

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 34.11 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 69 DEGREES 24 MINUTES 13 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 17 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 68.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 72.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 72 DEGREES 56 MINUTES 19 SECONDS WEST, A DISTANCE OF 122.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 03 MINUTES 41 SECONDS EAST, A DISTANCE OF 69.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID SOLTERRA, PHASE 1C;

THENCE, ALONG THE SOUTH LINE OF SAID 49.238 ACRE TRACT, DEPARTING SAID SOLTERRA, PHASE 1C, THE FOLLOWING COURSES AND DISTANCES:

NORTH 75 DEGREES 15 MINUTES 44 SECONDS WEST, A DISTANCE OF 407.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 58 MINUTES 58 SECONDS, A RADIUS OF 992.50 FEET, AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 49 MINUTES 31 SECONDS WEST, A DISTANCE OF 344.40 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 346.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 63 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 176.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 38 MINUTES 36 SECONDS, A RADIUS OF 1614.50 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 30 MINUTES 44 SECONDS WEST, A DISTANCE OF 523.02 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 525.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 155.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 207.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 49.238 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF AN 88.069 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 90185, PAGE 2032, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 48 MINUTES 33 SECONDS EAST, ALONG NORTHWEST LINE OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID 88.069 ACRE TRACT, AND THE SOUTHEAST LINE OF AFORESAID VALLEYCREEK ADDITION, PHASE TWO, A DISTANCE OF 1846.70 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 49.238 ACRES OF LAND.

## Phase 3B-1 (2.374 Gross Acres)

WHEREAS HC SOLTERRA, LLC IS THE SOLE OWNER OF A 2.374 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 575.298 ACRE TRACT OF LAND CONVEYED AS "PHASE 1 - PARCEL 2", TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 2.374 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

0 **COMMENCING** AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF LOT 98, BLOCK N OF SOLTERRA, PHASE 1F, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300118373, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT ON THE WEST RIGHT-OF-WAY LINE OF ACORN CREEK CIRCLE, (A 60' RIGHT-OF-WAY) OF SAID SOLTERRA, PHASE 1F AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 53 MINUTES 52 SECONDS, A RADIUS OF 60.00 FEET AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 45 MINUTES 01 SECOND WEST, A DISTANCE OF 42.90 FEET;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 43.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ACORN CREEK CIRCLE, THE FOLLOWING COURSES AND DISTANCES:

ALONG A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 124 DEGREES 54 MINUTES 20 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 106.40 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 130.80 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 206.59 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34 DEGREES 02 MINUTES 35 SECONDS, A RADIUS OF 430.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 03 MINUTES 50 SECONDS EAST, A DISTANCE OF 251.75 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 255.49 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 88.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF LOT 56, BLOCK M OF SOLTERRA, PHASE 1D, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300168804, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 136.01 FEET;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 132.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 73 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 90.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 93.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 85 DEGREES 54 MINUTES 30 SECONDS WEST, A DISTANCE OF 92.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 06 MINUTES 59 SECONDS WEST, A DISTANCE OF 87.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 86 DEGREES 57 MINUTES 11 SECONDS WEST, A DISTANCE OF 40.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 82 DEGREES 49 MINUTES 07 SECONDS WEST, A DISTANCE OF 151.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 74 DEGREES 33 MINUTES 58 SECONDS WEST, A DISTANCE OF 122.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 33 MINUTES 35 SECONDS WEST, A DISTANCE OF 130.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 15 DEGREES 57 MINUTES 03 SECONDS EAST, A DISTANCE OF 46.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, A DISTANCE OF 106.69 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 2.374 ACRES OF LAND.

## Phase 3B-2 (118.826 Gross Acres)

WHEREAS HC SOLTERRA, LLC IS THE SOLE OWNER OF A 118.826 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 575.298 ACRE TRACT OF LAND DESCRIBED AS PHASE 1 - PARCEL 2, CONVEYED TO HC SOLTERRA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 118.826 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SOLTERRA, PHASE 3A, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF AN 88.069 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 90185, PAGE 2032, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID SOLTERRA, PHASE 3A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 207.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 47 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 155.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 38 MINUTES 36 SECONDS, A RADIUS OF 1614.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 30 MINUTES 44 SECONDS EAST, A DISTANCE OF 523.02 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 525.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 63 DEGREES 50 MINUTES 02 SECONDS EAST, A DISTANCE OF 176.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 58 MINUTES 58 SECONDS, A RADIUS OF 992.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 73 DEGREES 49 MINUTES 31 SECONDS EAST, A DISTANCE OF 344.40 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 346.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 15 MINUTES 44 SECONDS EAST, A DISTANCE OF 407.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID SOLTERRA, PHASE 3A AND A COMMON SOUTHWEST CORNER OF SOLTERRA, PHASE 1C, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300042274, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTHERLY LINES OF SAID SOLTERRA, PHASE 1C, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58 DEGREES 30 MINUTES 34 SECONDS EAST, A DISTANCE OF 74.16 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 78.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 21.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 420.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 65 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 120.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 06 MINUTES 06 SECONDS EAST, A DISTANCE OF 110.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 56 DEGREES 19 MINUTES 24 SECONDS EAST, A DISTANCE OF 123.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 110.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SOLTERRA, PHASE 1F, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300118373, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE SOUTHERLY LINES OF SAID SOLTERRA, PHASE 1F, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 65 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 615.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 47 DEGREES 18 MINUTES 03 SECONDS EAST, A DISTANCE OF 152.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 53 MINUTES 52 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 42.90 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 43.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A NORTHERLY CORNER OF SOLTERRA, PHASE 3B-1, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-202400180967, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG SAID SOLTERRA, PHASE 3B-1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 106.69 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 15 DEGREES 57 MINUTES 03 SECONDS WEST, A DISTANCE OF 46.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 33 MINUTES 35 SECONDS EAST, A DISTANCE OF 130.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 74 DEGREES 33 MINUTES 58 SECONDS EAST, A DISTANCE OF 122.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 82 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF 151.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 86 DEGREES 57 MINUTES 11 SECONDS EAST, A DISTANCE OF 40.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 06 MINUTES 59 SECONDS EAST, A DISTANCE OF 87.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 85 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 92.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 32 MINUTES 03 SECONDS  
EAST, A DISTANCE OF 93.36 FEET TO A 5/8" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 24 MINUTES 33 SECONDS  
EAST, A DISTANCE OF 90.32 FEET TO A 5/8" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS  
EAST, A DISTANCE OF 75.00 FEET TO A 5/8" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS  
WEST, A DISTANCE OF 132.00 FEET TO A 5/8" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR THE NORTHEAST CORNER OF  
SAID SOLTERRA, PHASE 3B-1. SAID POINT BEING  
ON THE SOUTH LINE OF AFORESAID SOLTERRA,  
PHASE 1F;

THENCE, NORTH 70 DEGREES 02 MINUTES 33 SECONDS  
EAST, CONTINUING OVER AND ACROSS SAID 575.298  
ACRE TRACT AND ALONG THE SOUTH LINE OF SAID  
SOLTERRA, PHASE 1F, PASSING AT A DISTANCE OF  
95.00 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP  
STAMPED "LJA SURVEYING" SET FOR AN EAST CORNER  
OF SAID SOLTERRA, PHASE 1F AND A COMMON  
EXTERIOR ELL CORNER OF SOLTERRA, PHASE 1D, AN  
ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN  
COUNTY CLERK'S FILE NO. 2023-202300168804, OFFICIAL  
PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND  
CONTINUING OVER AND ACROSS SAID 575.298 ACRE  
TRACT AND ALONG A SOUTH LINE OF SAID SOLTERRA,  
PHASE 1D, IN ALL, A TOTAL DISTANCE 136.01 FEET TO A  
3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
"LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298  
ACRE TRACT AND ALONG THE WESTERLY LINES OF  
SAID SOLTERRA, PHASE 1D, THE FOLLOWING COURSES  
AND DISTANCES:

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS  
EAST, A DISTANCE OF 305.00 FEET TO A 5/8" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS  
EAST, A DISTANCE OF 121.00 FEET TO A 5/8" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS  
EAST, A DISTANCE OF 208.89 FEET TO A 5/8" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS  
EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS  
WEST, A DISTANCE OF 10.00 FEET TO A 3/4" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

NORTH 64 DEGREES 19 MINUTES 55 SECONDS  
EAST, A DISTANCE OF 20.10 FEET TO A 3/4" IRON  
ROD WITH YELLOW PLASTIC CAP STAMPED "LJA  
SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 68.45 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 58 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 30 MINUTES 02 SECONDS EAST, A DISTANCE OF 32.65 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 188.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 58 MINUTES 08 SECONDS EAST, A DISTANCE OF 55.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 23 MINUTES 45 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 27 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 29 DEGREES 54 MINUTES 35 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 32 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 34 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 36 DEGREES 40 MINUTES 48 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 56 MINUTES 13 SECONDS EAST, A DISTANCE OF 56.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 40 DEGREES 16 MINUTES 03 SECONDS EAST, A DISTANCE OF 62.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 24 MINUTES 27 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 14 MINUTES 56 SECONDS EAST, A DISTANCE OF 115.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;



SOUTH 41 DEGREES 45 MINUTES 04 SECONDS EAST, A DISTANCE OF 139.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTHWEST LINE OF A 7.658 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, TEXAS, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300011376, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF 329.54 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 28.95 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 49 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 61.14 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 41 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF 110.17 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 57.55 FEET TO A POINT IN THE APPROXIMATE CENTER OF SOUTH MESQUITE CREEK;

THENCE, CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE APPROXIMATE CENTER OF SAID SOUTH MESQUITE CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 45 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 38.65 FEET;

NORTH 61 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 99.77 FEET;

NORTH 72 DEGREES 03 MINUTES 07 SECONDS WEST, A DISTANCE OF 38.65 FEET;

NORTH 41 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 13.65 FEET;

NORTH 66 DEGREES 19 MINUTES 18 SECONDS WEST, A DISTANCE OF 30.24 FEET;

NORTH 47 DEGREES 19 MINUTES 11 SECONDS WEST, A DISTANCE OF 149.40 FEET;

NORTH 69 DEGREES 18 MINUTES 13 SECONDS WEST, A DISTANCE OF 75.32 FEET;

NORTH 63 DEGREES 52 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.86 FEET;

NORTH 81 DEGREES 07 MINUTES 12 SECONDS WEST, A DISTANCE OF 26.13 FEET;

NORTH 53 DEGREES 39 MINUTES 08 SECONDS  
WEST, A DISTANCE OF 24.59 FEET;

NORTH 67 DEGREES 25 MINUTES 54 SECONDS  
WEST, A DISTANCE OF 111.54 FEET;

NORTH 63 DEGREES 01 MINUTE 37 SECONDS WEST,  
A DISTANCE OF 47.04 FEET;

NORTH 73 DEGREES 08 MINUTES 50 SECONDS  
WEST, A DISTANCE OF 56.66 FEET;

SOUTH 65 DEGREES 29 MINUTES 50 SECONDS  
WEST, A DISTANCE OF 22.23 FEET;

NORTH 70 DEGREES 51 MINUTES 39 SECONDS  
WEST, A DISTANCE OF 15.30 FEET;

