Administrator, the Dissemination Agent, and the Participating Underwriter.

Section 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Developer or any Significant Homebuilder from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in addition to that which is required by this Disclosure Agreement. If the Developer or Significant Homebuilder chooses to include any information in any Quarterly Report or notice of occurrence of a Developer Listed Event or Significant Homebuilder Listed Event, as applicable, in addition to that which is specifically required by this Disclosure Agreement, the Developer or the Significant Homebuilder, as applicable, shall have no obligation under this Disclosure Agreement to update such information or include it in any future Quarterly Report or notice of occurrence of a Developer Listed Event or Significant Homebuilder Listed Event.

Section 10. Content of Disclosures. In all cases, the Developer or Significant Homebuilder, as applicable, shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures, whether provided under Section 3, 4 or 9 of this Disclosure Agreement.

Section 11. Default. In the event of a failure of the Developer, any Significant Homebuilder or the Administrator to comply with any provision of this Disclosure Agreement, the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and the Trustee (at the request of any Participating Underwriter or the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction) shall, take such actions as may be necessary and appropriate to cause the Developer, Significant Homebuilder and/or the Administrator to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Developer, Significant Homebuilder or the Administrator to comply with this Disclosure Agreement shall be an action to mandamus or specific performance. A default under this Disclosure Agreement by the Developer, or any Significant Homebuilder, as applicable, shall not be deemed a default under the Disclosure Agreement of Issuer by the Issuer, and a default under the Disclosure Agreement of Issuer by the Issuer shall not be deemed a default under this Disclosure Agreement by the Developer, any Significant Homebuilder or the Administrator. Additionally, a default by the Developer of its obligations under this Disclosure Agreement shall not be deemed a default by any Significant Homebuilder of such Significant Homebuilder's obligations under this Disclosure Agreement; and, likewise, a default by any Significant Homebuilder of such Significant Homebuilder's obligations under this Disclosure Agreement shall not be deemed a default of the Developer of the Developer's obligations under this Disclosure Agreement.

Section 12. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not be responsible in any manner for the content of any notice or report (including without limitation the Quarterly Report) prepared by the Developer, Significant Homebuilder and/or the Administrator pursuant to this Disclosure Agreement. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. The Developer agrees to hold harmless the Dissemination Agent, its officers, directors, employees and agents against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's breach, negligence or willful misconduct. The obligations of the Developer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Dissemination Agent shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Dissemination Agent hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Dissemination Agent and believed to be genuine and to have been signed or presented by the proper party or parties.

(b) Except as otherwise provided herein, the Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. The Developer agrees to

hold harmless the Administrator, its officers, directors, employees and agents against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's breach, negligence or willful misconduct. The obligations of the Developer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

(c) The Dissemination Agent or the Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Dissemination Agent and Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR OR THE DEVELOPER, OR ANY SIGNIFICANT HOMEBUILDER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY OTHER PARTY TO THIS DISCLOSURE AGREEMENT OR A SIGNIFICANT HOMEBUILDER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION.

Section 13. No Personal Liability. No covenant, stipulation, obligation or agreement of the Developer, any Significant Homebuilder, the Administrator or the Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future officer, agent or employee of the Developer, any Significant Homebuilder, the Administrator or Dissemination Agent in other than that person's official capacity.

Section 14. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any

application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

Section 15. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Developer, the Administrator, the Dissemination Agent, the Issuer, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

Section 16. Dissemination Agent Compensation. The fees and expenses incurred by the Dissemination Agent for its services rendered in accordance with this Disclosure Agreement constitute Annual Collection Costs and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent, but only with funds to be provided from the Annual Collection Costs component of the Annual Installments collected from the property owners in Improvement Areas A-2-A-4 for the fees and expenses for its services rendered in accordance with this Disclosure Agreement.

Section 17. Administrator Compensation. The fees and expenses incurred by the Administrator for its services rendered in accordance with this Disclosure Agreement constitute Annual Collection Costs and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Administrator has entered into a separate agreement with the Issuer, which agreement governs the administration of Improvement Areas A-2-A-4, including the payment of the fees and expenses of the Administrator for its services rendered in accordance with this Disclosure Agreement.

Section 18. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

Section 19. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signature pages follow.]

HTS Continuing Disclosure Services, a division of
Hilltop Securities, Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

HC SOLTERRA, LLC,
a Texas limited liability company
(as Developer)

By: _____
Name: _____
Title: _____

P3WORKS, LLC
(as Administrator)

By: _____

Name: _____

Title: _____

EXHIBIT A

**CITY OF MESQUITE, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SOLTERRA PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA A-2-A-4 PROJECTS)**

DEVELOPER IMPROVEMENT AREAS A-2-A-4 QUARTERLY REPORT
[INSERT QUARTERLY ENDING DATE]

Delivery Date: _____, 20__

CUSIP Numbers: [Insert CUSIP Numbers]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc.

Address:

City:

Telephone: (____) - _____

Contact Person: Attn: _____

I. Expenditures Paid from Accounts under Indenture

TOTAL BUDGETED COSTS REQUIRED TO COMPLETE IMPROVEMENT AREA A-2
PROJECTS: \$ _____

Of the budgeted costs for Improvement Area A-2 Projects shown in the Service and Assessment
Plan:

1. Actual costs drawn from the Improvement Area A-2 Projects Account:
\$ _____

TOTAL BUDGETED COSTS REQUIRED TO COMPLETE IMPROVEMENT AREA A-3.1
PROJECTS: \$ _____

Of the budgeted costs for Improvement Area A-3.1 Projects shown in the Service and Assessment
Plan:

2. Actual costs drawn from the Improvement Area A-3.1 Projects Account:
\$ _____

TOTAL BUDGETED COSTS REQUIRED TO COMPLETE IMPROVEMENT AREA A-3.2
PROJECTS: \$ _____

Of the budgeted costs for Improvement Area A-3.2 Projects shown in the Service and Assessment
Plan:

3. Actual costs drawn from the Improvement Area A-3.2 Projects Account:
\$ _____

TOTAL BUDGETED COSTS REQUIRED TO COMPLETE IMPROVEMENT AREA A-4 PROJECTS: \$ _____

Of the budgeted costs for Improvement Area A-4 Projects shown in the Service and Assessment Plan:

4. Actual costs drawn from the Improvement Area A-4 Projects Account:
\$ _____

II. Status of Improvement Areas A-2-A-4 Projects

Projected/actual completion date of the Improvement Area A-2 Projects

1. [Actual/Expected] date of completion of the Improvement Area A-2 Projects:
[_____]
2. Explanation of any delay/change in projected completion date since last Quarterly Report was filed: [_____]

Projected/actual completion date of the Improvement Area A-3.1 Projects

1. [Actual/Expected] date of completion of the Improvement Area A-3.1 Projects:
[_____]
2. Explanation of any delay/change in projected completion date since last Quarterly Report was filed: [_____]

