

2030	\$	2,000.00	\$	5,400.00	\$	7,400.00
2031	\$	2,000.00	\$	5,300.00	\$	7,300.00
2032	\$	2,000.00	\$	5,200.00	\$	7,200.00
2033	\$	2,000.00	\$	5,100.00	\$	7,100.00
2034	\$	3,000.00	\$	5,000.00	\$	8,000.00
2035	\$	3,000.00	\$	4,850.00	\$	7,850.00
2036	\$	3,000.00	\$	4,700.00	\$	7,700.00
2037	\$	3,000.00	\$	4,550.00	\$	7,550.00
2038	\$	3,000.00	\$	4,400.00	\$	7,400.00
2039	\$	3,000.00	\$	4,250.00	\$	7,250.00
2040	\$	3,000.00	\$	4,100.00	\$	7,100.00
2041	\$	4,000.00	\$	3,950.00	\$	7,950.00
2042	\$	4,000.00	\$	3,750.00	\$	7,750.00
2043	\$	4,000.00	\$	3,550.00	\$	7,550.00
2044	\$	4,000.00	\$	3,350.00	\$	7,350.00
2045	\$	4,000.00	\$	3,150.00	\$	7,150.00
2046	\$	5,000.00	\$	2,950.00	\$	7,950.00
2047	\$	5,000.00	\$	2,700.00	\$	7,700.00
2048	\$	5,000.00	\$	2,450.00	\$	7,450.00
2049	\$	5,000.00	\$	2,200.00	\$	7,200.00
2050	\$	6,000.00	\$	1,950.00	\$	7,950.00
2051	\$	6,000.00	\$	1,650.00	\$	7,650.00
2052	\$	6,000.00	\$	1,350.00	\$	7,350.00
2053	\$	7,000.00	\$	1,050.00	\$	8,050.00
2054	\$	7,000.00	\$	700.00	\$	7,700.00
2055	\$	7,000.00	\$	350.00	\$	7,350.00
Total	\$	116,000.00	\$	110,550.00	\$	226,550.00

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act.

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

2025	110,000.00	375,681.26	485,681.26
2026	114,000.00	370,593.76	484,593.76
2027	119,000.00	365,321.26	484,321.26
2028	125,000.00	359,817.50	484,817.50
2029	130,000.00	354,036.26	484,036.26
2030	136,000.00	348,023.76	484,023.76
2031	142,000.00	341,733.76	483,733.76
2032	149,000.00	334,101.26	483,101.26
2033	157,000.00	326,092.50	483,092.50
2034	165,000.00	317,653.76	482,653.76
2035	174,000.00	308,785.00	482,785.00
2036	183,000.00	299,432.50	482,432.50
2037	193,000.00	289,596.26	482,596.26
2038	203,000.00	279,222.50	482,222.50
2039	214,000.00	268,311.26	482,311.26
2040	226,000.00	256,808.76	482,808.76
2041	238,000.00	244,661.26	482,661.26
2042	251,000.00	231,868.76	482,868.76
2043	264,000.00	218,377.50	482,377.50
2044	279,000.00	204,187.50	483,187.50
2045	295,000.00	188,493.76	483,493.76
2046	312,000.00	171,900.00	483,900.00
2047	329,000.00	154,350.00	483,350.00
2048	348,000.00	135,843.76	483,843.76
2049	368,000.00	116,268.76	484,268.76
2050	390,000.00	95,568.76	485,568.76
2051	412,000.00	73,631.26	485,631.26
2052	436,000.00	50,456.26	486,456.26
2053	461,000.00	25,931.26	486,931.26
Total	<u>\$7,000,000.00</u>	<u>\$7,515,489.34</u>	<u>\$14,515,489.34</u>

2024	--	\$209,478.24	\$209,478.24
2025	\$ 59,000.00	194,361.26	253,361.26
2026	62,000.00	191,632.50	253,632.50
2027	64,000.00	188,765.00	252,765.00
2028	66,000.00	185,805.00	251,805.00
2029	69,000.00	182,752.50	251,752.50
2030	72,000.00	179,561.26	251,561.26
2031	74,000.00	176,231.26	250,231.26
2032	78,000.00	172,068.76	250,068.76
2033	82,000.00	167,681.26	249,681.26
2034	86,000.00	163,068.76	249,068.76
2035	90,000.00	158,231.26	248,231.26
2036	95,000.00	153,168.76	248,168.76
2037	100,000.00	147,825.00	247,825.00
2038	105,000.00	142,200.00	247,200.00
2039	110,000.00	136,293.76	246,293.76
2040	116,000.00	130,106.26	246,106.26
2041	122,000.00	123,581.26	245,581.26
2042	128,000.00	116,718.76	244,718.76
2043	135,000.00	109,518.76	244,518.76
2044	142,000.00	101,925.00	243,925.00
2045	149,000.00	93,937.50	242,937.50
2046	157,000.00	85,556.26	242,556.26
2047	166,000.00	76,725.00	242,725.00
2048	174,000.00	67,387.50	241,387.50
2049	184,000.00	57,600.00	241,600.00
2050	194,000.00	47,250.00	241,250.00
2051	204,000.00	36,337.50	240,337.50
2052	215,000.00	24,862.50	239,862.50
2053	227,000.00	12,768.76	239,768.76
Total	<u>\$3,525,000.00</u>	<u>\$3,833,399.64</u>	<u>\$7,358,399.64</u>