NORTH 81 DEGREES 58 MINUTES 25 SECONDS  
WEST, A DISTANCE OF 179.55 FEET;

NORTH 73 DEGREES 37 MINUTES 16 SECONDS  
WEST, A DISTANCE OF 52.51 FEET;

NORTH 66 DEGREES 20 MINUTES 19 SECONDS  
WEST, A DISTANCE OF 50.30 FEET;

NORTH 74 DEGREES 40 MINUTES 01 SECOND WEST,  
A DISTANCE OF 78.79 FEET;

NORTH 67 DEGREES 53 MINUTES 31 SECONDS  
WEST, A DISTANCE OF 68.62 FEET;

NORTH 83 DEGREES 48 MINUTES 40 SECONDS  
WEST, A DISTANCE OF 40.60 FEET;

SOUTH 75 DEGREES 41 MINUTES 54 SECONDS  
WEST, A DISTANCE OF 27.15 FEET;

SOUTH 53 DEGREES 50 MINUTES 26 SECONDS  
WEST, A DISTANCE OF 49.80 FEET;

SOUTH 39 DEGREES 18 MINUTES 07 SECONDS  
WEST, A DISTANCE OF 129.12 FEET;

SOUTH 71 DEGREES 25 MINUTES 09 SECONDS  
WEST, A DISTANCE OF 31.77 FEET;

SOUTH 87 DEGREES 15 MINUTES 59 SECONDS  
WEST, A DISTANCE OF 142.64 FEET;

NORTH 80 DEGREES 51 MINUTES 24 SECONDS  
WEST, A DISTANCE OF 49.96 FEET;

NORTH 68 DEGREES 22 MINUTES 05 SECONDS  
WEST, A DISTANCE OF 65.05 FEET;

NORTH 53 DEGREES 26 MINUTES 02 SECONDS  
WEST, A DISTANCE OF 131.84 FEET;

NORTH 88 DEGREES 34 MINUTES 32 SECONDS  
WEST, A DISTANCE OF 76.60 FEET;

NORTH 82 DEGREES 36 MINUTES 01 SECOND WEST,  
A DISTANCE OF 44.35 FEET;

NORTH 74 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 33.89 FEET;

NORTH 49 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 61.16 FEET;

NORTH 35 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 42.41 FEET;

NORTH 46 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 75.56 FEET;

NORTH 38 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 151.32 FEET;

NORTH 19 DEGREES 01 MINUTE 46 SECONDS WEST, A DISTANCE OF 37.41 FEET;

NORTH 41 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 147.62 FEET;

NORTH 63 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 29.78 FEET;

NORTH 47 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 42.12 FEET;

NORTH 22 DEGREES 26 MINUTES 33 SECONDS WEST, A DISTANCE OF 17.88 FEET;

NORTH 51 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF 45.43 FEET;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.42 FEET;

NORTH 76 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 17.71 FEET;

NORTH 71 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 152.78 FEET;

NORTH 55 DEGREES 07 MINUTES 20 SECONDS WEST, A DISTANCE OF 31.70 FEET;

NORTH 67 DEGREES 30 MINUTES 14 SECONDS WEST, A DISTANCE OF 52.06 FEET;

NORTH 52 DEGREES 15 MINUTES 58 SECONDS WEST, A DISTANCE OF 45.50 FEET;

SOUTH 69 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF 15.64 FEET;

NORTH 82 DEGREES 27 MINUTES 43 SECONDS WEST, A DISTANCE OF 32.88 FEET;

NORTH 76 DEGREES 49 MINUTES 24 SECONDS WEST, A DISTANCE OF 106.57 FEET;

SOUTH 80 DEGREES 03 MINUTES 38 SECONDS WEST, A DISTANCE OF 17.53 FEET;

NORTH 74 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 43.83 FEET;

SOUTH 59 DEGREES 46 MINUTES 19 SECONDS WEST, A DISTANCE OF 29.94 FEET;

SOUTH 84 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 24.18 FEET;



NORTH 80 DEGREES 11 MINUTES 35 SECONDS  
WEST, A DISTANCE OF 24.08 FEET;

NORTH 56 DEGREES 08 MINUTES 00 SECONDS  
WEST, A DISTANCE OF 31.17 FEET;

NORTH 12 DEGREES 36 MINUTES 31 SECONDS  
WEST, A DISTANCE OF 29.92 FEET;

NORTH 33 DEGREES 47 MINUTES 07 SECONDS  
EAST, A DISTANCE OF 70.90 FEET;

NORTH 01 DEGREE 03 MINUTES 59 SECONDS WEST,  
A DISTANCE OF 31.65 FEET;

NORTH 20 DEGREES 54 MINUTES 34 SECONDS  
WEST, A DISTANCE OF 23.73 FEET;

NORTH 60 DEGREES 03 MINUTES 31 SECONDS  
WEST, A DISTANCE OF 97.71 FEET;

NORTH 79 DEGREES 09 MINUTES 23 SECONDS  
WEST, A DISTANCE OF 48.94 FEET;

SOUTH 80 DEGREES 56 MINUTES 53 SECONDS  
WEST, A DISTANCE OF 74.20 FEET;

NORTH 68 DEGREES 38 MINUTES 59 SECONDS  
WEST, A DISTANCE OF 228.08 FEET;

SOUTH 84 DEGREES 45 MINUTES 36 SECONDS  
WEST, A DISTANCE OF 15.21 FEET;

NORTH 73 DEGREES 10 MINUTES 38 SECONDS  
WEST, A DISTANCE OF 77.43 FEET;

NORTH 87 DEGREES 38 MINUTES 07 SECONDS  
WEST, A DISTANCE OF 24.16 FEET;

NORTH 72 DEGREES 20 MINUTES 06 SECONDS  
WEST, A DISTANCE OF 34.97 FEET;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS  
WEST, A DISTANCE OF 29.53 FEET;

NORTH 74 DEGREES 04 MINUTES 49 SECONDS  
WEST, A DISTANCE OF 28.52 FEET;

SOUTH 84 DEGREES 44 MINUTES 38 SECONDS  
WEST, A DISTANCE OF 130.83 FEET;

SOUTH 65 DEGREES 12 MINUTES 20 SECONDS  
WEST, A DISTANCE OF 19.84 FEET;

SOUTH 59 DEGREES 48 MINUTES 09 SECONDS  
WEST, A DISTANCE OF 95.32 FEET;

SOUTH 76 DEGREES 47 MINUTES 43 SECONDS  
WEST, A DISTANCE OF 32.28 FEET;

SOUTH 84 DEGREES 21 MINUTES 30 SECONDS  
WEST, A DISTANCE OF 65.98 FEET;

NORTH 88 DEGREES 29 MINUTES 23 SECONDS  
WEST, A DISTANCE OF 128.21 FEET;

NORTH 74 DEGREES 32 MINUTES 15 SECONDS  
WEST, A DISTANCE OF 101.78 FEET;

NORTH 38 DEGREES 22 MINUTES 52 SECONDS  
WEST, A DISTANCE OF 21.40 FEET;

NORTH 71 DEGREES 21 MINUTES 08 SECONDS  
WEST, A DISTANCE OF 24.77 FEET;

NORTH 52 DEGREES 03 MINUTES 12 SECONDS  
WEST, A DISTANCE OF 21.11 FEET;

NORTH 62 DEGREES 38 MINUTES 29 SECONDS  
WEST, A DISTANCE OF 71.98 FEET;

NORTH 66 DEGREES 11 MINUTES 14 SECONDS  
WEST, A DISTANCE OF 45.63 FEET;

NORTH 57 DEGREES 07 MINUTES 46 SECONDS  
WEST, A DISTANCE OF 46.82 FEET;

NORTH 67 DEGREES 53 MINUTES 09 SECONDS  
WEST, A DISTANCE OF 42.15 FEET;

NORTH 73 DEGREES 16 MINUTES 41 SECONDS  
WEST, A DISTANCE OF 60.37 FEET;

NORTH 63 DEGREES 56 MINUTES 46 SECONDS  
WEST, A DISTANCE OF 63.04 FEET;

NORTH 59 DEGREES 21 MINUTES 23 SECONDS  
WEST, A DISTANCE OF 121.68 FEET;

NORTH 68 DEGREES 17 MINUTES 40 SECONDS  
WEST, A DISTANCE OF 35.69 FEET;

NORTH 59 DEGREES 29 MINUTES 22 SECONDS  
WEST, A DISTANCE OF 89.11 FEET;

NORTH 65 DEGREES 14 MINUTES 44 SECONDS  
WEST, A DISTANCE OF 92.52 FEET;

NORTH 41 DEGREES 07 MINUTES 49 SECONDS  
WEST, A DISTANCE OF 27.83 FEET;

NORTH 60 DEGREES 37 MINUTES 16 SECONDS  
WEST, A DISTANCE OF 32.60 FEET;

NORTH 79 DEGREES 57 MINUTES 32 SECONDS  
WEST, A DISTANCE OF 29.99 FEET;

NORTH 59 DEGREES 44 MINUTES 12 SECONDS  
WEST, A DISTANCE OF 216.77 FEET;

NORTH 85 DEGREES 49 MINUTES 18 SECONDS  
WEST, A DISTANCE OF 206.89 FEET;

NORTH 67 DEGREES 51 MINUTES 27 SECONDS  
WEST, A DISTANCE OF 136.84 FEET;

NORTH 30 DEGREES 33 MINUTES 43 SECONDS  
WEST, A DISTANCE OF 50.88 FEET;

NORTH 64 DEGREES 36 MINUTES 49 SECONDS  
WEST, A DISTANCE OF 46.27 FEET;

NORTH 73 DEGREES 54 MINUTES 07 SECONDS  
WEST, A DISTANCE OF 39.93 FEET;

SOUTH 59 DEGREES 48 MINUTES 21 SECONDS  
WEST, A DISTANCE OF 36.41 FEET;

NORTH 74 DEGREES 13 MINUTES 00 SECONDS  
WEST, A DISTANCE OF 24.83 FEET TO A POINT ON  
THE NORTH-WEST LINE OF SAID 575.298 ACRE  
TRACT AND THE COMMON SOUTHEAST LINE OF  
AFORESAID 88.069 ACRE TRACT, FROM WHICH A 1/2"  
IRON ROD FOUND FOR A NORTHERLY CORNER OF  
THE HILLS AT TEALWOOD, PHASE 1, AN ADDITION  
TO THE CITY OF MESQUITE, AS RECORDED IN  
VOLUME 2003168, PAGE 94, MAP RECORDS, DALLAS  
COUNTY, TEXAS, BEARS SOUTH 44 DEGREES 48  
MINUTES 33 SECONDS WEST, A DISTANCE OF 547.69  
FEET;

THENCE, NORTH 44 DEGREES 48 MINUTES 33 SECONDS  
EAST, ALONG SAID COMMON LINE, DEPARTING SAID  
CREEK, A DISTANCE OF 1290.20 FEET TO THE **POINT OF  
BEGINNING** AND CONTAINING A CALCULATED AREA OF  
118.826 ACRES OF LAND.