Projected/actual completion date of the Improvement Area A-3.2 Projects

1. [Actual/Expected] date of completion of the Improvement Area A-3.2 Projects:
[_____]
2. Explanation of any delay/change in projected completion date since last Quarterly Report was filed: [_____]

Projected/actual completion date of the Improvement Area A-4 Projects

3. [Actual/Expected] date of completion of the Improvement Area A-4 Projects:
[_____]
4. Explanation of any delay/change in projected completion date since last Quarterly Report was filed: [_____]

III. Unit Mix in Improvement Areas A-2-A-4

<u>Improvement Area A-2</u>	
<u>Product Type</u>	<u>Number of Units</u>
Single Family '	
Single Family '	

<u>Improvement Area A-3.1</u>	
<u>Product Type</u>	<u>Number of Units</u>
Single Family '	
Single Family '	

<u>Improvement Area A-3.2</u>	
<u>Product Type</u>	<u>Number of Units</u>
Single Family '	
Single Family '	

<u>Improvement Area A-4</u>	
<u>Product Type</u>	<u>Number of Units</u>
Single Family '	
Single Family '	

IV. Lot Status in Improvement Areas A-2-A-4

Of the 216 lots in Improvement Area A-2, what is the status:

1. Planned lots as of the date of issuance of the Bonds: 216
2. Planned lots as of the date of this Quarterly Report: _____
3. Lots developed: _____
4. Lots platted: _____
5. Expected completion date of all lots in Improvement Area A-2 (if incomplete):

Of the 199 lots in Improvement Area A-3.1, what is the status:

6. Planned lots as of the date of issuance of the Bonds: 199
7. Planned lots as of the date of this Quarterly Report: _____
8. Lots developed: _____
9. Lots platted: _____
10. Expected completion date of all lots in Improvement Area A-3.1 (if incomplete):

Of the 36 lots in Improvement Area A-3.2, what is the status:

11. Planned lots as of the date of issuance of the Bonds: 36
12. Planned lots as of the date of this Quarterly Report: _____
13. Lots developed: _____
14. Lots platted: _____
15. Expected completion date of all lots in Improvement Area A-3.2 (if incomplete):

Of the 153 lots in Improvement Area A-4, what is the status:

16. Planned lots as of the date of issuance of the Bonds: 153
17. Planned lots as of the date of this Quarterly Report: _____
18. Lots developed: _____

19. Lots platted: _____
20. Expected completion date of all lots in Improvement Area A-4 (if incomplete):

V. Ownership of Lots/Units in Improvement Areas A-2-A-4

PLANNED LOTS IN IMPROVEMENT AREA A-2: 216

Of the 216 lots in Improvement Area A-2:

1. Number of lots owned by the Developer: _____
2. Number of lots under contract but not closed to Homebuilder(s): _____
3. Number of lots owned by all Homebuilder(s): _____⁴
 - a. Number of lots owned by [*insert name of Homebuilder*]: _____⁵
 - b. Number of lots owned by [*insert name of Homebuilder*]: _____

Number of units owned by homeowners: _____

PLANNED LOTS IN IMPROVEMENT AREA A-3.1: 199

Of the 199 lots in Improvement Area A-3.1:

4. Number of lots owned by the Developer: _____
5. Number of lots under contract but not closed to Homebuilder(s): _____
6. Number of lots owned by all Homebuilder(s): _____⁶
 - a. Number of lots owned by [*insert name of Homebuilder*]: _____⁷
 - b. Number of lots owned by [*insert name of Homebuilder*]: _____

Number of units owned by homeowners: _____

PLANNED LOTS IN IMPROVEMENT AREA A-3.2: 36

Of the 36 lots in Improvement Area A-3.2:

7. Number of lots owned by the Developer: _____
8. Number of lots under contract but not closed to Homebuilder(s): _____
9. Number of lots owned by all Homebuilder(s): _____⁸
 - a. Number of lots owned by [*insert name of Homebuilder*]: _____⁹
 - b. Number of lots owned by [*insert name of Homebuilder*]: _____

Number of units owned by homeowners: _____

⁴ If Developer is using EMMA filing assistance software, a chart containing the Quarterly Information provided under this item will be generated. If Developer is not using EMMA filing assistance software, Developer shall prepare a chart containing such Quarterly Information.

⁵ Include a line item for each individual Homebuilder.

⁶ If Developer is using EMMA filing assistance software, a chart containing the Quarterly Information provided under this item will be generated. If Developer is not using EMMA filing assistance software, Developer shall prepare a chart containing such Quarterly Information.

⁷ Include a line item for each individual Homebuilder.

⁸ If Developer is using EMMA filing assistance software, a chart containing the Quarterly Information provided under this item will be generated. If Developer is not using EMMA filing assistance software, Developer shall prepare a chart containing such Quarterly Information.

⁹ Include a line item for each individual Homebuilder.

PLANNED LOTS IN IMPROVEMENT AREA A-4: 153

Of the 153 lots in Improvement Area A-4:

10. Number of lots owned by the Developer: _____
11. Number of lots under contract but not closed to Homebuilder(s): _____
12. Number of lots owned by all Homebuilder(s): _____¹⁰
 - a. Number of lots owned by [*insert name of Homebuilder*]: _____¹¹
 - b. Number of lots owned by [*insert name of Homebuilder*]: _____
13. Number of units owned by homeowners: _____

VI. Home Sales Information in Improvement Area A-4

PLANNED HOMES IN IMPROVEMENT AREA A-2: 216

Of the 216 homes planned for Improvement Area A-2:

1. How many total building permits were issued **during the current quarter**? _____
 - a. Number of building permits issued during the current quarter for [*insert name of Homebuilder*]: _____²
 - b. Number of building permits issued during the current quarter for [*insert name of Homebuilder*]: _____²
2. How many total homes have closed with homebuyers **during the current quarter**? _____
 - a. Number of homes closed with homebuyers during the current quarter for [*insert name of Homebuilder*]: _____²
 - b. Number of homes closed with homebuyers during the current quarter for [*insert name of Homebuilder*]: _____]¹²
3. How many total homes have closed with homebuyers **cumulatively**? _____
 - a. Number of homes closed with homebuyers cumulatively for [*insert name of Homebuilder*]: _____³
 - b. Number of homes closed with homebuyers cumulatively for [*insert name of Homebuilder*]: _____³

PLANNED HOMES IN IMPROVEMENT AREA A-3.1: 199

Of the 199 homes planned for Improvement Area A-3.1

4. How many total building permits were issued **during the current quarter**? _____
 - a. Number of building permits issued during the current quarter for [*insert name of Homebuilder*]: _____²
 - b. Number of building permits issued during the current quarter for [*insert name of Homebuilder*]: _____²

¹⁰ If Developer is using EMMA filing assistance software, a chart containing the Quarterly Information provided under this item will be generated. If Developer is not using EMMA filing assistance software, Developer shall prepare a chart containing such Quarterly Information.