2026	\$90,000.00	\$267,067.50	\$357,067.50
2027	\$94,000.00	\$263,242.50	\$357,242.50
2028	\$99,000.00	\$259,247.50	\$358,247.50
2029	\$103,000.00	\$255,040.00	\$358,040.00
2030	\$108,000.00	\$250,662.50	\$358,662.50
2031	\$112,000.00	\$246,072.50	\$358,072.50
2032	\$117,000.00	\$241,312.50	\$358,312.50
2033	\$123,000.00	\$235,462.50	\$358,462.50
2034	\$130,000.00	\$229,312.50	\$359,312.50
2035	\$137,000.00	\$222,812.50	\$359,812.50
2036	\$144,000.00	\$215,962.50	\$359,962.50
2037	\$152,000.00	\$208,762.50	\$360,762.50
2038	\$159,000.00	\$201,162.50	\$360,162.50
2039	\$168,000.00	\$193,212.50	\$361,212.50
2040	\$177,000.00	\$184,812.50	\$361,812.50
2041	\$186,000.00	\$175,962.50	\$361,962.50
2042	\$196,000.00	\$166,662.50	\$362,662.50
2043	\$206,000.00	\$156,862.50	\$362,862.50
2044	\$217,000.00	\$146,562.50	\$363,562.50
2045	\$229,000.00	\$135,712.50	\$364,712.50
2046	\$242,000.00	\$123,690.00	\$365,690.00
2047	\$255,000.00	\$110,985.00	\$365,985.00
2048	\$269,000.00	\$97,597.50	\$366,597.50
2049	\$284,000.00	\$83,475.00	\$367,475.00
2050	\$300,000.00	\$68,565.00	\$368,565.00
2051	\$317,000.00	\$52,815.00	\$369,815.00
2052	\$335,000.00	\$36,172.50	\$371,172.50
2053	<u>\$354,000.00</u>	<u>\$18,585.00</u>	<u>\$372,585.00</u>
Total	<u>\$5,435,000.00</u>	<u>\$5,072,751.44</u>	<u>\$10,507,751.44</u>

CONVEYED AS "TRACT 11", PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS "TRACT 12", PART OF CALLED 77.4 ACRE TRACT OF LAND CONVEYED AS "TRACT 13", TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A CALLED 119.95 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, AS RECORDED IN VOLUME 92253, PAGE 1749, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 2.694 ACRE TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 2005041, PAGE 178, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 2.06 ACRE TRACT OF LAND CONVEYED TO THE GEORGE F. LUCAS IRREVOCABLE DESCENDANT'S TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 200213402221, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 40 ACRE TRACT CONVEYED AS "TRACT NO. 1", PART OF A CALLED 75 ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 2", ALL OF A TRACT OF LAND CONVEYED AS "TRACT NO. 3" AND ALL OF A CALLED 4/10ths OF AN ACRE TRACT CONVEYED AS "TRACT NO. 4", TO THE FAITHON PANTELJ LUCAS JR. FAMILY TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050391371, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 50 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, AS RECORDED IN VOLUME 93013, PAGE 67, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND ALL OF A CALLED 93.910 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE OF THE GEORGE F. LUCAS IRREVOCABLE DESCENDANTS' TRUST, AS RECORDED IN VOLUME 93013, PAGE 70, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 1424.398 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID "TRACT 4", SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF FAITHON P. LUCAS SR. BOULEVARD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH THE WEST CORNER OF LOT 1A, BLOCK A OF DR. JOHN D. HORN HIGH SCHOOL, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200503600834, MAP RECORDS, DALLAS COUNTY, TEXAS BEARS SOUTH 45 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 57.56 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID "TRACT 4" AND THE SOUTHWEST LINE OF SAID LOT 1A, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 1772.56 FEET TO A POINT FOR CORNER;

SOUTH 46 DEGREES 39 MINUTES 23 SECONDS EAST, A DISTANCE OF 82.92 FEET TO AN EAST CORNER OF SAID "TRACT 4", THE SOUTH CORNER OF SAID LOT 1A, BLOCK A, THE NORTH CORNER OF A CALLED 35.848 ACRE TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800303367, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE WEST CORNER OF A CALLED 22.344 ACRE TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080016792, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 15 DEGREES 50 MINUTES 01 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT 4" AND THE NORTHWEST LINE OF SAID 35.848 ACRE TRACT, A DISTANCE OF 374.36 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID "TRACT 13" AND ALONG THE WEST LINE OF SAID 35.848 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 439.47 FEET TO A POINT FOR CORNER;

SOUTH 11 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 510.05 FEET TO A POINT FOR CORNER;