## Phase 2 – 52.080 Gross Acres

WHEREAS SOLTERRA TEXAS 3, LLC ARE THE SOLE OWNERS OF A 52.080 ACRE TRACT OF LAND SITUATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF THE J. ANDERSON SURVEY, ABSTRACT NO. 1, AND BEING PART OF AN 85.812 ACRE TRACT OF LAND CONVEYED TO SOLTERRA TEXAS 3, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202400232096, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 52.080 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTH CORNER OF LOT 1, BLOCK A OF DIVINE MERCY ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070019482, MAP RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE NORTHWEST LINE OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID LOT 1, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 11 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 377.32 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 26 DEGREES 06 MINUTES 30 SECONDS EAST, A DISTANCE OF 754.65 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 85.812 ACRE TRACT AND THE COMMON EAST CORNER OF SAID LOT 1, BLOCK A. SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEAST LINE OF SAID 85.812 ACRE TRACT AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 908.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 01 MINUTE 25 SECONDS, A RADIUS OF 241.04 FEET AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 172.85 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 176.79 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE II, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 950.63 FEET TO 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 85.812 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 23 DEGREES 36 MINUTES 54 SECONDS WEST, A DISTANCE OF 457.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 03 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 454.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 356.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER IN THE SOUTHWEST LINE OF SAID 85.812 ACRE TRACT THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

THENCE, ALONG SAID COMMON LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 986.27 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 43.13 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 89.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 43.13 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 937.82 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 2,268,585 SQUARE FEET OR 52.080 ACRES OF LAND.

## Phase 4 (33.732 Gross Acres)

WHEREAS SOLTERRA TEXAS 3, LLC ARE THE SOLE OWNER OF A 33.732 ACRE TRACT OF LAND SITUATED IN J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING PART OF AN 85.812 ACRE TRACT OF LAND CONVEYED TO SOLTERRA TEXAS 3, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202400232096, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 33.732 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTHEAST LINE OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE II, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, ALONG SAID COMMON LINES, PASSING AT A DISTANCE OF 377.83 FEET THE SOUTH CORNER OF SAID CANTURA COVE ADDITION, PHASE II AND THE COMMON WEST CORNER OF CANTURA COVE ADDITION, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 99211, PAGE 2783, MAP RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CANTURA COVE ADDITION, PHASE I, IN ALL A TOTAL DISTANCE OF 1983.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 85.812 ACRE TRACT;

THENCE, SOUTH 44 DEGREES 39 MINUTES 42 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 85.812 ACRE TRACT, A DISTANCE OF 142.78 FEET TO AN "X" CUT SET FOR A SOUTHEAST CORNER OF SAID 85.812 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE, ALONG THE SOUTH LINE OF SAID 85.812 ACRE TRACT AND THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF SAID EAST CARTWRIGHT ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 77 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 406.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56 DEGREES 04 MINUTES 06 SECONDS, A RADIUS OF 1372.40 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 1290.05 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1343.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 128.42 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 85.812 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 356.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 21 MINUTES 18 SECONDS WEST, A DISTANCE OF 454.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 457.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,469,377 SQUARE FEET OR 33.732 ACRES OF LAND.

## **Addendum E**

### **Comparable Data**





## **Land Sales - 35' Frontage Lots**

## Location & Property Identification

Property Name:	Waterscape, Phase 3B - 40' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Southwest side of Crenshaw Road, southeast of FM-548
City/State/Zip:	Royse City, TX 75189
County:	Rockwall
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	2025 Bayfront Drive
IRR Event ID:	3225892



## Sale Information

Sale Price:	\$66,000
Effective Sale Price:	\$66,000
Sale Date:	07/30/2024
Sale Status:	Closed
\$/Acre(Gross):	\$598,911
\$/Land SF(Gross):	\$13.75
\$/Unit (Potential):	\$1,650 /Unit
Grantor/Seller:	HC Royse 548 LLC
Grantee/Buyer:	Highland Homes - Dallas, LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set for substantial completion by 3Q2024. All lots are contracted with an annual 6% escalation plus additional fees.
Document Type:	Deed
Recording No.:	20240000013653
Verified By:	Shelley Sivakumar
Verification Date:	12/17/2024
Confirmation Source:	Barry Jameson (972-347-6414)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID:	Waterscape, Phase 3B, Block K, Lot 38/Tax ID 336128
Acres(Gross):	0.11
Land-SF(Gross):	4,800
No. of Units (Potential):	40
Shape:	Rectangular
Topography:	Level
Frontage Feet:	40
Frontage Desc.:	40' x 120'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

Lots in Phase 3B are located within the Waterscape PID, IA #4. All lots are within the Royse City ISD.

## Location & Property Identification

Property Name: Wyndham Ridge - 40' Lots  
 Sub-Property Type: Residential, Single Family Residence Site  
 Address: West side of Sachse Road, east of Highland Road  
 City/State/Zip: Wylie, TX 75098  
 County: Collin  
 Submarket: Wylie  
 Market Orientation: Suburban  
 IRR Event ID: 2785952



## Sale Information

Sale Price: \$80,000  
 Effective Sale Price: \$80,000  
 Sale Date: 10/19/2023  
 Sale Status: Closed  
 \$/Acre(Gross): \$757,576  
 \$/Land SF(Gross): \$17.39  
 \$/Acre(Usable): \$757,576  
 \$/Land SF(Usable): \$17.39  
 \$/Unit (Potential): \$2,000 /Unit  
 Grantor/Seller: Richard M. Skorburg Interests, Inc.  
 Grantee/Buyer: Meritage Homes of Texas LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$80,000/lot for substantial completion by October 2023 with an annual 6.0% escalation.  
 Document Type: Deed  
 Recording No.: 2023000121336  
 Verified By: Shelley Sivakumar  
 Verification Date: 10/30/2023

Confirmation Source: Bryan Holland (Skorburg Co.)  
 Verification Type: Confirmed-Other

## Improvement and Site Data

Legal/Tax/Parcel ID: Under construction/Tax ID 2120884 (vacant land)  
 Acres(Usable/Gross): 0.11/0.11  
 Land-SF(Usable/Gross): 4,600/4,600  
 Usable/Gross Ratio: 1.00  
 No. of Units (Potential): 40  
 Shape: Rectangular  
 Topography: Level  
 Frontage Desc.: 40' x 115'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

These lots are located in the Wylie ISD.

## Location & Property Identification

Property Name: Solterra, Phase 1B - 35' Lots  
 Sub-Property Type: Residential, Finished SFR Lots

Address: 1956 Sierra Rose Trace  
 City/State/Zip: Mesquite, TX 75181  
 County: Dallas  
 Submarket: Mesquite  
 Market Orientation: Suburban  
 Property Location: East side of Sierra Rose Trace, south of Twin Oaks Drive

IRR Event ID: 3235731



## Sale Information

Sale Price: \$62,705  
 Effective Sale Price: \$62,705  
 Sale Date: 03/28/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$709,333  
 \$/Land SF(Gross): \$16.29  
 \$/Unit (Potential): \$1,792 /Unit  
 Grantor/Seller: HC Solterra LLC  
 Grantee/Buyer: Weekley Homes LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$59,500 in June 2023 with an annual 7% escalation.

Document Type: Deed  
 Recording No.: 202400062398  
 Verified By: Shelley Sivakumar  
 Verification Date: 05/20/2024  
 Confirmation Source: Huffines Communities  
 Verification Type: Confirmed-Seller

Legal/Tax/Parcel ID: Solterra, Phase 1B, Block A, Lot 42/Tax ID 391945500A0420000  
 Acres(Gross): 0.09  
 Land-SF(Gross): 3,850  
 No. of Units (Potential): 35  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Desc.: 35' x 110'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

This lot is part of the Solterra master-planned development located within a PID. The development is in the Mesquite ISD.

## Improvement and Site Data

**Solterra, Phase 1B - 35' Lots**



## Location & Property Identification

Property Name:	Manors at Woodbridge - 40' Lots
Sub-Property Type:	Residential, Single Family Residence Site
Address:	West side of Woodbridge Parkway, south of Hensley Lane
City/State/Zip:	Wylie, TX 75098
County:	Collin
Submarket:	Wylie
Market Orientation:	Suburban
Property Location:	2705 Woodland Court
IRR Event ID:	2783028



## Sale Information

Sale Price:	\$77,500
Effective Sale Price:	\$77,500
Sale Date:	07/20/2023
Sale Status:	Closed
\$/Acre(Gross):	\$767,327
\$/Land SF(Gross):	\$17.61
\$/Acre(Usable):	\$767,327
\$/Land SF(Usable):	\$17.61
\$/Unit (Potential):	\$1,938 /Unit
Grantor/Seller:	Manors at Woodbridge, LTD
Grantee/Buyer:	Megatel Homes, LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set at \$77,500/lot at substantial completion in July 2023 with an annual escalation set at 6.0%.
Document Type:	Deed
Recording No.:	2023000083658
Verified By:	Shelley Sivakumar
Verification Date:	02/19/2024

Confirmation Source: Bryan Holland (214-888-8854)

Verification Type: Confirmed-Buyer

## Improvement and Site Data

Legal/Tax/Parcel ID:	Manors at Woodbridge, Block B, Lot 54/Tax ID 289353
Acres(Usable/Gross):	0.10/0.10
Land-SF(Usable/Gross):	4,400/4,400
Usable/Gross Ratio:	1.00
No. of Units (Potential):	40
Shape:	Rectangular
Topography:	Level
Frontage Feet:	40
Frontage Desc.:	40' x 110'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

This development was platted and developed with 90 lots on 11.835 acres. Lots in this development are located in

## Comments (Cont'd)

---

the Wylie ISD.



## Location & Property Identification

Property Name: University Hills, Phase 1 - TH Lot  
 Sub-Property Type: Residential, Finished SFR Lots  
 Address: North side of East Wheatland Road, west of S. Lancaster Road  
 City/State/Zip: Dallas, TX 75241  
 County: Dallas  
 Submarket: Dallas  
 Market Orientation: Suburban  
 IRR Event ID: 3071756



## Sale Information

Sale Price: \$50,000  
 Effective Sale Price: \$50,000  
 Sale Date: 06/01/2026  
 Contract Date: 10/19/2023  
 Sale Status: In-Contract  
 \$/Acre(Gross): \$1,008,065  
 \$/Land SF(Gross): \$23.15  
 \$/Acre(Usable): \$1,008,065  
 \$/Land SF(Usable): \$23.15  
 \$/Unit (Potential): \$2,083 /Unit  
 Grantor/Seller: Hoque Global Properties, LLC  
 Grantee/Buyer: DRHI, Inc. (DR Horton)  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: Rolling option takedown with 8% interest and additional fees of \$1,500 (amenity fee) and \$500 (marketing fee) per lot.  
 Document Type: Contract of Sale  
 Recording No.: N/A

Verified By: Ernest Gatewood  
 Verification Date: 11/17/2023  
 Confirmation Source: Contract  
 Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: University Hills Subdivision /Tax ID N/A  
 Acres(Usable/Gross): 0.05/0.05  
 Land-SF(Usable/Gross): 2,160/2,160  
 Usable/Gross Ratio: 1.00  
 No. of Units (Potential): 24  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Feet: 24  
 Frontage Desc.: 24' x 90'  
 Frontage Type: 2 way, 1 lane each way  
 Zoning Code: PD (Planned Development)  
 Zoning Desc.: Single-Family/Townhouse  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

**University Hills, Phase 1 - TH Lot**



### Comments (Cont'd)

---

This represents the purchase of 550 lots by a major homebuilder. There are three lot types in the subdivision being 24' townhouse lots and , 40' and 50' standard lots. The subdivision is located within the Dallas ISD.