¹¹ Include a line item for each individual Homebuilder.

¹² Include a line item for each individual Homebuilder.

5. How many total homes have closed with homebuyers **during the current quarter**? _____

a. Number of homes closed with homebuyers during the current quarter for [insert name of Homebuilder]: _____²

b. Number of homes closed with homebuyers during the current quarter for [insert name of Homebuilder]: _____]¹³

6. How many total homes have closed with homebuyers **cumulatively**? _____

a. Number of homes closed with homebuyers cumulatively for [insert name of Homebuilder]: _____³

b. Number of homes closed with homebuyers cumulatively for [insert name of Homebuilder]: _____³

PLANNED HOMES IN IMPROVEMENT AREA A-3.2: 36

Of the 36 homes planned for Improvement Area A-3.2:

7. How many total building permits were issued **during the current quarter**? _____

a. Number of building permits issued during the current quarter for [insert name of Homebuilder]: _____²

b. Number of building permits issued during the current quarter for [insert name of Homebuilder]: _____²

8. How many total homes have closed with homebuyers **during the current quarter**? _____

a. Number of homes closed with homebuyers during the current quarter for [insert name of Homebuilder]: _____²

b. Number of homes closed with homebuyers during the current quarter for [insert name of Homebuilder]: _____]¹⁴

9. How many total homes have closed with homebuyers **cumulatively**? _____

a. Number of homes closed with homebuyers cumulatively for [insert name of Homebuilder]: _____³

b. Number of homes closed with homebuyers cumulatively for [insert name of Homebuilder]: _____³

PLANNED HOMES IN IMPROVEMENT AREA A-4: 153

Of the 153 homes planned for Improvement Area A-4:

10. How many total building permits were issued **during the current quarter**? _____

a. Number of building permits issued during the current quarter for [insert name of Homebuilder]: _____²

b. Number of building permits issued during the current quarter for [insert name of Homebuilder]: _____²

11. How many total homes have closed with homebuyers **during the current quarter**? _____

a. Number of homes closed with homebuyers during the current quarter for [insert name of Homebuilder]: _____²

¹³ Include a line item for each individual Homebuilder.

¹⁴ Include a line item for each individual Homebuilder.

- b. Number of homes closed with homebuyers during the current quarter for [*insert name of Homebuilder*]: _____¹⁵
12. How many total homes have closed with homebuyers **cumulatively**? _____
 - a. Number of homes closed with homebuyers cumulatively for [*insert name of Homebuilder*]: _____³
 - b. Number of homes closed with homebuyers cumulatively for [*insert name of Homebuilder*]: _____³

VII. Master Amenities

TOTAL [EXPECTED/ACTUAL] COSTS OF MASTER AMENITIES: \$[_____]

Of the \$[_____] [expected/actual] costs of the Master Amenities:

1. Amount spent as of Quarterly Ending Date: \$[_____]
2. [Actual/Expected] completion date of Master Amenities: [_____]

VIII. Material Changes

Describe any material changes, if applicable:

1. **Permits and Approvals** - Since the issuance of the Bonds, have there been any material changes to permits or development approvals (including any zoning) impacting the development of the land subject to the Assessments securing the Bonds, which were not disclosed in a previously filed Quarterly Report? If so, describe the material changes.
2. **Mortgage Loans** - Since the issuance of the Bonds, have there been any material changes to mortgage loans (whether changes to an existing loan or incurrence of a new mortgage loan), if applicable, for the land subject to the Assessments securing the Bonds, which were not disclosed in a previously filed Quarterly Report? If so, describe the material changes.
3. **Builder Contracts** - Since the issuance of the Bonds, have there been any material changes to builder contracts (including but not limited to changes to price, substantial completion dates, number of lots, or other terms) with respect to the land subject to the Assessments securing the Bonds, which were not disclosed in a previously filed Quarterly Report? If so, describe the material changes.
4. **Ownership** - Since the issuance of the Bonds, other than a sale to a homebuilder pursuant to a Lot Purchase Agreement, has there been any sale, assignment or transfer of ownership of lands subject to the Assessments securing the Bonds by the Developer to any third-party developer/land bank, which was not disclosed in a previously filed Quarterly Report? If so, provide the name of the third-party and indicate whether this third-party developer/land bank has executed a Developer Acknowledgement pursuant to the Disclosure Agreement?
5. **Amendments** – Since the issuance of the Bonds and except as otherwise disclosed in a previously filed Quarterly Report, (i) describe any amendments or waivers to any provision

¹⁵ Include a line item for each individual Homebuilder.

of the Disclosure Agreement, including a narrative explanation of the reason for the amendment or waiver and its impact on the type of financial information or operating data being presented by the Reporting Parties and (ii) include a copy of the amendment, as applicable.

6. **Other** – Provide any other material information that should be disclosed.

EXHIBIT B

**NOTICE TO MSRB OF FAILURE TO
[PROVIDE QUARTERLY INFORMATION][FILE QUARTERLY REPORT]**

[DATE]

Name of Issuer: City of Mesquite, Texas
Name of Bond Issue: Special Assessment Revenue Bonds, Series 2025
(Solterra Public Improvement District Improvement Area A-2-A-4
Projects) (the “Bonds”)
CUSIP Numbers: [insert CUSIP Numbers]
Date of Delivery: _____, 20__
SECTION 1.

NOTICE IS HEREBY GIVEN that _____, a
_____ (the [“Developer”][“Significant Homebuilder”] has not provided the
[Quarterly Information][Quarterly Report] for the period ending on [Insert Quarterly Ending Date]
with respect to the Bonds as required by the Continuing Disclosure Agreement of Developer dated
as of November 15, 2025, by and among HC Solterra, LLC, a Texas limited liability company (the
“Developer”), P3Works, LLC, as the “Administrator” and HTS Continuing Disclosure Services, a
division of Hilltop Securities, Inc., as the “Dissemination Agent.” The [Developer] [“Significant
Homebuilder”] anticipates that the [Quarterly Information][Quarterly Report] will be
[provided][filed] by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities, Inc.
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Mesquite, Texas

¹ If applicable, replace with applicable successor(s)/assign(s).