SOUTH 28 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 159.13 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 45 MINUTES 14 SECONDS EAST, A DISTANCE OF 145.44 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 144.00 FEET TO A POINT FOR THE EAST CORNER OF SAID 35.848 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF SAID "TRACT 13" AND THE SOUTHWEST LINE OF A CALLED 134.201 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080025063, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;	
THENCE, SOUTH 44 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG SAID NORTHEAST LINE OF "TRACT 13" AND SAID SOUTHWEST LINE OF 134.201 ACRE TRACT, A DISTANCE OF 404.14 FEET TO A SOUTHEAST CORNER OF SAID "TRACT 13", SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF HOLLOMAN ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY – CLOSED);	
THENCE, SOUTH 00 DEGREES 16 MINUTES 51 SECONDS EAST, ALONG THE EAST LINE OF SAID "TRACT 13", ALONG THE EAST LINE OF SAID "TRACT NO. 1" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 1683.70 FEET TO THE SOUTH CORNER OF SAID "TRACT NO. 1";	
THENCE, SOUTH 89 DEGREES 01 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID "TRACT NO. 1" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 1156.84 FEET TO THE NORTHEAST CORNER OF AFORESAID "TRACT NO. 4";	
THENCE, SOUTH 22 DEGREES 10 MINUTES 12 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT NO. 4" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 114.85 FEET TO THE SOUTH CORNER OF SAID "TRACT NO. 4", SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID "TRACT NO. 2" AND THE SOUTHWEST LINE OF A CALLED 93.102 ACRE TRACT OF LAND CONVEYED AS "TRACT II" TO W.A. RIDGE RANCH, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20070458237, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;	
THENCE, SOUTH 45 DEGREES 12 MINUTES 59 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID "TRACT NO. 2", THE SOUTHWEST LINE OF SAID 93.102 ACRE TRACT, WITH THE NORTHEAST LINE OF SAID HOLLOWMAN ROAD, A DISTANCE OF 636.15 FEET TO THE EAST CORNER OF SAID "TRACT NO. 2" AND THE NORTH CORNER OF A CALLED 18.674 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 200900124560, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;	
THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, A DISTANCE OF 531.59 FEET TO A POINT FOR CORNER;	
THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT NO. 2" AND THE NORTHWEST LINE OF SAID 18.674 ACRE TRACT, A DISTANCE OF 531.59 FEET TO A WEST CORNER OF SAID 18.674 ACRE TRACT AND THE NORTH CORNER OF AFORESAID 93.910 ACRE TRACT;	
THENCE, ALONG THE NORTHEAST LINE OF SAID 93.910 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 18.674 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:	
SOUTH 43 DEGREES 25 MINUTES 58 SECONDS EAST, A DISTANCE OF 774.12 FEET TO A POINT FOR CORNER;	
SOUTH 66 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 1509.42 FEET TO AN EAST CORNER OF SAID 93.910 ACRE TRACT, THE EAST CORNER OF SAID 18.674 ACRE TRACT AND THE SOUTH CORNER OF AFORESAID 93.102 ACRE TRACT, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF LAWSON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);	
THENCE, SOUTH 44 DEGREES 14 MINUTES 05 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 93.910 ACRE TRACT, A DISTANCE OF 1905.91 FEET TO THE SOUTH CORNER OF SAID 93.910 ACRE TRACT;	
THENCE, NORTH 45 DEGREES 07 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 93.910 ACRE TRACT, A DISTANCE OF 2185.14 FEET TO THE WEST CORNER OF SAID 93.910 ACRE TRACT, SAID POINT BEING ON THE SOUTHEAST LINE OF AFORESAID "TRACT NO. 2";	
SOLTERRA PUBLIC IMPROVEMENT DISTRICT 2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)	
253	

THENCE, NORTH 45 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 34.151 ACRE TRACT, THE NORTHEAST LINE OF SAID 102.8043 ACRE TRACT AND AFORESAID NORTHEAST LINE OF 56.542 ACRE TRACT, A DISTANCE OF 1785.44 FEET TO THE WEST CORNER OF SAID 34.179 ACRE TRACT AND THE SOUTH CORNER OF AFORESAID 50 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF A CALLED 56.542 ACRE TRACT OF LAND CONVEYED TO IH 20 LP LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800208658, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	
THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 50 ACRE TRACT, SAID NORTHEAST LINE OF 56.542 ACRE TRACT AND THE NORTHEAST LINE OF A CALLED 48.397 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800334776, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1242.86 FEET TO THE WEST CORNER OF SAID 50 ACRE TRCT AND THE NORTH CORNER OF SAID 48.397 ACRE TRACT, SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF MCKENZIE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);	
THENCE, NORTH 45 DEGREES 02 MINUTES 08 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 50 ACRE TRACT AND THE SOUTHEAST LINE OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1757.80 FEET TO THE NORTH CORNER OF SAID 50 ACRE TRACT, SAID POINT BEING ON THE SOUTHWEST LINE OF AFORESAID "TRACT 9";	
THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG SOUTHWEST LINES OF SAID "TRACT 9", AFORESAID "TRACT 10" AND AFORESAID "TRACT 8", PASSING AT A DISTANCE OF 1947.95 FEET THE WEST CORNER OF SAID "TRACT 8", SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID FAITHON P. LUCAS SR. BOULEVARD, CONTINUING OVER AND ACROSS SAID FAITHON P. LUCAS SR. BOULEVARD AND AFORESAID "TRACT 6", IN ALL A TOTAL DISTANCE OF 2029.43 FEET TO A POINT FOR CORNER;	
THENCE, SOUTH 44 DEGREES 13 MINUTES 37 SECONDS WEST, CONTINUING OVER AND ACROSS SAID "TRACT 6" AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 108.49 FEET TO THE SOUTH CORNER OF SAID "TRACT 6", SAID POINT BEING ON THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94131, PAGE 491, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;	
THENCE, NORTH 45 DEGREES 29 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF "TRACT 6" AND SAID NORTHEAST LINE OF CITY OF MESQUITE TRACT, A DISTANCE OF 2326.02 FEET TO A POINT FOR CORNER ON THE SOUTHEAST LINE OF AFORESAID "TRACT 5";	
THENCE, SOUTH 44 DEGREES 57 MINUTES 59 SECONDS WEST, ALONG SAID SOUTHEAST LINE OF "TRACT 5", A DISTANCE OF 87.32 FEET TO THE EAST CORNER OF THE HILLS AT TEALWOOD, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2003168, PAGE 94, MAP RECORDS, DALLAS COUNTY, TEXAS;	
THENCE, OVER AND ACROSS SAID "TRACT 5" AND ALONG THE NORTHEAST LINE OF SAID HILLS AT TEALWOOD, PHASE I, THE FOLLOWING COURSES AND DISTANCES:	
NORTH 67 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 404.99 FEET TO A POINT FOR CORNER;	
NORTH 34 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 310.64 FEET TO A POINT FOR CORNER;	
SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 1055.19 FEET TO A POINT FOR CORNER;	
NORTH 67 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A POINT FOR CORNER;	
NORTH 52 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 807.77 FEET TO A POINT FOR CORNER;	
NORTH 30 DEGREES 44 MINUTES 19 SECONDS WEST, A DISTANCE OF 381.66 FEET TO A NORTHWEST CORNER OF SAID HILLS AT TEALWOOD, PHASE I, SAID POINT BEING ON THE SOUTHEAST LINE OF A CALLED 88.069 ACRE	
SOLTERRA PUBLIC IMPROVEMENT DISTRICT 2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)	
254	