## Land Sales - 40' Frontage Lots



## Location & Property Identification

Property Name:	Waterscape, Phase 3B - 40' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Southwest side of Crenshaw Road, southeast of FM-548
City/State/Zip:	Royse City, TX 75189
County:	Rockwall
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	2025 Bayfront Drive
IRR Event ID:	3225892



## Sale Information

Sale Price:	\$66,000
Effective Sale Price:	\$66,000
Sale Date:	07/30/2024
Sale Status:	Closed
\$/Acre(Gross):	\$598,911
\$/Land SF(Gross):	\$13.75
\$/Unit (Potential):	\$1,650 /Unit
Grantor/Seller:	HC Royse 548 LLC
Grantee/Buyer:	Highland Homes - Dallas, LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set for substantial completion by 3Q2024. All lots are contracted with an annual 6% escalation plus additional fees.
Document Type:	Deed
Recording No.:	20240000013653
Verified By:	Shelley Sivakumar
Verification Date:	12/17/2024
Confirmation Source:	Barry Jameson (972-347-6414)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID:	Waterscape, Phase 3B, Block K, Lot 38/Tax ID 336128
Acres(Gross):	0.11
Land-SF(Gross):	4,800
No. of Units (Potential):	40
Shape:	Rectangular
Topography:	Level
Frontage Feet:	40
Frontage Desc.:	40' x 120'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

Lots in Phase 3B are located within the Waterscape PID, IA #4. All lots are within the Royse City ISD.

## Location & Property Identification

Property Name: Wyndham Ridge - 40' Lots  
 Sub-Property Type: Residential, Single Family Residence Site  
 Address: West side of Sachse Road, east of Highland Road  
 City/State/Zip: Wylie, TX 75098  
 County: Collin  
 Submarket: Wylie  
 Market Orientation: Suburban  
 IRR Event ID: 2785952



## Sale Information

Sale Price: \$80,000  
 Effective Sale Price: \$80,000  
 Sale Date: 10/19/2023  
 Sale Status: Closed  
 \$/Acre(Gross): \$757,576  
 \$/Land SF(Gross): \$17.39  
 \$/Acre(Usable): \$757,576  
 \$/Land SF(Usable): \$17.39  
 \$/Unit (Potential): \$2,000 /Unit  
 Grantor/Seller: Richard M. Skorburg Interests, Inc.  
 Grantee/Buyer: Meritage Homes of Texas LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$80,000/lot for substantial completion by October 2023 with an annual 6.0% escalation.

Document Type: Deed  
 Recording No.: 2023000121336  
 Verified By: Shelley Sivakumar  
 Verification Date: 10/30/2023

Confirmation Source: Bryan Holland (Skorburg Co.)  
 Verification Type: Confirmed-Other

## Improvement and Site Data

Legal/Tax/Parcel ID: Under construction/Tax ID 2120884 (vacant land)  
 Acres(Usable/Gross): 0.11/0.11  
 Land-SF(Usable/Gross): 4,600/4,600  
 Usable/Gross Ratio: 1.00  
 No. of Units (Potential): 40  
 Shape: Rectangular  
 Topography: Level  
 Frontage Desc.: 40' x 115'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

These lots are located in the Wylie ISD.

## Location & Property Identification

Property Name: Solterra, Phase 1B - 40' Lots  
Sub-Property Type: Residential, Finished SFR Lots  
  
Address: 14 Hazel Lily Run  
City/State/Zip: Mesquite, TX 75181  
County: Dallas  
Submarket: Mesquite  
Market Orientation: Suburban  
Property Location: Northwest corner of Hazel Lily Run and Harmony Pine Way  
  
IRR Event ID: 3235747



## Sale Information

Sale Price: \$70,517  
Effective Sale Price: \$70,517  
Sale Date: 05/01/2024  
Sale Status: Closed  
\$/Acre(Gross): \$639,900  
\$/Land SF(Gross): \$14.69  
\$/Unit (Potential): \$1,763 /Unit  
Grantor/Seller: HC Solterra LLC  
Grantee/Buyer: Weekley Homes LLC  
Property Rights: Fee Simple  
Financing: Cash to seller  
Terms of Sale Comments: The base lot price was set in June 2023 with an annual 7% escalation.  
  
Document Type: Deed  
Recording No.: 202400087886  
Verified By: Shelley Sivakumar  
Verification Date: 05/20/2024  
Confirmation Source: Huffines Communities  
Verification Type: Confirmed-Seller

Legal/Tax/Parcel ID: Solterra, Phase 1B, Block S, Lot 14/Tax ID 391945500S0140000  
Acres(Gross): 0.11  
Land-SF(Gross): 4,800  
No. of Units (Potential): 40  
Shape: Rectangular  
Topography: Level  
Corner Lot: Yes  
Frontage Desc.: 40' x 120'  
Zoning Code: PD  
Zoning Desc.: Planned Development  
Flood Plain: No  
Utilities: Water Public, Sewer  
Source of Land Info.: Public Records

## Comments

Lots in this master-planned development are within a PID and are in the Mesquite ISD.

## Improvement and Site Data

Solterra, Phase 1B - 40' Lots



## Location & Property Identification

Property Name:	Manors at Woodbridge - 40' Lots
Sub-Property Type:	Residential, Single Family Residence Site
Address:	West side of Woodbridge Parkway, south of Hensley Lane
City/State/Zip:	Wylie, TX 75098
County:	Collin
Submarket:	Wylie
Market Orientation:	Suburban
Property Location:	2705 Woodland Court
IRR Event ID:	2783028



## Sale Information

Sale Price:	\$77,500
Effective Sale Price:	\$77,500
Sale Date:	07/20/2023
Sale Status:	Closed
\$/Acre(Gross):	\$767,327
\$/Land SF(Gross):	\$17.61
\$/Acre(Usable):	\$767,327
\$/Land SF(Usable):	\$17.61
\$/Unit (Potential):	\$1,938 /Unit
Grantor/Seller:	Manors at Woodbridge, LTD
Grantee/Buyer:	Megatel Homes, LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set at \$77,500/lot at substantial completion in July 2023 with an annual escalation set at 6.0%.
Document Type:	Deed
Recording No.:	2023000083658
Verified By:	Shelley Sivakumar
Verification Date:	02/19/2024

Confirmation Source: Bryan Holland (214-888-8854)

Verification Type: Confirmed-Buyer

## Improvement and Site Data

Legal/Tax/Parcel ID:	Manors at Woodbridge, Block B, Lot 54/Tax ID 289353
Acres(Usable/Gross):	0.10/0.10
Land-SF(Usable/Gross):	4,400/4,400
Usable/Gross Ratio:	1.00
No. of Units (Potential):	40
Shape:	Rectangular
Topography:	Level
Frontage Feet:	40
Frontage Desc.:	40' x 110'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

This development was platted and developed with 90 lots on 11.835 acres. Lots in this development are located in



## Comments (Cont'd)

---

the Wylie ISD.



## Land Sales - 40' Frontage Lots



## Location & Property Identification

Property Name:	Waterscape, Phase 3B - 40' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Southwest side of Crenshaw Road, southeast of FM-548
City/State/Zip:	Royse City, TX 75189
County:	Rockwall
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	2025 Bayfront Drive
IRR Event ID:	3225892



## Sale Information

Sale Price:	\$66,000
Effective Sale Price:	\$66,000
Sale Date:	07/30/2024
Sale Status:	Closed
\$/Acre(Gross):	\$598,911
\$/Land SF(Gross):	\$13.75
\$/Unit (Potential):	\$1,650 /Unit
Grantor/Seller:	HC Royse 548 LLC
Grantee/Buyer:	Highland Homes - Dallas, LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set for substantial completion by 3Q2024. All lots are contracted with an annual 6% escalation plus additional fees.
Document Type:	Deed
Recording No.:	20240000013653
Verified By:	Shelley Sivakumar
Verification Date:	12/17/2024
Confirmation Source:	Barry Jameson (972-347-6414)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID:	Waterscape, Phase 3B, Block K, Lot 38/Tax ID 336128
Acres(Gross):	0.11
Land-SF(Gross):	4,800
No. of Units (Potential):	40
Shape:	Rectangular
Topography:	Level
Frontage Feet:	40
Frontage Desc.:	40' x 120'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

Lots in Phase 3B are located within the Waterscape PID, IA #4. All lots are within the Royse City ISD.



## Location & Property Identification

Property Name: Wyndham Ridge - 40' Lots  
 Sub-Property Type: Residential, Single Family Residence Site  
 Address: West side of Sachse Road, east of Highland Road  
 City/State/Zip: Wylie, TX 75098  
 County: Collin  
 Submarket: Wylie  
 Market Orientation: Suburban  
 IRR Event ID: 2785952



## Sale Information

Sale Price: \$80,000  
 Effective Sale Price: \$80,000  
 Sale Date: 10/19/2023  
 Sale Status: Closed  
 \$/Acre(Gross): \$757,576  
 \$/Land SF(Gross): \$17.39  
 \$/Acre(Usable): \$757,576  
 \$/Land SF(Usable): \$17.39  
 \$/Unit (Potential): \$2,000 /Unit  
 Grantor/Seller: Richard M. Skorburg Interests, Inc.  
 Grantee/Buyer: Meritage Homes of Texas LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$80,000/lot for substantial completion by October 2023 with an annual 6.0% escalation.  
 Document Type: Deed  
 Recording No.: 2023000121336  
 Verified By: Shelley Sivakumar  
 Verification Date: 10/30/2023

Confirmation Source: Bryan Holland (Skorburg Co.)  
 Verification Type: Confirmed-Other

## Improvement and Site Data

Legal/Tax/Parcel ID: Under construction/Tax ID 2120884 (vacant land)  
 Acres(Usable/Gross): 0.11/0.11  
 Land-SF(Usable/Gross): 4,600/4,600  
 Usable/Gross Ratio: 1.00  
 No. of Units (Potential): 40  
 Shape: Rectangular  
 Topography: Level  
 Frontage Desc.: 40' x 115'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

These lots are located in the Wylie ISD.

## Location & Property Identification

Property Name: Solterra, Phase 1B - 40' Lots  
 Sub-Property Type: Residential, Finished SFR Lots

Address: 14 Hazel Lily Run  
 City/State/Zip: Mesquite, TX 75181  
 County: Dallas  
 Submarket: Mesquite  
 Market Orientation: Suburban  
 Property Location: Northwest corner of Hazel Lily Run and Harmony Pine Way

IRR Event ID: 3235747



## Sale Information

Sale Price: \$70,517  
 Effective Sale Price: \$70,517  
 Sale Date: 05/01/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$639,900  
 \$/Land SF(Gross): \$14.69  
 \$/Unit (Potential): \$1,763 /Unit  
 Grantor/Seller: HC Solterra LLC  
 Grantee/Buyer: Weekley Homes LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set in June 2023 with an annual 7% escalation.