EXHIBIT C

TERMINATION NOTICE

[DATE]

Name of Issuer: City of Mesquite, Texas
Name of Bond Issue: Special Assessment Revenue Bonds, Series 2025
(Solterra Public Improvement District Improvement Area A-2-A-4
Projects) (the “Bonds”)
CUSIP Numbers. [insert CUSIP Numbers]
Date of Delivery: _____, 20__

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Wilmington Trust, National Association
15950 Dallas Parkway, Suite 200
Dallas, Texas 75248

City of Mesquite, Texas
1515 N. Galloway Avenue
Mesquite, Texas 75149

[DEVELOPER][SIGNIFICANT HOMEBUILDER]

NOTICE IS HEREBY GIVEN that that _____, a
_____ (the [“Developer”][“Significant Homebuilder”]) is no longer
responsible for providing [any Quarterly Information][the Quarterly Report] with respect to the
Bonds, thereby, terminating such party’s reporting obligations under the Continuing Disclosure
Agreement of Developer dated as of November 15, 2025 by and among HC Solterra, LLC, a Texas
limited liability company (the “Developer”), P3Works, LLC, as the “Administrator” and HTS
Continuing Disclosure Services, a division of Hilltop Securities, Inc., as the “Dissemination
Agent.”

Dated: _____

P3Works, LLC
on behalf of the Developer
(solely in its capacity as Administrator)

By: _____

Title: _____

¹ If applicable, replace with applicable successor(s)/assign(s).

EXHIBIT D

CERTIFICATION LETTER

[DATE]

Name of Issuer: City of Mesquite, Texas
Name of Bond Issue: Special Assessment Revenue Bonds, Series 2025
(Solterra Public Improvement District Improvement Area A-2-A-4
Projects) (the “Bonds”)
CUSIP Numbers. [insert CUSIP Numbers]
Date of Delivery: _____, 20__

Re: Quarterly Report for Solterra Public Improvement District – Improvement Areas A-2-A-4

To whom it may concern:

Pursuant to the Continuing Disclosure Agreement of Developer dated as of November 15, 2025 by and among HC Solterra, LLC¹ (the “Developer”), P3Works, LLC, as the “Administrator”, and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as the “Dissemination Agent,” this letter constitutes the certificate stating that the Quarterly Information, provided by [Developer][_____, as a “Significant Homebuilder”], contained in this Quarterly Report herein submitted by the Administrator, on behalf of the [Developer][Significant Homebuilder], constitutes the [portion of the] Quarterly Report required to be furnished by the [Developer][Significant Homebuilder]. Any and all Quarterly Information, provided by the [Developer][Significant Homebuilder], contained in this Quarterly Report for the three month period ending on [Insert Quarterly Ending Date], to the best of my knowledge, is true and correct, as of [insert date].

Please do not hesitate to contact our office if you have and questions or comments.

HC Solterra, LLC,
a Texas limited liability company
(as Developer)

By: _____
Name: _____
Title: _____

OR

[SIGNIFICANT HOMEBUILDER]

(as Significant Homebuilder)

By: _____
Title: _____

¹ If applicable, replace with applicable successor(s)/assign(s).

EXHIBIT E

**FORM OF ACKNOWLEDGEMENT OF ASSIGNMENT
OF SIGNIFICANT HOMEBUILDER REPORTING OBLIGATIONS**

[DATE]

[INSERT ASSIGNEE CONTACT INFORMATION]

Re: Solterra Public Improvement District Improvement Areas A-2-A-4 – Continuing Disclosure Obligation

Dear _____,

As of _____, 20____, you own _____ lots within Improvement Areas A-2-A-4 of the Solterra Public Improvement District (the “District”), which is equal to approximately ____% of the single-family residential lots within Improvement Areas A-2-A-4 of the District.

Pursuant to Section 2 of the Continuing Disclosure Agreement of Developer dated as of November 15, 2025, (the “Disclosure Agreement of Developer”) by and among HC Solterra, LLC (the “Initial Developer”), P3Works, LLC (the “Administrator”), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc. (the “Dissemination Agent”) with respect to the “City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2025 (Solterra Public Improvement District Improvement Area A-2-A-4 Projects),” any person or entity that owns 60 or more of the single-family residential lots within Improvement Areas A-2-A-4 of the District is defined as a Significant Homebuilder.

As a Significant Homebuilder, pursuant to Section 5 of the Disclosure Agreement of Developer, you acknowledge and assume the reporting obligations under Sections 3(d)(iv) and 4(b) of the Disclosure Agreement of Developer for the property which is owned as detailed in the Disclosure Agreement of Developer, which is included herewith.

Sincerely,

[SIGNIFICANT HOMEBUILDER]
(as Significant Homebuilder)

By: _____

Title: _____

Acknowledged by:

[INSERT ASSIGNEE NAME]

By: _____

Title: _____

APPENDIX E
APPRAISAL

(THIS PAGE IS INTENTIONALLY LEFT BLANK.)

Appraisal of Real Property

Solterra Public Improvement District

Solterra, Zone C - Solterra South, Phase 4; Zone A - Phases 3A, 3B-1 & 3B-2,
and Zone A - Phases 2 & 4

North and south of Faithon P. Lucas Sr. Boulevard and east side of E. Cartwright Road
Mesquite, Dallas County, Texas 75181

Prepared For:

FMSbonds, Inc.

Date of the Report:

October 9, 2025

Report Format:

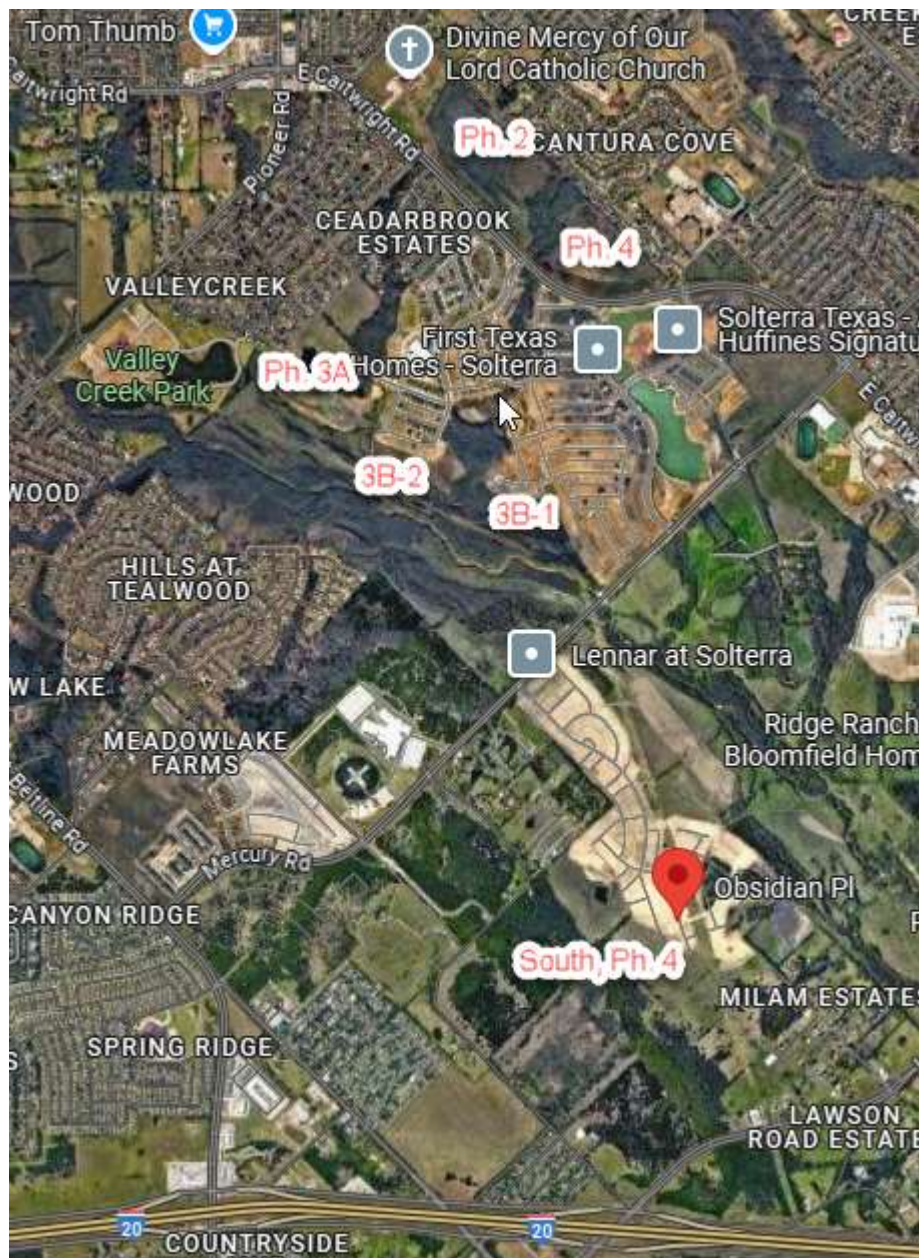
Appraisal Report

IRR - Dallas

File Number: 191-2025-0359



Aerial Photograph





October 9, 2025

Mr. R. R. "Tripp" Davenport, III
Director
FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, TX 75034

SUBJECT: Market Value Appraisal
 Solterra Public Improvement District
 North and south of Faithon P. Lucas Sr. Boulevard and east side of E.
 Cartwright Road
 Mesquite, Dallas County, Texas 75181
 IRR - Dallas File No. 191-2025-0359

Dear Mr. Davenport, III:

Integra Realty Resources – Dallas is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop opinions of the fee simple interest in the properties as of the effective dates of the appraisal. The following opinions of value are provided:

- Prospective Cumulative Retail Market Value Upon Completion (Zone C, 246 Lots within Solterra South, Phase 4) as of October 31, 2025
- Prospective Cumulative Retail Market Value Upon Completion (Zone A, 199 Lots within Solterra, Phase 3A and 36 Lots within Solterra, Phases 3B-1 & 3B-2) as of September 1, 2025
- Prospective Cumulative Retail Market Value Upon Completion (Zone A, 216 Lots within Solterra, Phase 2 and 153 Lots within Solterra, Phase 4) as of December 1, 2025

The client for the assignment is FMSbonds, Inc., and the intended use is for the underwriting of a proposed public improvement district bond transaction. This appraisal is not for purposes of determining the amount of any assessments to be levied by the City nor is it the basis upon which a determination of the benefit any constructed or installed public improvements will have on properties within the "PID"; provided that it is acknowledged that this appraisal will be included in a limited offering memorandum for PID bonds.

The subject properties represent areas within the Solterra Public Improvement District (PID) being developed with a total of 850 single-family lots with three expected completion dates. Zone C includes Solterra South, Phase 4 which is under construction with 246 lots with 40' and 50' frontages with an expected completion date of October 31, 2025. Zone A includes Solterra, Phase 3A, 3B-1, and 3B-2 are being developed simultaneously with 235 lots with 50' and 60' frontages and with an expected completion date of September 1, 2025, as well as Solterra, Phases 2 and 4 which are being developed simultaneously with 369 lots with 35', 40', and 50' frontages and an expected completion date of December 1, 2025.

The overall development is zoned under the guidelines of the PD (R-2A), Planned Development, Single-Family District, which restricts all of the subject property to detached single-family residential use. Amenities in the development will include a community building, fishing building, indoor fitness facility, pool complex with one junior Olympic-sized lap pool, one resort pool, one adult pool, one tot pool, one playground, a covered community outdoor gathering space, and one shade structure with two picnic tables and two park benches for each active park in the development.

A summary of the lot mixes within the respective phases of development are summarized as follows:

Solterra Public Improvement District, Mesquite, Texas									
Phase	Zone	Gross		Density	Typical Lot Dimensions				Expected
		Acre	Per Acre		35' x 115'	40' x 110'/120'	50' x 120'	60' x 120'	
Solterra South, Phase 4	C	73.243	3.4	0	105	141	0	246	October 31, 2025
Solterra, Phase 3A	A	49.238	4.0	0	0	130	69	199	September 1, 2025
Solterra, Phases 3B-1 & 3B-2	A	118.826	0.3	0	0	15	21	36	September 1, 2025
Solterra, Phase 2	A	52.080	4.1	0	45	171	0	216	December 1, 2025
Solterra, Phase 4	A	33.732	4.5	19	110	24	0	153	December 1, 2025
Totals		327.119	2.6	19	260	481	90	850	

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and applicable state appraisal regulations.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based upon the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusions			
Parcel	Interest Appraised	Date of Value	Value Conclusion
Prospective Cumulative Retail Market Value Upon Completion (Zone C, Solterra South, Phase 4 - 246 Lots)	Fee Simple	October 31, 2025	\$25,029,000
Prospective Cumulative Retail Market Value Upon Completion (Zone A, Solterra, Phases 3A, 3B-1, and 3B-2 - 235 Lots)	Fee Simple	September 1, 2025	\$26,784,000
Prospective Cumulative Retail Market Value Upon Completion (Zone A, Solterra, Phases 2 and 4 - 369 Lots)	Fee Simple	December 1, 2025	\$37,272,750

It should be clearly understood that the summation of lot values does not represent our opinion of the market discounted/bulk value, as if the lots are all sold in bulk in a single transaction.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. All information relative to the subject property including land areas, lot totals, lot sizes, and other pertinent data that was provided by LJA Engineering, Inc. (engineering/surveyors), HC Solterra LLC (zone A developer), Lennar Homes of Texas Land and Construction Ltd. (zone C developer), the city of Mesquite, and the Dallas Central Appraisal District is assumed to be correct.
2. The subject is proposed construction. Therefore, this report contains prospective opinions of value. As such, we have assumed that the market conditions as discussed and considered within this report will be similar on the prospective valuation dates. Further, we cannot be held responsible for unforeseeable events that alter market conditions prior to the prospective effective dates.
3. Our opinions of prospective market value at completion assumes that the proposed improvements are completed in accordance with plans and specifications as of October 31, 2025 (Zone C, Solterra South, Phase 4), September 1, 2025 (Zone A, Solterra, Phases 3A, 3B1, and 3B2), and December 1, 2025 (Zone A, Solterra, Phases 2 and 4), the effective appraisal dates.
4. The values presented within this report are prospective in nature. As such, we assume that local and regional lending institutions appear to remain active within the subject's market for specific projects. Therefore, we specifically assume that the financial markets will continue to function in a competitive, efficient fashion.
5. It is noted that portions of each phase of development are located within a flood hazard area. However, our valuation has assumed all the proposed lots are outside the flood plain areas