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG SAID NORTHWEST LINE OF "TRACT 11" AND THE SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 34.66 FEET TO A NORTHWEST CORNER OF BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE NORTHWEST LINE OF SAID "TRACT 11" AND THE SOUTHEAST LINE OF SAID CEDARBROOK ESTATES;

THENCE, OVER AND ACROSS SAID "TRACT 11" AND ALONG THE WEST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 69.48 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 425.17 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 03 MINUTES 52 SECONDS WEST, A DISTANCE OF 371.64 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 1004.43 FEET TO A POINT FOR CORNER ON THE NORTHWEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 52 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS NORTH 13 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF 87.37 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID "TRACT 11" AND SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 87.45 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.36 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52 DEGREES 27 MINUTES 28 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 565.71 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 585.96 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 14 MINUTES 54 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 66 DEGREES 33 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.96 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID "TRACT 11" AND ALONG THE NORTHEAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 83.44 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 34.92 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 43 MINUTES 56 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 257.07 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 267.50 FEET TO A POINT FOR CORNER;

NORTH 21 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF 217.03 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 43 MINUTES 19 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 92.49 FEET;

ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070019402, "MAP" RECORDS, DALLAS COUNTY, TEXAS, CONTINUING OVER AND ACROSS AFORESAID 119.95 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A, IN ALL A TOTAL DISTANCE OF 519.53 FEET TO A POINT FOR CORNER;

THENCE, NORTH 26 DEGREES 06 MINUTES 30 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 119.95 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 754.65 FEET TO THE EAST CORNER OF SAID LOT 1, BLOCK A, SAID POINT BEING ON THE NORTHEAST LINE OF SAID 119.95 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEAST LINE OF SAID 119.95 ACRE TRACT AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF MESQUITE VALLEY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 908.03 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 01 MINUTES 25 SECONDS, A RADIUS OF 241.04 FEET AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 172.85 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 176.79 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, CONTINUING ALONG SAID NORTHEAST LINE OF 119.95 ACRE TRACT, THE SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE II, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS AND THE SOUTHWEST LINE OF CANTARA COVE ADDITION, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 99211, PAGE 2763, MAP RECORDS, DALLAS COUNTY, TEXAS, OVER AND ACROSS AFORESAID 2.694 ACRE TRACT AND AFORESAID "TRACT 7", A DISTANCE OF 3014.74 FEET TO A POINT FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

THENCE, NORTH 77 DEGREES 53 MINUTES 26 SECONDS EAST, OVER AND ACROSS SAID "TRACT 7" AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A DISTANCE OF 193.18 FEET TO A POINT FOR CORNER AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD AND THE SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 57 DEGREES 06 MINUTES 34 SECONDS WEST, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND SAID CORNER CLIP, A DISTANCE OF 42.43 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59 DEGREES 50 MINUTES 26 SECONDS, A RADIUS OF 168.16 FEET AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF 167.76 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 175.63 FEET TO A POINT FOR CORNER;

NORTH 45 DEGREES 30 MINUTES 29 SECONDS WEST, A DISTANCE OF 1.85 FEET TO A NORTH CORNER OF A CALLED 6.647 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200305302992, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE NORTHWEST LINE OF SAID "TRACT 7" AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE;

THENCE, NORTH 44 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWEST LINE OF "TRACT 7", THE NORTHWEST LINE OF AFORESAID 2.06 ACRE TRACT AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE, A DISTANCE OF 579.38 FEET TO THE NORTH CORNER OF SAID 2.06 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 32 MINUTES 20 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 2.06 ACRE TRACT, THE NORTHEAST LINE OF SAID "TRACT 7" AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BEAR DRIVE, A DISTANCE OF 1252.87 FEET TO A POINT FOR CORNER IN AFORESAID EAST CARTWRIGHT ROAD;

THENCE, SOUTH 44 DEGREES 19 MINUTES 48 SECONDS WEST, CONTINUING OVER AND ACROSS SAID "TRACT 6" AND WITH SAID APPROXIMATE CENTER LINE OF FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 268.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1424.398 ACRES, OR 62,046,765 SQUARE FEET OF LAND.