Document Type: Deed  
 Recording No.: 202400087886  
 Verified By: Shelley Sivakumar  
 Verification Date: 05/20/2024  
 Confirmation Source: Huffines Communities  
 Verification Type: Confirmed-Seller

Legal/Tax/Parcel ID: Solterra, Phase 1B, Block S, Lot 14/Tax ID 391945500S0140000

Acres(Gross): 0.11  
 Land-SF(Gross): 4,800  
 No. of Units (Potential): 40  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: Yes  
 Frontage Desc.: 40' x 120'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

Lots in this master-planned development are within a PID and are in the Mesquite ISD.

## Improvement and Site Data

**Solterra, Phase 1B - 40' Lots**



## Location & Property Identification

Property Name:	Manors at Woodbridge - 40' Lots
Sub-Property Type:	Residential, Single Family Residence Site
Address:	West side of Woodbridge Parkway, south of Hensley Lane
City/State/Zip:	Wylie, TX 75098
County:	Collin
Submarket:	Wylie
Market Orientation:	Suburban
Property Location:	2705 Woodland Court
IRR Event ID:	2783028



## Sale Information

Sale Price:	\$77,500
Effective Sale Price:	\$77,500
Sale Date:	07/20/2023
Sale Status:	Closed
\$/Acre(Gross):	\$767,327
\$/Land SF(Gross):	\$17.61
\$/Acre(Usable):	\$767,327
\$/Land SF(Usable):	\$17.61
\$/Unit (Potential):	\$1,938 /Unit
Grantor/Seller:	Manors at Woodbridge, LTD
Grantee/Buyer:	Megatel Homes, LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set at \$77,500/lot at substantial completion in July 2023 with an annual escalation set at 6.0%.
Document Type:	Deed
Recording No.:	2023000083658
Verified By:	Shelley Sivakumar
Verification Date:	02/19/2024

Confirmation Source: Bryan Holland (214-888-8854)

Verification Type: Confirmed-Buyer

## Improvement and Site Data

Legal/Tax/Parcel ID:	Manors at Woodbridge, Block B, Lot 54/Tax ID 289353
Acres(Usable/Gross):	0.10/0.10
Land-SF(Usable/Gross):	4,400/4,400
Usable/Gross Ratio:	1.00
No. of Units (Potential):	40
Shape:	Rectangular
Topography:	Level
Frontage Feet:	40
Frontage Desc.:	40' x 110'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

This development was platted and developed with 90 lots on 11.835 acres. Lots in this development are located in

## Comments (Cont'd)

---

the Wylie ISD.



## Land Sales - 50' Frontage Lots

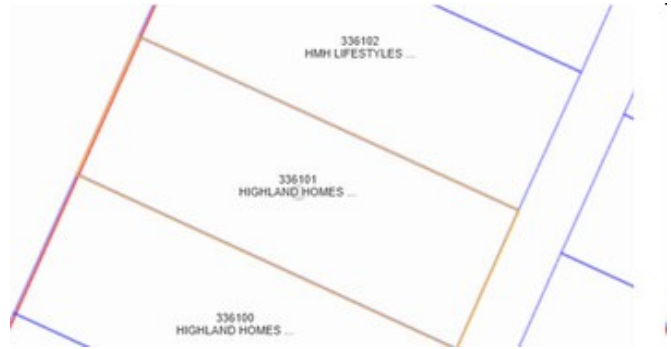


# Land Sale Profile

# Sale No. 1

## Location & Property Identification

Property Name:	Waterscape, Phase 3B - 50' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Southwest side of Crenshaw Road, southeast of FM-548
City/State/Zip:	Royse City, TX 75189
County:	Rockwall
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	1218 Falls Rush Way
IRR Event ID:	3225836



## Sale Information

Sale Price:	\$80,000
Effective Sale Price:	\$80,000
Sale Date:	07/30/2024
Sale Status:	Closed
\$/Acre(Gross):	\$580,973
\$/Land SF(Gross):	\$13.33
\$/Unit (Potential):	\$1,600 /Unit
Grantor/Seller:	HC Royse 548 LLC
Grantee/Buyer:	Highland Homes - Dallas LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set for substantial completion by 3Q2024. The lot price represents a bulk price for 26 50' lots.
Document Type:	Deed
Recording No.:	20240000013653
Verified By:	Shelley Sivakumar
Verification Date:	12/17/2024
Confirmation Source:	Barry Jameson (972-347-6414)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID:	Waterscape, Phase 3B, Block K, Lot11/Tax ID 336101
Acres(Gross):	0.14
Land-SF(Gross):	6,000
No. of Units (Potential):	50
Shape:	Rectangular
Topography:	Level
Frontage Feet:	50
Frontage Desc.:	50' x 120'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

Lots in Phase 3B are located in the Waterscape PID, IA #4. All lots are located in the Royse City ISD.



## Location & Property Identification

Property Name: Creekside, Phase 2B - 50' Lots

Sub-Property Type: Residential, Finished SFR Lots

Address: Northwest of SH-66 at River Bend Road

City/State/Zip: Royse City, TX 75189

County: Collin

Submarket: RoyseCity

Market Orientation: Suburban

Property Location: 2420 Wheatfield Nook Road

IRR Event ID: 3225814



## Sale Information

Sale Price: \$83,750

Effective Sale Price: \$83,750

Sale Date: 10/25/2024

Sale Status: Closed

\$/Acre(Gross): \$663,104

\$/Land SF(Gross): \$15.23

\$/Unit (Potential): \$1,675 /Unit

Grantor/Seller: HT Hwy 66 Development, LP

Grantee/Buyer: William Ryan Homes Texas, Inc.

Property Rights: Fee Simple

Financing: Cash to seller

Terms of Sale Comments: The base lot price was set for substantial completion by 4Q2024. Lots are contracted with an annual 6% escalation plus additional fees.

Document Type: Deed

Recording No.: 2024000132359

Verified By: Shelley Sivakumar

Verification Date: 12/18/2024

Confirmation Source: Doug Wolfe (972-742-0393)

Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Creekside, Phase 2B, Block K, Lot 5/Tax ID 2927216

Acres(Gross): 0.13

Land-SF(Gross): 5,500

No. of Units (Potential): 50

Shape: Rectangular

Topography: Level

Frontage Feet: 50

Frontage Desc.: 50' x 110'

Zoning Code: PD

Zoning Desc.: Planned Development

Flood Plain: No

Date: 06/02/2009

Utilities: Water Public, Sewer

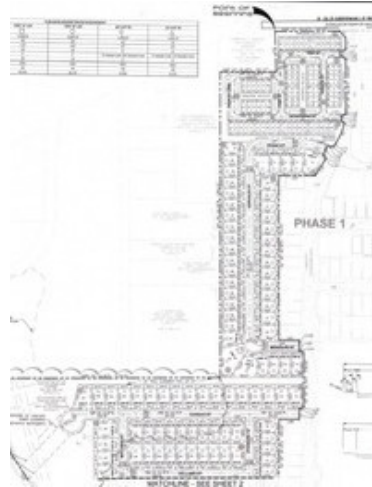
Source of Land Info.: Engineering Report

## Comments

Lots in Phase 2B are part of the Creekside PID. All lots are located in the Royse City ISD.

## Location & Property Identification

Property Name: Liberty Crossing, Phase 2 - 50' Lots  
 Sub-Property Type: Residential, Finished SFR Lots  
 Address: Southwest corner of E. Old Greenville Road and Liberty Crossing Avenue  
 City/State/Zip: Royse City, TX 75189  
 County: Rockwall  
 Submarket: RoyseCity  
 Market Orientation: Suburban  
 Property Location: Ketchum Lane  
 IRR Event ID: 3309009



## Sale Information

Sale Price: \$81,000  
 Effective Sale Price: \$81,000  
 Sale Date: 11/08/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$641,330  
 \$/Land SF(Gross): \$14.73  
 \$/Unit (Potential): \$1,620 /Unit  
 Grantor/Seller: Liberty Crossing Land, LLC  
 Grantee/Buyer: DR Horton - Texas LTD  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$81,000/lot for completion of Phase 2 lots in November 2024. Interest escalation is contracted at 8%. The lot price is based on an accelerated takedown period.  
 Document Type: Deed  
 Recording No.: 20240000020189  
 Verified By: Shelley Sivakumar

Verification Date: 12/19/2024  
 Confirmation Source: Gary Erlemann (Gary.Erlemann@s2ldcom)  
 Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Liberty Crossing, Phase 2, Block A, Lot 65/Tax ID 336702  
 Acres(Gross): 0.13  
 Land-SF(Gross): 5,500  
 No. of Units (Potential): 50  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Feet: 50  
 Frontage Desc.: 50' x 110'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Utilities Desc.: Liberty Crossing Public Improvement District  
 Source of Land Info.: Engineering Report





## Comments

---

Lots in this development are located within a public improvement district and are within the Royse City ISD.



## Location & Property Identification

Property Name: Clearview Ranch, Phase 1  
South - 50' Lots

Sub-Property Type: Residential, Single Family  
Residence Site

Address: East side of FM-1777, south of  
CR-677

City/State/Zip: Royse City, TX 75189

County: Collin

Submarket: RoyseCity

Market Orientation: Suburban

IRR Event ID: 3235579



## Sale Information

Sale Price: \$81,000

Effective Sale Price: \$81,000

Sale Date: 11/07/2024

Sale Status: Closed

\$/Acre(Gross): \$588,235

\$/Land SF(Gross): \$13.50

\$/Unit (Potential): \$1,620 /Unit

Grantor/Seller: Clearview Ranch Land, LLC

Grantee/Buyer: DR Horton-Texas LTD

Property Rights: Fee Simple

Financing: Cash to seller

Terms of Sale Comments: The base lot price was set at \$81,000/lot at substantial completion in November 2024. The lot price was discounted as the lots are contracted on an accelerated takedown schedule (within 4 months for 73 - 50' lots).

Document Type: Deed

Recording No.: 2024000139524

Verified By: Shelley Sivakumar

Verification Date: 03/05/2025

Confirmation Source: Gary Erlemann  
(gary.erlemann@S2LD.com)

Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Clearview Ranch, Phase 1  
South, Block U, Lot 7/Tax ID  
2931782

Acres(Gross): 0.14

Land-SF(Gross): 6,000

No. of Units (Potential): 50

Shape: Rectangular

Topography: Level

Frontage Desc.: 50' x 120'

Zoning Code: PD

Zoning Desc.: Planned Development

Flood Plain: No

Utilities: Water Public, Sewer

Source of Land Info.: Engineering Report

## Comments

Lots in this phase of development are within the Royse City ISD. The property is within the Clearview Ranch PID, IA #1.