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The opinions of value expressed in this report are based on estimates and forecasts which are prospective in nature and subject to considerable risk and uncertainty. Events may occur which could cause the performance of the property to differ materially from the estimates contained herein, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, the concluded opinions and forecasts are based partly on data obtained from interviews and third-party sources, which are not always completely reliable. Although the findings are considered reasonable based on available evidence, IRR is not responsible for the effects of future, unforeseen occurrences.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Dallas



Shelley Sivakumar
Director
Texas Licensed Residential Real Estate
Appraiser
License TX #1333354 L
Telephone: 972.696.0687
Email: ssivakumar@irr.com



Jimmy H. Jackson, MAI
Senior Managing Director
Texas Certified General Real Estate Appraiser
License TX #1324004 G
Telephone: 972.725.7724
Email: jh.jackson@irr.com



Ernest Gatewood
Senior Director
Texas Certified General Real Estate Appraiser
License TX #1324355 G
Telephone: 972.725.7755
Email: egatewood@irr.com

Table of Contents

Quality Assurance	1	40' Frontage Lots (40' x 110'/120' = 4,400 - 4,800 SF)	150
Executive Summary	2	40' Frontage Lots (40' x 120' = 4,800 SF)	157
Identification of the Appraisal Problem	5	50' Frontage Lots (50' x 120' = 6,000 SF)	164
Subject Description	5	50' Frontage Lots (50' x 120' = 6,000 SF)	171
Sale History	6	50' Frontage Lots (50' x 120' = 6,000 SF)	178
Pending Transactions	6	60' Frontage Lots (60' x 120' = 7,200 SF)	185
Appraisal Purpose	7	Summary of Land Values	193
Value Type Definitions	7	Cumulative Retail Lot Values	194
Appraisal Premise Definitions	8	Reconciliation and Conclusion of Value	195
Property Rights Definitions	8	Conclusion	195
Client and Intended User(s)	8	Exposure Time	197
Intended Use	8	Marketing Time	197
Applicable Requirements	9	Certification	198
Report Format	9	Assumptions and Limiting Conditions	200
Prior Services	9	Addenda	
Appraiser Competency	9	A. Appraiser Qualifications	
Scope of Work	10	B. IRR Quality Assurance Survey	
Economic Analysis	12	C. Definitions	
Dallas County Area Analysis	12	D. Property Information	
Surrounding Area Analysis	17	E. Comparable Data	
Residential Analysis	24	Land Sales - 35' Frontage Lots	
Property Analysis	26	Land Sales - 40' Frontage Lots	
Land Description and Analysis	26	Land Sales - 40' Frontage Lots	
General Description - Solterra Public Improvement District	30	Land Sales - 50' Frontage Lots	
Allocation of Authorized Improvements	65	Land Sales - 50' Frontage Lots	
Maps of Improvement Area – A-2	90	Land Sales - 50' Frontage Lots	
Real Estate Taxes	137	Land Sales - 60' Frontage Lots	
Highest and Best Use	138		
Valuation	140		
Valuation Methodology	140		
Sales Comparison Approach	141		
35' Frontage Lots (35' x 115' = 4,025 SF)	142		

Quality Assurance

IRR Quality Assurance Program

At IRR, delivering a quality report is a top priority. Integra has an internal Quality Assurance Program in which managers review material and pass an exam in order to attain IRR Certified Reviewer status. By policy, every Integra valuation assignment is assessed by an IRR Certified Reviewer who holds the MAI designation, or is, at a minimum, a named Director with at least ten years of valuation experience.

This quality assurance assessment consists of reading the report and providing feedback on its quality and consistency. All feedback from the IRR Certified Reviewer is then addressed internally prior to delivery. The intent of this internal assessment process is to maintain report quality.

Designated IRR Certified Reviewer

The IRR Certified Reviewer who provided the quality assurance assessment for this assignment is Jimmy H. Jackson, MAI.

Executive Summary

Property Name	Solterra Public Improvement District
Address/Location	North and south of Faithon P. Lucas Sr. Boulevard and east side of E. Cartwright Road Mesquite, Dallas County, Texas 75181
Property Type	Land - Single Family Development Land
Owner of Record	HC Solterra, LLC; Castlerock Communities LLC; KL LB Buy 2 LLC
Tax ID	Part of 65000101510260200, 65000103010740300, 65000103010740000, 65000104010860000
Legal Description	J. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas
School District	Mesquite ISD
Land Areas:	
Solterra South, Phase 4 (Zone C)	73.243 gross acres
Proposed Lots	246 lots: 40' - 105 lots; 50' - 141 lots
Solterra, Phase 3A (Zone A)	49.238 gross acres
Proposed Lots	199 lots: 50' - 130 lots; 60' - 69 lots
Solterra, Phases 3B-1 & 3B-2 (Zone A)	118.826 gross acres
Proposed Lots	36 lots: 50' - 15 lots; 60' - 21 lots
Solterra, Phase 2 (Zone A)	52.080 gross acres
Proposed Lots	216 lots: 40' - 45 lots; 50' - 171 lots
Solterra, Phase 4 (Zone A)	33.732 gross acres
Proposed Lots	153 lots: 35' - 19 lots; 40' - 110 lots; 50' - 24 lots
Zoning Designation	Planned Development, Planned Development, Single-Family
Highest and Best Use	Single-family residential use
Exposure Time; Marketing Period	6 - 12 months; 6 - 12 months
Effective Dates of the Appraisal	October 31, 2025, September 1, 2025, December 1, 2025
Date of the Report	October 9, 2025
Property Interest Appraised	Fee Simple

Value Conclusions			Date of Value
35' Frontage Lots	\$82,250	(\$2,350/Front Footage)	December 1, 2025
40' Frontage Lots	\$92,000	(\$2,300/Front Footage)	October 31, 2025
40' Frontage Lots	\$92,000	(\$2,300/Front Footage)	December 1, 2025
50' Frontage Lots	\$109,000	(\$2,180/Front Footage)	October 31, 2025
50' Frontage Lots	\$108,000	(\$2,160/Front Footage)	September 1, 2025
50' Frontage Lots	\$110,000	(\$2,200/Front Footage)	December 1, 2025
60' Frontage Lots	\$123,600	(\$2,060/Front Footage)	September 1, 2025