THE REMAINDER OF A CALLED 140.65 ACRE TRACT OF "AND CON'EYED AS "TRACT 7", PART OF THE REMAINDER OF A CALLED 132.42 ACRE TRACT OF LAND CONVEYED AS "TRACT 11", TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A CALLED 119.95 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, AS RECORDED IN VOLUME 92253, PAGE 1749, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 2.694 ACRE TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 2005041, PAGE 178, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 2.06 ACRE TRACT OF LAND CONVEYED TO THE GEORGE F. LUCAS IRREVOCABLE DESCENDANT'S TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 200213402221, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF FAITHON P. LUCAS SR. BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, PART OF TWIN OAKS DRIVE, (VARIABLE WIDTH RIGHT-OF-WAY), AND PART OF EAST CARTWRIGHT ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY). SAID 721.818 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD. SAID POINT BEING THE WEST CORNER OF A 32 ACRE TRACT OF LAND CONVEYED AS "TRACT 8", TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON NORTH CORNER OF A TRACT OF LAND CONVEYED TO BILL EDWARD BLAIR AND MELINDA KAY BLAIR, AS RECORDED IN VOLUME 83050, PAGE 1471, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, OVER AND ACROSS SAID FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 81.49 FEET

THENCE, NORTH 45 DEGREES 29 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF "TRACT 6" AND SAID NORTHEAST LINE OF CITY OF MESQUITE TRACT, A DISTANCE OF 2326.02 FEET TO A 5/8" IRON ROD FOUND FOR CORNER ON THE SOUTHEAST LINE OF AFORESAID "TRACT 5";

THENCE, SOUTH 44 DEGREES 57 MINUTES 59 SECONDS WEST, ALONG SAID SOUTHEAST LINE OF "TRACT 5", A DISTANCE OF 87.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "DAA" FOUND FOR THE EAST CORNER OF THE HILLS AT TEALWOOD, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2003168, PAGE 94, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID "TRACT 5" AND ALONG THE NORTHEAST LINE OF SAID HILLS AT TEALWOOD, PHASE I, THE FOLLOWING COURSES AND DISTANCES:

NORTH 67 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 404.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "DAA" FOUND FOR CORNER;

NORTH 34 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 310.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 1055.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "DAA" FOUND FOR CORNER;

NORTH 67 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 52 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 807.77 FEET TO A POINT FOR CORNER;

PHASE TWO, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 86051, PAGE 3779, MAP RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 3684.59 FEET TO THE EAST CORNER OF SAID VALLEY CREEK ADDITION, PHASE TWO AND THE COMMON NORTH CORNER OF SAID "TRACT 5". SAID POINT BEING ON THE SOUTHWEST LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 31 MINUTES 27 SECONDS EAST, ALONG THE NORTHEAST LINE OF "TRACT 5" AND SAID SOUTHWEST LINE OF CEDARBROOK ESTATES, A DISTANCE OF 545.40 FEET TO AN EAST CORNER OF SAID "TRACT 5" AND THE SOUTH CORNER OF SAID CEDARBROOK ESTATES. SAID POINT BEING ON THE NORTHWEST LINE OF AFORESAID "TRACT 11";

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG SAID NORTHWEST LINE OF "TRACT 11" AND THE SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 34.66 FEET TO A NORTHWEST CORNER OF BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID "TRACT 11" AND ALONG THE WEST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 69.48 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 425.17 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 03 MINUTES 52 SECONDS WEST, A DISTANCE OF 371.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 87.45 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.36 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52 DEGREES 27 MINUTES 28 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 565.71 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 585.96 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 14 MINUTES 54 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 66 DEGREES 33 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.96 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID "TRACT 11" AND ALONG THE NORTHEAST LINE OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 83.44 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 34.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 43 MINUTES 56 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 257.07 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 93.16 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 172.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE NORTH CORNER OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, SAID POINT BEING ON THE NORTHWEST LINE OF SAID "TRACT 11" AND THE SOUTHEAST LINE OF AFORESAID CEDARBROOK ESTATES;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1286.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID "TRACT 11" AND THE EAST CORNER OF SAID CEDARBROOK ESTATES, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

THENCE, NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, AND THE COMMON NORTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 1099.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 11 DEGREES 30 MINUTES 20 SECONDS EAST, OVER AND ACROSS SAID EAST CARTWRIGHT ROAD, PASSING AT A DISTANCE OF 142.21 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF LOT 1, BLOCK A OF DIVINE MERCY ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070019482, MAP RECORDS, DALLAS COUNTY, TEXAS, CONTINUING OVER AND ACROSS AFORESAID 119.95 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A, IN ALL A TOTAL DISTANCE OF 519.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

FOLLOWING COURSES AND DISTANCES:

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

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

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, CONTINUING ALONG SAID NORTHEAST LINE OF 119.95 ACRE TRACT, THE SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE II, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS AND THE SOUTHWEST LINE OF CANTARA COVE ADDITION, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 99211, PAGE 2763, MAP RECORDS, DALLAS COUNTY, TEXAS, OVER AND ACROSS AFORESAID 2.694 ACRE TRACT AND AFORESAID "TRACT 7", A DISTANCE OF 3014.74 FEET TO A POINT FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

THENCE, NORTH 77 DEGREES 53 MINUTES 26 SECONDS EAST, OVER AND ACROSS SAID "TRACT 7" AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A DISTANCE OF 193.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD AND THE SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 57 DEGREES 06 MINUTES 34 SECONDS WEST, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND SAID CORNER CLIP, A DISTANCE OF 42.43 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-

OF 175.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 45 DEGREES 30 MINUTES 29 SECONDS WEST, A DISTANCE OF 1.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A CALLED 6.647 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200305302992, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF SAID "TRACT 7" AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE;

THENCE, NORTH 44 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWEST LINE OF "TRACT 7", THE NORTHWEST LINE OF AFORESAID 2.06 ACRE TRACT AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF BEAR DRIVE, A DISTANCE OF 579.38 FEET TO THE NORTH CORNER OF SAID 2.06 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 32 MINUTES 20 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 2.06 ACRE TRACT, THE NORTHEAST LINE OF SAID "TRACT 7" AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BEAR DRIVE, A DISTANCE OF 1252.87 FEET TO A POINT FOR CORNER IN AFORESAID EAST CARTWRIGHT ROAD;