**Comments (Cont'd)**

---



## Location & Property Identification

Property Name: Solterra, Phase 1B - 50' Lots  
 Sub-Property Type: Residential, Finished SFR Lots  
 Address: 12 Jasper Meadow  
 City/State/Zip: Mesquite, TX 75181  
 County: Dallas  
 Submarket: Mesquite  
 Market Orientation: Suburban  
 Property Location: West side of Jasper Meadow, north of Sapphire Run  
 IRR Event ID: 3235759



## Sale Information

Sale Price: \$81,637  
 Effective Sale Price: \$81,637  
 Sale Date: 05/08/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$592,861  
 \$/Land SF(Gross): \$13.61  
 \$/Unit (Potential): \$1,633 /Unit  
 Grantor/Seller: HC Solterra LLC  
 Grantee/Buyer: Highland Homes - Dallas, LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$77,000/lot for completion in June 2023 with an annual 7% escalation.  
 Document Type: Deed  
 Recording No.: 202400090207  
 Verified By: Shelley Sivakumar  
 Verification Date: 05/20/2024  
 Confirmation Source: Huffines Communities  
 Verification Type: Confirmed-Seller

Legal/Tax/Parcel ID: Solterra, Phase 1D, Block K, Lot 12/Tax ID 391945500K0120000  
 Acres(Gross): 0.14  
 Land-SF(Gross): 6,000  
 No. of Units (Potential): 50  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Desc.: 50' x 120'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

Lots in this master-planned development are located within a PID and are in the Mesquite ISD.

## Improvement and Site Data

**Solterra, Phase 1B - 50' Lots**



## Land Sales - 50' Frontage Lots

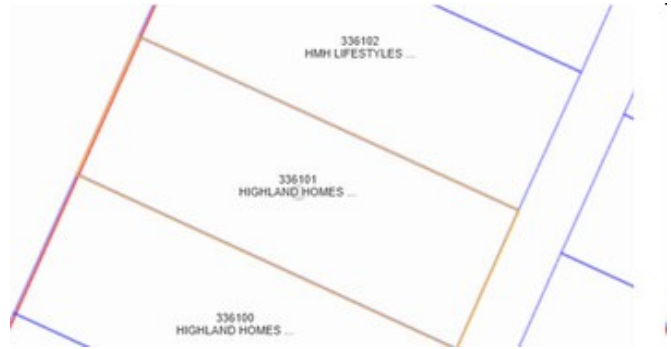


# Land Sale Profile

# Sale No. 1

## Location & Property Identification

Property Name:	Waterscape, Phase 3B - 50' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Southwest side of Crenshaw Road, southeast of FM-548
City/State/Zip:	Royse City, TX 75189
County:	Rockwall
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	1218 Falls Rush Way
IRR Event ID:	3225836



## Sale Information

Sale Price:	\$80,000
Effective Sale Price:	\$80,000
Sale Date:	07/30/2024
Sale Status:	Closed
\$/Acre(Gross):	\$580,973
\$/Land SF(Gross):	\$13.33
\$/Unit (Potential):	\$1,600 /Unit
Grantor/Seller:	HC Royse 548 LLC
Grantee/Buyer:	Highland Homes - Dallas LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set for substantial completion by 3Q2024. The lot price represents a bulk price for 26 50' lots.
Document Type:	Deed
Recording No.:	20240000013653
Verified By:	Shelley Sivakumar
Verification Date:	12/17/2024
Confirmation Source:	Barry Jameson (972-347-6414)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID:	Waterscape, Phase 3B, Block K, Lot11/Tax ID 336101
Acres(Gross):	0.14
Land-SF(Gross):	6,000
No. of Units (Potential):	50
Shape:	Rectangular
Topography:	Level
Frontage Feet:	50
Frontage Desc.:	50' x 120'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

Lots in Phase 3B are located in the Waterscape PID, IA #4. All lots are located in the Royse City ISD.



## Location & Property Identification

Property Name:	Creekside, Phase 2B - 50' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Northwest of SH-66 at River Bend Road
City/State/Zip:	Royse City, TX 75189
County:	Collin
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	2420 Wheatfield Nook Road
IRR Event ID:	3225814



## Sale Information

Sale Price:	\$83,750
Effective Sale Price:	\$83,750
Sale Date:	10/25/2024
Sale Status:	Closed
\$/Acre(Gross):	\$663,104
\$/Land SF(Gross):	\$15.23
\$/Unit (Potential):	\$1,675 /Unit
Grantor/Seller:	HT Hwy 66 Development, LP
Grantee/Buyer:	William Ryan Homes Texas, Inc.
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set for substantial completion by 4Q2024. Lots are contracted with an annual 6% escalation plus additional fees.
Document Type:	Deed
Recording No.:	2024000132359
Verified By:	Shelley Sivakumar
Verification Date:	12/18/2024
Confirmation Source:	Doug Wolfe (972-742-0393)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

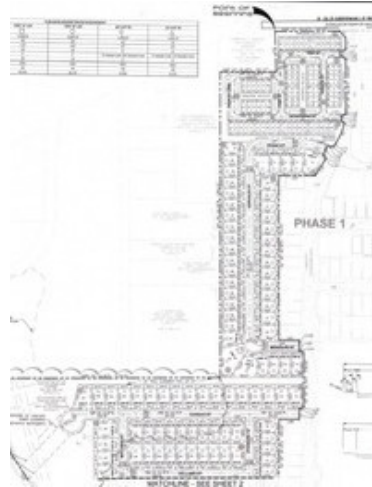
Legal/Tax/Parcel ID:	Creekside, Phase 2B, Block K, Lot 5/Tax ID 2927216
Acres(Gross):	0.13
Land-SF(Gross):	5,500
No. of Units (Potential):	50
Shape:	Rectangular
Topography:	Level
Frontage Feet:	50
Frontage Desc.:	50' x 110'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Date:	06/02/2009
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

Lots in Phase 2B are part of the Creekside PID. All lots are located in the Royse City ISD.

## Location & Property Identification

Property Name: Liberty Crossing, Phase 2 - 50' Lots  
 Sub-Property Type: Residential, Finished SFR Lots  
 Address: Southwest corner of E. Old Greenville Road and Liberty Crossing Avenue  
 City/State/Zip: Royse City, TX 75189  
 County: Rockwall  
 Submarket: RoyseCity  
 Market Orientation: Suburban  
 Property Location: Ketchum Lane  
 IRR Event ID: 3309009



## Sale Information

Sale Price: \$81,000  
 Effective Sale Price: \$81,000  
 Sale Date: 11/08/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$641,330  
 \$/Land SF(Gross): \$14.73  
 \$/Unit (Potential): \$1,620 /Unit  
 Grantor/Seller: Liberty Crossing Land, LLC  
 Grantee/Buyer: DR Horton - Texas LTD  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$81,000/lot for completion of Phase 2 lots in November 2024. Interest escalation is contracted at 8%. The lot price is based on an accelerated takedown period.  
 Document Type: Deed  
 Recording No.: 20240000020189  
 Verified By: Shelley Sivakumar

Verification Date: 12/19/2024  
 Confirmation Source: Gary Erlemann (Gary.Erlemann@s2ldcom)  
 Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Liberty Crossing, Phase 2, Block A, Lot 65/Tax ID 336702  
 Acres(Gross): 0.13  
 Land-SF(Gross): 5,500  
 No. of Units (Potential): 50  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Feet: 50  
 Frontage Desc.: 50' x 110'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Utilities Desc.: Liberty Crossing Public Improvement District  
 Source of Land Info.: Engineering Report





## Comments

---

Lots in this development are located within a public improvement district and are within the Royse City ISD.



## Location & Property Identification

Property Name: Clearview Ranch, Phase 1  
South - 50' Lots

Sub-Property Type: Residential, Single Family  
Residence Site

Address: East side of FM-1777, south of  
CR-677

City/State/Zip: Royse City, TX 75189

County: Collin

Submarket: RoyseCity

Market Orientation: Suburban

IRR Event ID: 3235579



## Sale Information

Sale Price: \$81,000

Effective Sale Price: \$81,000

Sale Date: 11/07/2024

Sale Status: Closed

\$/Acre(Gross): \$588,235

\$/Land SF(Gross): \$13.50

\$/Unit (Potential): \$1,620 /Unit

Grantor/Seller: Clearview Ranch Land, LLC

Grantee/Buyer: DR Horton-Texas LTD

Property Rights: Fee Simple

Financing: Cash to seller

Terms of Sale Comments: The base lot price was set at \$81,000/lot at substantial completion in November 2024. The lot price was discounted as the lots are contracted on an accelerated takedown schedule (within 4 months for 73 - 50' lots).

Document Type: Deed

Recording No.: 2024000139524

Verified By: Shelley Sivakumar

Verification Date: 03/05/2025

Confirmation Source: Gary Erlemann  
(gary.erlemann@S2LD.com)

Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Clearview Ranch, Phase 1  
South, Block U, Lot 7/Tax ID  
2931782

Acres(Gross): 0.14

Land-SF(Gross): 6,000

No. of Units (Potential): 50

Shape: Rectangular

Topography: Level

Frontage Desc.: 50' x 120'

Zoning Code: PD

Zoning Desc.: Planned Development

Flood Plain: No

Utilities: Water Public, Sewer

Source of Land Info.: Engineering Report

## Comments

Lots in this phase of development are within the Royse City ISD. The property is within the Clearview Ranch PID, IA #1.

**Comments (Cont'd)**

---



## Location & Property Identification

Property Name: Solterra, Phase 1B - 50' Lots  
 Sub-Property Type: Residential, Finished SFR Lots  
 Address: 12 Jasper Meadow  
 City/State/Zip: Mesquite, TX 75181  
 County: Dallas  
 Submarket: Mesquite  
 Market Orientation: Suburban  
 Property Location: West side of Jasper Meadow, north of Sapphire Run  
 IRR Event ID: 3235759



## Sale Information

Sale Price: \$81,637  
 Effective Sale Price: \$81,637  
 Sale Date: 05/08/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$592,861  
 \$/Land SF(Gross): \$13.61  
 \$/Unit (Potential): \$1,633 /Unit  
 Grantor/Seller: HC Solterra LLC  
 Grantee/Buyer: Highland Homes - Dallas, LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$77,000/lot for completion in June 2023 with an annual 7% escalation.  
 Document Type: Deed  
 Recording No.: 202400090207  
 Verified By: Shelley Sivakumar  
 Verification Date: 05/20/2024  
 Confirmation Source: Huffines Communities  
 Verification Type: Confirmed-Seller

Legal/Tax/Parcel ID: Solterra, Phase 1D, Block K, Lot 12/Tax ID 391945500K0120000  
 Acres(Gross): 0.14  
 Land-SF(Gross): 6,000  
 No. of Units (Potential): 50  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Desc.: 50' x 120'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

Lots in this master-planned development are located within a PID and are in the Mesquite ISD.