Value Conclusions			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Prospective Cumulative Retail Market Value Upon Completion (Zone C, Solterra South, Phase 4 - 246 Lots)	Fee Simple	October 31, 2025	\$25,029,000
Prospective Cumulative Retail Market Value Upon Completion (Zone A, Solterra, Phases 3A, 3B-1, and 3B-2 - 235 Lots)	Fee Simple	September 1, 2025	\$26,784,000
Prospective Cumulative Retail Market Value Upon Completion (Zone A, Solterra, Phases 2 and 4 - 369 Lots)	Fee Simple	December 1, 2025	\$37,272,750

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than FMSbonds, Inc. may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

It should be clearly understood that the summation of lot values does not represent our opinion of the market discounted/bulk value, as if the lots are all sold in bulk in a single transaction.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. All information relative to the subject property including land areas, lot totals, lot sizes, and other pertinent data that was provided by LJA Engineering, Inc. (engineering/surveyors), HC Solterra LLC (zone A developer), Lennar Homes of Texas Land and Construction Ltd. (zone C developer), the city of Mesquite, and the Dallas Central Appraisal District is assumed to be correct.
2. The subject is proposed construction. Therefore, this report contains prospective opinions of value. As such, we have assumed that the market conditions as discussed and considered within this report will be similar on the prospective valuation dates. Further, we cannot be held responsible for unforeseeable events that alter market conditions prior to the prospective effective dates.
3. Our opinions of prospective market value at completion assumes that the proposed improvements are completed in accordance with plans and specifications as of October 31, 2025 (Zone C, Solterra South, Phase 4), September 1, 2025 (Zone A, Solterra, Phases 3A, 3B1, and 3B2), and December 1, 2025 (Zone A, Solterra, Phases 2 and 4), the effective appraisal dates.
4. The values presented within this report are prospective in nature. As such, we assume that local and regional lending institutions appear to remain active within the subject's market for specific projects. Therefore, we specifically assume that the financial markets will continue to function in a competitive, efficient fashion.
5. It is noted that portions of each phase of development are located within a flood hazard area. However, our valuation has assumed all the proposed lots are outside the flood plain areas

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Strengths, Weaknesses, Opportunities, Threats (SWOT Analysis)

The analyses presented in this report consider the internal strengths and weaknesses of the subject property, as well as opportunities and external threats. The overall valuation influences are summarized in the following table.

Valuation Influences

Strengths

- Continued demand for residential lots in market area
- The property is located in a fast-growing area.
- Easy access to major thoroughfares
- Close proximity to employment centers
- The property is located within a Public Improvement District.
- Increasing population base

Weaknesses

- Potential competition from other developments
- Land loss to floodplain

Opportunities

- Profit from lot sales
- Profit from homebuilding
- Demand for new housing continues to grow
- Demand for new housing remains relatively strong

Threats

- In light of the progress on inflation and the balance of risks, at the January 2025 Federal Open Market Committee (FOMC) meeting, the Federal Reserve left the federal funds rate unchanged at 4 1/4 percent pausing the interest-rate-cutting cycle that started in September 2024. The Committee will continue to take into account a wide range of information including readings on labor market conditions, inflation pressures, inflation expectations, and financial and international developments. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective and will continue to monitor the implications of incoming information for the economic outlook. As such, depending on inflation factors/unemployment figures, there could still be emerging pressure on lending interest rates.
 - Continued potential economic downturn/inflation pressures testing the U.S. and local economies
-

Identification of the Appraisal Problem

Subject Description

The subject properties represent areas within the Solterra Public Improvement District (PID) being developed with a total of 850 single-family lots with three expected completion dates. Zone C includes Solterra South, Phase 4 which is under construction with 246 lots with 40' and 50' frontages with an expected completion date of October 31, 2025. Zone A includes Solterra, Phase 3A, 3B-1, and 3B-2 are being developed simultaneously with 235 lots with 50' and 60' frontages and with an expected completion date of September 1, 2025, as well as Solterra, Phases 2 and 4 which are being developed simultaneously with 369 lots with 35', 40', and 50' frontages and an expected completion date of December 1, 2025.

The overall development is zoned under the guidelines of the PD (R-2A), Planned Development, Single-Family District, which restricts all of the subject property to detached single-family residential use. Amenities in the development will include a community building, fishing building, indoor fitness facility, pool complex with one junior Olympic-sized lap pool, one resort pool, one adult pool, one tot pool, one playground, a covered community outdoor gathering space, and one shade structure with two picnic tables and two park benches for each active park in the development.

A legal description of the property is provided in the addenda.

Property Identification

Property Name	Solterra Public Improvement District
Address	North and south of Faithon P. Lucas Sr. Boulevard and east side of E. Cartwright Road Mesquite, Texas 75181
Tax ID	Part of 65000101510260200, 65000103010740300, 65000103010740000, 65000104010860000
Owner of Record	HC Solterra, LLC; Castlerock Communities LLC; KL LB Buy 2 LLC

Sale History

The most recent closed sale of the subject is summarized as follows:

Sale Date	May 20, 2024	June 17, 2024
Seller	Solterra South LLC	HC Solterra, LLC
Buyer	KL LB Buy 2 LLC	Castlerock Communities LLC
Sale Price	\$8,935,935	\$10,243,335
Recording Instrument Number	202400100847	202400120479
Comments	Represents the purchase of 237.562 acres which is planned for 407 lots in future Phases 4 and 5 (\$21,956/paper lot or \$37,615/acre). Subsequent to the acquisition, the buyer entered into an option agreement with Lennar Homes of Texas Land and Construction, LTD.	Represents the purchase of a pod comprised of 49.238 acres (Phase 3A, 199 lots) equating to \$4.78/SF or \$51,474/paper lot. The buyer is responsible for developing the property and an additional fee to the seller of \$1,500/lot. All future PID cost reimbursements are retained by the seller.

Additional details regarding the recent closed sales of the subject property were not forthcoming. No other known sales or transfers of ownership have taken place within a three-year period prior to the effective appraisal date.