THENCE, SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, PASSING AT A DISTANCE OF 48.23 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A CALLED 25.131 ACRE TRACT OF LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 201500177457, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, CONTINUING OVER AND ACROSS SAID "TRACT 7" AND ALONG THE NORTHWEST LINE OF SAID 25.131 ACRE TRACT, IN ALL, TOTAL DISTANCE OF 1057.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 40.00 FEET AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 56.57 FEET;

BOULEVARD;

THENCE, SOUTH 44 DEGREES 19 MINUTES 48 SECONDS WEST, CONTINUING OVER AND ACROSS SAID "TRACT 6" AND WITH SAID APPROXIMATE CENTER LINE OF FAITHON P. LUCAS SR. BOULEVARD, PASSING AT A DISTANCE OF 268.94 FEET TO A PK NAIL FOUND FOR THE NORTH CORNER OF A 95.3 ACRE TRACT OF LAND, CONVEYED AS "TRACT 4", TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING ALONG THE NORTHWEST LINE OF SAID "TRACT 4", A 44.5 ACRE TRACT OF LAND CONVEYED AS "TRACT 3", A 34.5 ACRE TRACT OF LAND CONVEYED AS "TRACT 1", TO LUCAS FARMS JOINT VENTURES, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD, IN ALL, A TOTAL DISTANCE OF 2387.38 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 44 DEGREES 22 MINUTES 53 SECONDS WEST, CONTINUING ALONG THE SOUTHEAST LINE OF SAID "TRACT 1", AFORESAID "TRACT 8", AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 2715.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 31,442,414 SQUARE FEET OR 721.818 ACRES OF LAND.

EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE FOR THE WEST CORNER OF SAID SOLTERRA, PHASE 1A AND THE COMMON NORTH CORNER OF BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION LOTS 1 & 2, BLOCK 1, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHEAST LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID SOLTERRA, PHASE 1A AND THE COMMON SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 1286.05 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID SOLTERRA, PHASE 1A AND THE EAST CORNER OF SAID CEDARBROOK ESTATES, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 46 DEGREES 02 MINUTES 28 SECONDS EAST, ALONG THE EASTERLY LINES OF SAID SOLTERRA, PHASE 1A AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A DISTANCE OF 764.45 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE INTERSECTION OF SAID SOUTHWEST RIGHT-OF-WAY OF EAST CARTWRIGHT ROAD AND THE NORTHWEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, CONTINUING ALONG THE SOUTHERLY LINES OF SAID SOLTERRA, PHASE 1A AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE, THE FOLLOWING COURSES AND DISTANCES:

273.08 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 45 SECONDS, A RADIUS OF 279.00 FEET AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 21 MINUTES 44 SECONDS WEST, A DISTANCE OF 146.75 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 148.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 29 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 19.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 43 MINUTES 12 SECONDS WEST, A DISTANCE OF 385.08 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 393.10 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 100.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 27 MINUTES 07 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS SOUTH 52 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 389.71 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 396.00 FEET TO A POINT FOR THE SOUTH CORNER OF SAID SOLTERRA, PHASE 1A AND THE COMMON EAST CORNER OF AFORESAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF

83.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 34.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 43 MINUTES 56 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 257.07 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 267.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

NORTH 21 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF 217.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 43 MINUTES 19 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 92.49 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 93.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 172.59 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,176,296 SQUARE FEET OR 27.004 ACRES OF LAND.

TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON A NORTHEASTERLY LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF LOT 2, BLOCK 1 OF THE BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN INTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT AND THE COMMON WEST CORNER OF SAID LOT 2, BLOCK 1, BEARS NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 89.17 FEET;

THENCE, ALONG THE COMMON LINES OF SAID 575.298 ACRE TRACT AND SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 926.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT. SAID POINT BEING WITHIN TWIN OAKS DRIVE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 52 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 06 DEGREES 56 MINUTES 26 SECONDS EAST, A DISTANCE OF 32.64 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP

18 MINUTES 48 SECONDS WEST, A DISTANCE OF 19.55 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 19.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 03 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS NORTH 07 DEGREES 19 MINUTES 58 SECONDS WEST, A DISTANCE OF 6.34 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 6.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 41 MINUTES 33 SECONDS EAST, PASSING AT A DISTANCE OF 12.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID TWIN OAKS DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF HARMONY PINE DRIVE, (A 51' RIGHT-OF-WAY) OF AFORESAID SOLTERRA, PHASE 1B, AND CONTINUING ALONG THE WEST LINE OF SAID SOLTERRA, PHASE 1B, IN ALL A TOTAL DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, ALONG THE COMMON LINES OF SAID 575.298 ACRE TRACT, SAID SOLTERRA, PHASE 1B AND SAID EAST RIGHT-OF-WAY LINE OF SAID TWIN OAKS DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 10 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 575.298 ACRE TRACT;

SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87 DEGREES 54 MINUTES 35 SECONDS, A RADIUS OF 560.00 FEET AND A LONG CHORD THAT BEARS NORTH 25 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 777.38 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 859.21 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 100.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 440.09 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 449.26 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 46.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 12 SECONDS, A RADIUS OF 401.00 FEET AND A LONG CHORD THAT BEARS NORTH 17 DEGREES 24 MINUTES 01 SECOND EAST, A DISTANCE OF 169.62 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 170.91 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA

NORTH 44 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 85.43 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 575.298 ACRE TRACT AND THE COMMON NORTH CORNER OF SAID SOLTERRA, PHASE 1B. SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TWIN OAKS DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEAST LINE OF SAID 575.298 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID SOLTERRA, PHASE 1B AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 02 MINUTES 28 SECONDS EAST, A DISTANCE OF 155.47 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 26 MINUTES 38 SECONDS, A RADIUS OF 1492.40 FEET AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 45 MINUTES 47 SECONDS EAST, A DISTANCE OF 37.61 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 37.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 575.298 ACRE TRACT AND ALONG THE EASTERLY LINE OF SAID SOLTERRA, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 93.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 13.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 169.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 29 MINUTES 28 SECONDS, A RADIUS OF 260.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 76 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF 132.35 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 133.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 27 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 34 MINUTES 00 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 88.51 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 89.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 25 MINUTES 35 SECONDS WEST, A DISTANCE OF 133.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID SOLTERRA, PHASE 1B;

SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 15 MINUTES 04 SECONDS WEST, A DISTANCE OF 60.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 52.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 248.61 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID SOUTH LINE OF SAID SOLTERRA, PHASE 1B AND CONTINUING OVER AND ACROSS SAID 575.298 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 767.70 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 19 MINUTES 24 SECONDS WEST, A DISTANCE OF 123.85 FEET TO A POINT FOR CORNER;

NORTH 80 DEGREES 06 MINUTES 06 SECONDS WEST, A DISTANCE OF 110.65 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 120.51 FEET TO A POINT FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 420.00 FEET TO A POINT FOR CORNER;

NORTH 88 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.06 FEET TO A POINT FOR CORNER;

122.95 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69 DEGREES 24 MINUTES 13 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 17 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 68.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 72.68 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 34.11 FEET TO A POINT FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 485.00 FEET TO A POINT FOR CORNER;

NORTH 70 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 221.36 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,854,320 SQUARE FEET OR 42.569 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

PARCEL [REDACTED] TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "D.A.S. 4645" FOUND FOR AN INTERIOR ELL CORNER OF A 7.658 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100114450, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 123.110 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "D.A.S. 4645" FOUND FOR AN INTERIOR ELL CORNER OF A 7.658 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 202300011376, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON NORTH CORNER OF A RIGHT-OF-WAY DEDICATION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING WITHIN FAITHON P. LUCAS SR. BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 13 MINUTES 37 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION AND THE COMMON NORTHWEST LINE OF SAID RIGHT-OF-WAY DEDICATION (200600248460) A DISTANCE OF 359.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF" FOUND;

THENCE, NORTH 81 DEGREES 47 MINUTES 58 SECONDS WEST, OVER AND ACROSS SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION, A DISTANCE OF 44.74 FEET TO A POINT FOR CORNER AND THE **POINT OF BEGINNING**. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID 7.658 ACRE RIGHT-OF-WAY DEDICATION AND SAID FAITHON P. LUCAS SR. BOULEVARD;

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

NORTH 41 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 139.84 FEET TO A POINT FOR CORNER;

56.97 FEET TO A POINT FOR CORNER;

NORTH 36 DEGREES 40 MINUTES 48 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 25 MINUTES 24 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 32 DEGREES 09 MINUTES 59 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 27 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 25 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 23 DEGREES 08 MINUTES 21 SECONDS WEST, A DISTANCE OF 56.97 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 55.21 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 188.30 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 58 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 74 DEGREES 30 MINUTES 02 SECONDS WEST, A DISTANCE OF 32.65 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 32.68 FEET TO A POINT FOR CORNER;

51.00 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 208.89 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 121.00 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 305.00 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 224.12 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 02 MINUTES 35 SECONDS, A RADIUS OF 430.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 03 MINUTES 50 SECONDS WEST, A DISTANCE OF 251.75 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 255.49 FEET TO A POINT FOR CORNER;

NORTH 75 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 206.59 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 166 DEGREES 48 MINUTES 12 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 119.21 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 174.68 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 18 MINUTES 03 SECONDS WEST, A DISTANCE OF 152.97 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 56 MINUTES 58 SECONDS WEST, A DISTANCE OF 615.34 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 248.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 36 MINUTES 49 SECONDS EAST, A DISTANCE OF 52.04 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 60.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 60.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 54 MINUTES 14 SECONDS EAST, A DISTANCE OF 91.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID SOLTERRA, PHASE 1B;

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

NORTH 02 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 133.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEGREES 34 MINUTES 00 SECONDS, A RADIUS OF 200.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 74 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 88.51 FEET;

SECONDS WEST, A DISTANCE OF 132.35 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 133.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 169.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 13.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 70 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 281.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 261.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 762.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 30 MINUTES 54 SECONDS EAST, A DISTANCE OF 93.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID SOLTERRA, PHASE 1B. SAID POINT BEING ON THE NORTH LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY LINE OF EAST CARTWRIGHT ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 52 MINUTES 53 SECONDS, A RADIUS OF 1492.40 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 643.01 FEET;

TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 72 DEGREES 21 MINUTES 58 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 36 DEGREES 10 MINUTES 59 SECONDS EAST, A DISTANCE OF 389.64 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 416.80 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 346.95 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 51 MINUTES 15 SECONDS, A RADIUS OF 520.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 379.93 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 388.93 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 1.63 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 70 DEGREES 25 MINUTES 45 SECONDS EAST, A DISTANCE OF 46.29 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.13 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 18 MINUTES 01 SECONDS, A RADIUS OF 90.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 31.72 FEET;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 19 DEGREES 34 MINUTES 15 SECONDS WEST, A DISTANCE OF 46.29 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.13 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 25 MINUTES 05 SECONDS, A RADIUS OF 90.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 01 DEGREE 47 MINUTES 43 SECONDS EAST, A DISTANCE OF 19.47 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.51 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47 DEGREES 16 MINUTES 04 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 19 DEGREES 13 MINUTES 13 SECONDS EAST, A DISTANCE OF 40.09 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 41.25 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 343.06 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51 DEGREES 29 MINUTES 45 SECONDS, A RADIUS OF 645.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 17 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 560.39 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 579.71 FEET TO A POINT FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 30 SECONDS WEST, A DISTANCE OF 374.51 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A