## Improvement and Site Data

**Solterra, Phase 1B - 50' Lots**



## Land Sales - 50' Frontage Lots

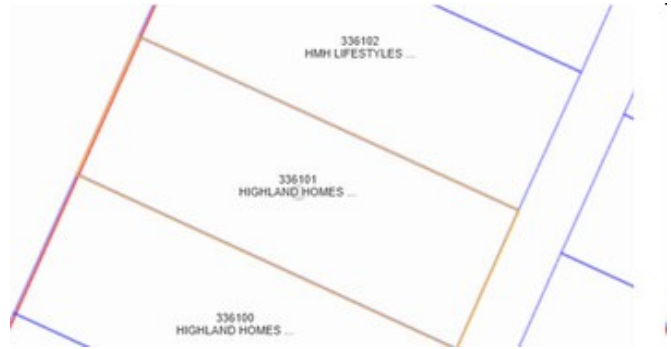


# Land Sale Profile

# Sale No. 1

## Location & Property Identification

Property Name:	Waterscape, Phase 3B - 50' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Southwest side of Crenshaw Road, southeast of FM-548
City/State/Zip:	Royse City, TX 75189
County:	Rockwall
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	1218 Falls Rush Way
IRR Event ID:	3225836



## Sale Information

Sale Price:	\$80,000
Effective Sale Price:	\$80,000
Sale Date:	07/30/2024
Sale Status:	Closed
\$/Acre(Gross):	\$580,973
\$/Land SF(Gross):	\$13.33
\$/Unit (Potential):	\$1,600 /Unit
Grantor/Seller:	HC Royse 548 LLC
Grantee/Buyer:	Highland Homes - Dallas LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set for substantial completion by 3Q2024. The lot price represents a bulk price for 26 50' lots.
Document Type:	Deed
Recording No.:	20240000013653
Verified By:	Shelley Sivakumar
Verification Date:	12/17/2024
Confirmation Source:	Barry Jameson (972-347-6414)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID:	Waterscape, Phase 3B, Block K, Lot11/Tax ID 336101
Acres(Gross):	0.14
Land-SF(Gross):	6,000
No. of Units (Potential):	50
Shape:	Rectangular
Topography:	Level
Frontage Feet:	50
Frontage Desc.:	50' x 120'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

Lots in Phase 3B are located in the Waterscape PID, IA #4. All lots are located in the Royse City ISD.



## Location & Property Identification

Property Name:	Creekside, Phase 2B - 50' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Northwest of SH-66 at River Bend Road
City/State/Zip:	Royse City, TX 75189
County:	Collin
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	2420 Wheatfield Nook Road
IRR Event ID:	3225814



## Sale Information

Sale Price:	\$83,750
Effective Sale Price:	\$83,750
Sale Date:	10/25/2024
Sale Status:	Closed
\$/Acre(Gross):	\$663,104
\$/Land SF(Gross):	\$15.23
\$/Unit (Potential):	\$1,675 /Unit
Grantor/Seller:	HT Hwy 66 Development, LP
Grantee/Buyer:	William Ryan Homes Texas, Inc.
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set for substantial completion by 4Q2024. Lots are contracted with an annual 6% escalation plus additional fees.
Document Type:	Deed
Recording No.:	2024000132359
Verified By:	Shelley Sivakumar
Verification Date:	12/18/2024
Confirmation Source:	Doug Wolfe (972-742-0393)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

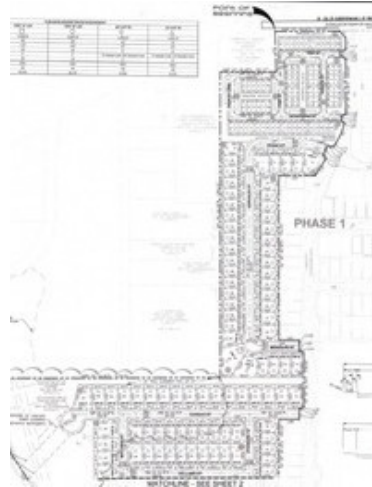
Legal/Tax/Parcel ID:	Creekside, Phase 2B, Block K, Lot 5/Tax ID 2927216
Acres(Gross):	0.13
Land-SF(Gross):	5,500
No. of Units (Potential):	50
Shape:	Rectangular
Topography:	Level
Frontage Feet:	50
Frontage Desc.:	50' x 110'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Date:	06/02/2009
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

Lots in Phase 2B are part of the Creekside PID. All lots are located in the Royse City ISD.

## Location & Property Identification

Property Name: Liberty Crossing, Phase 2 - 50' Lots  
 Sub-Property Type: Residential, Finished SFR Lots  
 Address: Southwest corner of E. Old Greenville Road and Liberty Crossing Avenue  
 City/State/Zip: Royse City, TX 75189  
 County: Rockwall  
 Submarket: RoyseCity  
 Market Orientation: Suburban  
 Property Location: Ketchum Lane  
 IRR Event ID: 3309009



## Sale Information

Sale Price: \$81,000  
 Effective Sale Price: \$81,000  
 Sale Date: 11/08/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$641,330  
 \$/Land SF(Gross): \$14.73  
 \$/Unit (Potential): \$1,620 /Unit  
 Grantor/Seller: Liberty Crossing Land, LLC  
 Grantee/Buyer: DR Horton - Texas LTD  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$81,000/lot for completion of Phase 2 lots in November 2024. Interest escalation is contracted at 8%. The lot price is based on an accelerated takedown period.  
 Document Type: Deed  
 Recording No.: 20240000020189  
 Verified By: Shelley Sivakumar

Verification Date: 12/19/2024  
 Confirmation Source: Gary Erlemann (Gary.Erlemann@s2ldcom)  
 Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Liberty Crossing, Phase 2, Block A, Lot 65/Tax ID 336702  
 Acres(Gross): 0.13  
 Land-SF(Gross): 5,500  
 No. of Units (Potential): 50  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Feet: 50  
 Frontage Desc.: 50' x 110'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Utilities Desc.: Liberty Crossing Public Improvement District  
 Source of Land Info.: Engineering Report





## Comments

---

Lots in this development are located within a public improvement district and are within the Royse City ISD.



## Location & Property Identification

Property Name: Clearview Ranch, Phase 1  
South - 50' Lots

Sub-Property Type: Residential, Single Family  
Residence Site

Address: East side of FM-1777, south of  
CR-677

City/State/Zip: Royse City, TX 75189

County: Collin

Submarket: RoyseCity

Market Orientation: Suburban

IRR Event ID: 3235579



## Sale Information

Sale Price: \$81,000

Effective Sale Price: \$81,000

Sale Date: 11/07/2024

Sale Status: Closed

\$/Acre(Gross): \$588,235

\$/Land SF(Gross): \$13.50

\$/Unit (Potential): \$1,620 /Unit

Grantor/Seller: Clearview Ranch Land, LLC

Grantee/Buyer: DR Horton-Texas LTD

Property Rights: Fee Simple

Financing: Cash to seller

Terms of Sale Comments: The base lot price was set at \$81,000/lot at substantial completion in November 2024. The lot price was discounted as the lots are contracted on an accelerated takedown schedule (within 4 months for 73 - 50' lots).

Document Type: Deed

Recording No.: 2024000139524

Verified By: Shelley Sivakumar

Verification Date: 03/05/2025

Confirmation Source: Gary Erlemann  
(gary.erlemann@S2LD.com)

Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Clearview Ranch, Phase 1  
South, Block U, Lot 7/Tax ID  
2931782

Acres(Gross): 0.14

Land-SF(Gross): 6,000

No. of Units (Potential): 50

Shape: Rectangular

Topography: Level

Frontage Desc.: 50' x 120'

Zoning Code: PD

Zoning Desc.: Planned Development

Flood Plain: No

Utilities: Water Public, Sewer

Source of Land Info.: Engineering Report

## Comments

Lots in this phase of development are within the Royse City ISD. The property is within the Clearview Ranch PID, IA #1.

**Comments (Cont'd)**

---



## Location & Property Identification

Property Name: Solterra, Phase 1B - 50' Lots  
 Sub-Property Type: Residential, Finished SFR Lots

Address: 12 Jasper Meadow  
 City/State/Zip: Mesquite, TX 75181  
 County: Dallas  
 Submarket: Mesquite  
 Market Orientation: Suburban  
 Property Location: West side of Jasper Meadow, north of Sapphire Run

IRR Event ID: 3235759



## Sale Information

Sale Price: \$81,637  
 Effective Sale Price: \$81,637  
 Sale Date: 05/08/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$592,861  
 \$/Land SF(Gross): \$13.61  
 \$/Unit (Potential): \$1,633 /Unit  
 Grantor/Seller: HC Solterra LLC  
 Grantee/Buyer: Highland Homes - Dallas, LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller  
 Terms of Sale Comments: The base lot price was set at \$77,000/lot for completion in June 2023 with an annual 7% escalation.

Document Type: Deed  
 Recording No.: 202400090207  
 Verified By: Shelley Sivakumar  
 Verification Date: 05/20/2024  
 Confirmation Source: Huffines Communities  
 Verification Type: Confirmed-Seller

Legal/Tax/Parcel ID: Solterra, Phase 1D, Block K, Lot 12/Tax ID 391945500K0120000

Acres(Gross): 0.14  
 Land-SF(Gross): 6,000  
 No. of Units (Potential): 50  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Desc.: 50' x 120'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

Lots in this master-planned development are located within a PID and are in the Mesquite ISD.

## Improvement and Site Data

**Solterra, Phase 1B - 50' Lots**

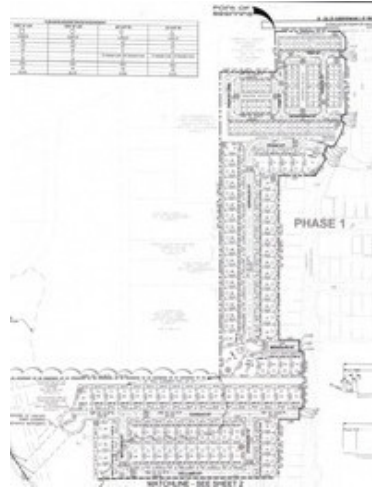


## Land Sales - 60' Frontage Lots



## Location & Property Identification

Property Name:	Liberty Crossing, Phase 2 - 60' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Southwest corner of E. Old Greenville Road and Liberty Crossing Avenue
City/State/Zip:	Royse City, TX 75189
County:	Rockwall
Submarket:	RoyseCity
Market Orientation:	Suburban
Property Location:	Hearn Drive
IRR Event ID:	3309013



## Sale Information

Sale Price:	\$93,600
Effective Sale Price:	\$93,600
Sale Date:	11/07/2024
Sale Status:	Closed
\$/Acre(Gross):	\$617,822
\$/Land SF(Gross):	\$14.18
\$/Unit (Potential):	\$1,560 /Unit
Grantor/Seller:	Liberty Crossing Land, LLC
Grantee/Buyer:	DR Horton - Texas LTD
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set at \$93,600/lot for completion in November 2024. Interest escalation is contracted at 8%. The lot price is based on an accelerated takedown period.
Document Type:	Deed
Recording No.:	20240000020189
Verified By:	Shelley Sivakumar
Verification Date:	12/19/2024

Confirmation Source:	Gary Erlemann (gary.erlemann@S2Id.com)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID:	Liberty Crossing, Phase 2, Block K, Lot 7/Tax ID 336742
Acres(Gross):	0.15
Land-SF(Gross):	6,600
No. of Units (Potential):	60
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Frontage Feet:	60
Frontage Desc.:	60' x 110'
Zoning Code:	PD
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Utilities Desc.:	Liberty Crossing Public Improvement District
Source of Land Info.:	Engineering Report

## Comments

Lots in this development are within a public improvement

## Comments (Cont'd)

---

district and are in the Royse City ISD.