Pending Transactions

To the best of our knowledge, the property, as a whole, is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date. However, 799 of the proposed lots are contracted as follows:

Lot Contract Summary																		
			Lot Type (Frontage)				Base Lot Price				Base Lot Price/FF				Absorption			
Home Builder	Phase	Total Lots	35	40	50	60	35	40	50	60	35	40	50	60	35	40	50	60
Lennar Homes	South, 4	246	-	105	141	-	-	Options	Options	-	-	Options	Options	-	-	Options	Options	-
Castlerock	3A	199	-	-	130	69	-	-	\$100,000	\$120,000	-	-	\$2,000	\$2,000	-	-	Bulk	Bulk
First Texas	2	171	-	-	171	-	-	-	\$100,000	-	-	-	\$2,000	-	-	-	6 Months	-
Weekley	2	45	-	45	-	-	-	\$87,000	-	-	-	\$2,175	-	-	-	Bulk	-	-
Weekley	4	68	19	49	-	-	\$76,125	\$87,000	-	-	\$2,175	\$2,175	-	-	Bulk	Bulk	-	-
Coventry	4	61	-	61	-	-	-	\$87,000	-	-	-	\$2,175	-	-	-	9 Months	-	-
Total Lots Contracted		790	19	260	442	69												
Lots Not Under Contract		60	-	-	39	21												
Total Lots		850	19	260	481	90												
The Lennar Homes (builder) "Landbank Acquisition Agreement" with KL LB Buy 2 LLC (owner) indicates various lot pricing and takedown periods relative to 407 lots which includes the 246 lots in Solterra South, Phase 4.																		
A total of 60 lots with 15 - 50' lots in Phase 3B-2, 24 - 50' lots in Phase 4, and 21 - 60' lots in Phase 3B-1 are not currently under contract.																		
All lots are contracted with a franchise fee of \$2,000/lot, amenity fee of \$4,500/lot, natural gas fee of \$650/lot, and a cluster mailbox fee of \$300/lot.																		

The contracted lot prices relative to our opinion of values are summarized as follows:

- 35' Lots: The contracted price of \$76,125/lot is slightly below our opinion of value of \$78,750/lot
- 40' Lots: The contracted price of \$87,000/lot is within our opinions of value ranging from \$86,000/lot to \$89,200/lot based on expected completion dates
- 50' Lots: The contracted price of \$100,000/lot is within to slightly below our opinions of value ranging from \$100,000/lot to \$103,500/lot based on expected completion dates

- 60' Lots: The contracted price of \$120,000/lot is similar/equal to our opinion of value of \$120,000/lot

Appraisal Purpose

The purpose of the appraisal is to develop opinions of the fee simple interest in the properties as of the effective dates of the appraisal. The following opinions of value are provided:

- Prospective Cumulative Retail Market Value Upon Completion (Zone C, 246 Lots within Solterra South, Phase 4) as of October 31, 2025
- Prospective Cumulative Retail Market Value Upon Completion (Zone A, 199 Lots within Solterra, Phase 3A and 36 Lots within Solterra, Phases 3B-1 & 3B-2) as of September 1, 2025
- Prospective Cumulative Retail Market Value Upon Completion (Zone A, 216 Lots within Solterra, Phase 2 and 153 Lots within Solterra, Phase 4) as of December 1, 2025

The date of the report is October 9, 2025. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

¹ Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also, Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

Appraisal Premise Definitions

The definitions of the appraisal premises applicable to this assignment are specified as follows.

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

(Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. [Chicago: Appraisal Institute, 2022])

Prospective Market Value As Completed

The market value of a property as of a future date when all construction is expected to be completed. It is based on market conditions forecasted to exist as of the completion date. This value premise assumes the project is complete.²

Property Rights Definitions

The property rights appraised which are applicable to this assignment are defined as follows.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

Client and Intended User(s)

The client and intended user is FMSbonds, Inc. No other party(s) is intended to rely on the information, opinions, and conclusions contained in this report; provided that it is acknowledged that this appraisal will be used in a limited offering memorandum for PID bonds.

Intended Use

The intended use of the appraisal is for the underwriting of a proposed public improvement district bond transaction. This appraisal is not for purposes of determining the amount of any assessments to be levied by the City nor is it the basis upon which a determination of the benefit any constructed or installed public improvements will have on properties within the "PID". The appraisal is not intended for any other use.

² Compiled and summarized from several industry sources

³ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

- Uniform Standards of Professional Appraisal Practice (USPAP)
- Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute
- Applicable state appraisal regulations

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis used to develop the opinion of value.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Appraiser Competency

No steps were necessary to meet the competency provisions established under USPAP. The assignment participants have appraised several properties similar to the subject in physical, locational, and economic characteristics, and are familiar with market conditions and trends; therefore, appraiser competency provisions are satisfied for this assignment. Appraiser qualifications and state credentials are included in the addenda of this report.

Scope of Work

Introduction

The appraisal development and reporting processes require gathering and analyzing information about the assignment elements necessary to properly identify the appraisal problem. The scope of work decision includes the research and analyses necessary to develop credible assignment results, given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

To determine the appropriate scope of work for the assignment, the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors were considered. The concluded scope of work is described below.

Research and Analysis

The type and extent of the research and analysis conducted are detailed in individual sections of the report. The steps taken to verify comparable data are disclosed in the addenda of this report. Although effort has been made to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Subject Property Data Sources

The legal and physical features of the subject property, including size of the site, flood plain data, property zoning, existing easements and encumbrances, access and exposure were confirmed and analyzed.

Inspection

Details regarding the property inspection conducted as part of this appraisal assignment are summarized as follows:

Property Inspection		
Party	Inspection Type	Inspection Date
Shelley Sivakumar	On-site	March 23, 2025
Jimmy H. Jackson, MAI	None	N/A
Ernest Gatewood	On-site	March 23, 2025

Valuation Methodology

Three approaches to value are typically considered when developing a market value opinion for real property. These are the cost approach, the sales comparison approach, and the income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach - (Subdivision Development Analysis)	Not Applicable	Not Utilized

The Sales Comparison Approach involves research, verification, and comparison of sales of other vacant lots. The sales are then adjusted for value-related differences. Because Texas is not a full disclosure state, sales prices must be obtained from grantors, grantees, brokers, lenders, other persons involved in the transaction, or other appraisers when the information is believed to be reliable. In many cases, the sources of the information wish to remain anonymous and are not included; however, the sale data is used only if the data is believed to be accurate, and the sources of the information are kept on file.

The Cost Approach involves research, verification, and comparison of sales of other vacant land with the subject land. The sales are then adjusted for value-related differences. Because Texas is not a full disclosure state, sales prices must be obtained from grantors, grantees, brokers, lenders, other persons involved in the transaction, or other appraisers when the information is believed to be reliable. In many cases, the sources of the information wish to remain anonymous and are not included; however, the sale data is used only if the data is believed to be accurate, and the sources of the information are kept on file. Cost figures were obtained from the developer and compared to cost figures on competing developments. The cost figures are based on actual costs provided by the developer. Developer's profit is based on profit expectations reported by developers as well as actual profit on similar developments.

In the Income Capitalization Approach, specific appraisal techniques are applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income.

In the Subdivision Development Approach, the retail value of the lots has been estimated. The individual lot values are based on lot sales in competing developments. The absorption rates, expenses, and discount rates are also based on competing developments. The indicated value by the Income Capitalization Approach is based on the sellout of the lots with deductions for holding costs and discounted to a net present value.