## Location & Property Identification

Property Name:	Homestead, Phase 1 - 62' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Northeast quadrant of FM-549 and FM-1139
City/State/Zip:	Rockwall, TX 75032
County:	Rockwall
Submarket:	Rockwall
Market Orientation:	Suburban
Property Location:	3141 Lora Lee Lane
IRR Event ID:	2892446



## Sale Information

Sale Price:	\$117,825
Effective Sale Price:	\$117,825
Sale Date:	08/30/2024
Sale Status:	Closed
\$/Acre(Gross):	\$689,842
\$/Land SF(Gross):	\$15.84
\$/Unit (Potential):	\$1,900 /Unit
Grantor/Seller:	SH Development Klutts Rockwall, LLC
Grantee/Buyer:	DFH Coventry LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set at \$117,825 as of August 2024.
Document Type:	Deed
Recording No.:	20240000015213
Verified By:	Shelley Sivakumar
Verification Date:	12/19/2024
Confirmation Source:	Shaddock Homes
Verification Type:	Confirmed-Seller

Legal/Tax/Parcel ID:	Homestead, Phase 1, Block G, Lot 20/Tax ID 336536
Acres(Gross):	0.17
Land-SF(Gross):	7,440
No. of Units (Potential):	62
Shape:	Rectangular
Topography:	Level
Frontage Desc.:	62' x 120'
Zoning Code:	PD-92
Zoning Desc.:	Single Family
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Public Records

## Comments

This development was completed in August 2024 and is located in the Rockwall ISD.

## Improvement and Site Data

**Homestead, Phase 1 - 62' Lots**





## Location & Property Identification

Property Name:	Terraces, Phase One (Vallis Greene) - 62' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	North side of SH-66 and south side of FM-1141
City/State/Zip:	Rockwall, TX 75032
County:	Rockwall
Submarket:	Rockwall
Market Orientation:	Suburban
Property Location:	1809 Terraces Boulevard
IRR Event ID:	2892576



## Sale Information

Sale Price:	\$130,200
Effective Sale Price:	\$130,200
Sale Date:	09/09/2024
Sale Status:	Closed
\$/Acre(Gross):	\$762,295
\$/Land SF(Gross):	\$17.50
\$/Unit (Potential):	\$2,100 /Unit
Grantor/Seller:	TM Terraces LLC
Grantee/Buyer:	Perry Homes LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set at \$130,200/lot (\$2,100/FF) for substantial completion in September 2024.

Document Type:	Deed
Recording No.:	20240000016005
Verified By:	Shelley Sivakumar
Verification Date:	12/19/2024
Confirmation Source:	Terra Manna (214-577-1431)
Verification Type:	Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID:	Terraces, Phse One, Block G, Lot 2/Tax ID 334113
Acres(Gross):	0.17
Land-SF(Gross):	7,440
No. of Units (Potential):	62
Shape:	Rectangular
Topography:	Level
Frontage Feet:	62
Frontage Desc.:	62' x 120'
Zoning Code:	PD-71
Zoning Desc.:	Planned Development
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Engineering Report

## Comments

The development was originally to be called Vallis Greene with a total of 182 lots with 62', 72', 82', and 100' frontages (7,200 SF - 13,000 SF). The lots are located within the Rockwall ISD.

## Location & Property Identification

Property Name: Solterra, Phase 1D - 60' Lots  
 Sub-Property Type: Residential, Finished SFR Lots  
 Address: North side of Acorn Creek Circle, east of Pantina Park  
 City/State/Zip: Mesquite, TX 75181  
 County: Dallas  
 Submarket: Mesquite  
 Market Orientation: Suburban  
 Property Location: 3 Acorn Creek Circle  
 IRR Event ID: 3310118



## Sale Information

Sale Price: \$93,090  
 Effective Sale Price: \$93,090  
 Sale Date: 03/18/2024  
 Sale Status: Closed  
 \$/Acre(Gross): \$563,158  
 \$/Land SF(Gross): \$12.93  
 \$/Unit (Potential): \$1,552 /Unit  
 Grantor/Seller: HC Solterra, LLC  
 Grantee/Buyer: Castlerock Communities LLC  
 Property Rights: Fee Simple  
 Financing: Cash to seller

Terms of Sale Comments: The base lot price was set at \$87,000/lot with an annual 7% escalation from substantial completion in 2Q2023. Additional fees include \$2,000/lot marketing fee and \$2,500/lot amenity fee.

Document Type: Deed  
 Recording No.: 202400053976  
 Verified By: Shelley Sivakumar  
 Verification Date: 12/20/2024

Confirmation Source: Debie Tjandra (Huffines)  
 Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Solterra, Phase 1D/Block H, Lot 3/Tax ID 381945500H0030000  
 Acres(Gross): 0.17  
 Land-SF(Gross): 7,200  
 No. of Units (Potential): 60  
 Shape: Rectangular  
 Topography: Level  
 Corner Lot: No  
 Frontage Desc.: 60' x 120'  
 Zoning Code: PD  
 Zoning Desc.: Planned Development  
 Flood Plain: No  
 Utilities: Water Public, Sewer  
 Source of Land Info.: Public Records

## Comments

Lots in this development are located within the Mesquite ISD and are within a public improvement district.



## Location & Property Identification

Property Name:	Gideon Grove, Phase 2 - 60' Lots
Sub-Property Type:	Residential, Finished SFR Lots
Address:	Northeast corner of John King Boulevard and E. Quail Run Road
City/State/Zip:	Rockwall, TX 75087
County:	Rockwall
Submarket:	Rockwall
Market Orientation:	Suburban
Property Location:	1822 Gem Drive
IRR Event ID:	3320167



## Sale Information

Sale Price:	\$109,200
Effective Sale Price:	\$109,200
Sale Date:	09/30/2024
Sale Status:	Closed
\$/Acre(Gross):	\$634,146
\$/Land SF(Gross):	\$14.56
\$/Acre(Usable):	\$634,146
\$/Land SF(Usable):	\$14.56
\$/Unit (Potential):	\$1,820 /Unit
Grantor/Seller:	Pacesetter Homes LLC
Grantee/Buyer:	Shane Homes, Inc.
Property Rights:	Fee Simple
Financing:	Cash to seller
Terms of Sale Comments:	The base lot price was set at \$109,200 in 4Q2024 for 60' lots.
Document Type:	Deed
Recording No.:	20240000016944
Verified By:	Shelley Sivakumar
Verification Date:	01/23/2025
Confirmation Source:	Contract Provided
Verification Type:	Confirmed-Lender

## Improvement and Site Data

Legal/Tax/Parcel ID:	Gideon Grove, Phase 2, Lot 6, Block C/Tax ID 118050
Acres(Usable/Gross):	0.17/0.17
Land-SF(Usable/Gross):	7,500/7,500
Usable/Gross Ratio:	1.00
No. of Units (Potential):	60
Shape:	Rectangular
Topography:	Level
Frontage Desc.:	60' x 125'
Zoning Code:	PD-84
Zoning Desc.:	Planned Development - 84
Flood Plain:	No
Utilities:	Water Public, Sewer
Source of Land Info.:	Public Records

## Comments

Lots in this development are within the city limits of Rockwall in the Rockwall ISD.

## Location & Property Identification

Property Name: Clearview Ranch, Phase 1  
South - 60' Lots

Sub-Property Type: Residential, Single Family  
Residence Site

Address: East side of FM-1777, south of  
CR-677

City/State/Zip: Royse City, TX 75189

County: Collin

Submarket: RoyseCity

Market Orientation: Suburban

IRR Event ID: 3235587



## Sale Information

Sale Price: \$93,600

Effective Sale Price: \$93,600

Sale Date: 11/07/2024

Sale Status: Closed

\$/Acre(Gross): \$503,226

\$/Land SF(Gross): \$11.56

\$/Unit (Potential): \$1,560 /Unit

Grantor/Seller: Clearview Ranch Land, LLC

Grantee/Buyer: DR Horton-Texas LTD

Property Rights: Fee Simple

Financing: Cash to seller

Terms of Sale Comments: The base lot price was set at \$93,600/lot for substantial completion in November 2024. The lots are discounted as they are contracted on an accelerated takedown basis with 4 months (68 - 60' lots). Escalation is based on an annual 8% rate.

Document Type: Deed

Recording No.: 2024000139524

Verified By: Shelley Sivakumar

Verification Date: 03/05/2025

Confirmation Source: Gary Erlemann  
(gary.erlemann@S2LD.com)

Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Clearview Ranch, Phase 1  
South, Block V, Lot 2/Tax ID  
2931804

Acres(Gross): 0.19

Land-SF(Gross): 8,100

No. of Units (Potential): 60

Shape: Rectangular

Topography: Level

Frontage Desc.: 60' x 135'

Zoning Code: PD

Zoning Desc.: Planned Development

Flood Plain: No

Utilities: Water Public, Sewer

Source of Land Info.: Engineering Report

## Comments

Lots in this development are located within the Clearview Ranch PID, IA #1 and are within the Royse City ISD.

**Comments (Cont'd)**

---



## Location & Property Identification

Property Name: Creekside PID, IA #2 (Phase 2B) - 60' Lots

Sub-Property Type: Residential, Finished SFR Lots

Address: Northwest of SH-66 at River Bend Road

City/State/Zip: Roysse City, TX 75189

County: Collin

Submarket: RoysseCity

Market Orientation: Suburban

IRR Event ID: 3225818



## Sale Information

Sale Price: \$96,000

Effective Sale Price: \$96,000

Sale Date: 12/19/2024

Sale Status: Closed

\$/Acre(Gross): \$580,762

\$/Land SF(Gross): \$13.33

\$/Unit (Potential): \$1,600 /Unit

Grantor/Seller: HT Hwy 66 Development, LP

Grantee/Buyer: William Ryan Homes Texas, Inc.

Property Rights: Fee Simple

Financing: Cash to seller

Terms of Sale Comments: The base lot price was set for substantial completion in December 2024 with an annual 6% escalation plus various fees.

Document Type: Deed

Recording No.: 2024000158755

Verified By: Shelley Sivakumar

Verification Date: 03/05/2025

Confirmation Source: Doug Wolfe (972-742-0393)

Verification Type: Confirmed-Seller

## Improvement and Site Data

Legal/Tax/Parcel ID: Creekside, Phase 2B, Block N, Lot 36/Tax ID 2927088

Acres(Gross): 0.17

Land-SF(Gross): 7,200

No. of Units (Potential): 60

Shape: Rectangular

Topography: Level

Frontage Feet: 60

Frontage Desc.: 60' x 120'

Zoning Code: PD

Zoning Desc.: Planned Development

Flood Plain: No

Utilities: Water Public, Sewer

Source of Land Info.: Engineering Report

## Comments

Lots in Phase 2B are located within the Creekside PID. All lots are located in the Roysse City ISD.





**APPENDIX F**

**PHOTOGRAPHS OF COMPLETED DEVELOPMENT IN THE DISTRICT**



(THIS PAGE IS INTENTIONALLY LEFT BLANK.)

**Photos of Master Amenities**

















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

# MESQUITE

T E X A S<sup>®</sup>

Real. Texas. Flavor.



Printed by: ImageMaster, LLC  
[www.imagemaster.com](http://www.imagemaster.com)