AFORESaid 7.658 Acre Right-Of-Way Dedication and said Faithon P. Lucas Sr. Boulevard;

Thence, along said Northwest Right-Of-Way line, continuing over and across said 575.298 acre tract, the following courses and distances:

South 44 degrees 41 minutes 46 seconds West, a distance of 96.73 feet to a point for corner;

South 46 degrees 27 minutes 37 seconds East, a distance of 2.94 feet to a point for corner;

South 31 degrees 52 minutes 37 seconds East, a distance of 51.57 feet to a point for corner;

South 24 degrees 52 minutes 43 seconds West, a distance of 62.54 feet to a point for corner;

South 30 degrees 56 minutes 48 seconds West, a distance of 84.10 feet to a point for corner;

South 43 degrees 57 minutes 42 seconds West, a distance of 222.06 feet to a point for corner;

South 48 degrees 15 minutes 02 seconds West, a distance of 272.15 feet to the **POINT OF BEGINNING** and containing a calculated area of 5,362,654 square feet or 123.110 acres of land.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

17.153 acre tract, with bearing basis being grid North, Texas State Plane Coordinates, North Central Zone, NAD83 datum (NAD83 2011, Epoch Date 2010), determined by GPS observations, calculated from Arlington RRP2 CORS ARP (PID-DF5387) and Dallas CORS ARP (PID-DF8984). Being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "LJA SURVEYING" set for corner, from which a 5/8" iron rod with yellow plastic cap stamped "LJA SURVEYING" set for the northeast corner of said 575.298 acre tract and the common north corner of a 25.131 acre tract of land conveyed to Wal-Mart Real Estate Business Trust, as recorded in County Clerk's File No. 201500177457, Official Public Records, Dallas County, Texas, bears North 62 degrees 47 minutes 48 seconds East, a distance of 2313.53 feet;

Thence, over and across said 575.298 acre tract, the following courses and distances:

North 42 degrees 51 minutes 15 seconds West, a distance of 60.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "LJA SURVEYING" set corner;

North 47 degrees 08 minutes 45 seconds East, a distance of 59.05 feet to a 5/8 inch iron rod with yellow plastic cap stamped "LJA SURVEYING" set for corner and the beginning of a tangent curve to the right having a central angle of 16 degrees 18 minutes 17 seconds, a radius of 630.00 feet, and a long chord that bears North 55 degrees 17 minutes 54 seconds East, a distance of 178.68 feet;

Along said tangent curve to the right, an arc distance of 179.28 feet to a 5/8 inch iron rod with yellow plastic cap stamped "LJA SURVEYING" set for corner and the beginning of a reverse curve to the left having a central angle of 23 degrees 02 minutes 34 seconds, a radius of 75.00 feet, and a

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 37.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 207.86 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30 DEGREES 47 MINUTES 14 SECONDS, A RADIUS OF 555.00 FEET, AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 294.65 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 298.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48 DEGREES 30 MINUTES 18 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREE 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 437.46 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 450.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 10 MINUTES 39 SECONDS, A RADIUS OF 587.50, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 50 MINUTES 26 WEST, A DISTANCE 124.63 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 124.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 21 MINUTES 27 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS NORTH 04 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 133.09 FEET;

35.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTH LINE OF A 6.647 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200305302992, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS SAME BEING EAST CARTWRIGHT ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, NORTH 77 DEGREES 53 MINUTES 26 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 269.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

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

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 221.13 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 96.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 38 MINUTES 46 SECONDS, A RADIUS OF 587.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 08 MINUTES 59 SECONDS EAST, A DISTANCE OF 349.87 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 355.26 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 48 MINUTES 41 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 17 DEGREES 04 MINUTES 01 SECOND WEST, A DISTANCE OF 44.70 FEET;

LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 51.86 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 44 SECONDS, A RADIUS OF 625.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 32 MINUTES 47 SECONDS EAST, A DISTANCE OF 144.28 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 55 MINUTES 24 SECONDS EAST, A DISTANCE OF 387.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 44 MINUTES 26 SECONDS, A RADIUS OF 525.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 33 MINUTES 11 SECONDS EAST, A DISTANCE OF 80.09 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 13.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SET FOR CORNER, FROM WHICH A PK NAIL FOUND FOR THE EAST CORNER OF SAID 575.298 ACRE TRACT AND THE COMMON SOUTH CORNER OF SAID 25.131 ACRE TRACT, BEARS SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 965.00 FEET;

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

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, DEPARTING SAID COMMON LINE, A DISTANCE OF 56.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 375.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.15 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 61.26 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 53 MINUTES 36 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF
5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF
51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF
16.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF
14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF
49.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF
A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90
DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 39.00 FEET, AND A
LONG CHORD THAT BEARS SOUTH 00 DEGREES 10 MINUTES 58
SECONDS EAST, A DISTANCE OF 55.15 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 61.26
FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED"
LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF
3.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SECONDS WEST, A DISTANCE OF 53.03 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF
58.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET AND THE BEGINNING OF A REVERSE
CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 37
MINUTES 43 SECONDS, A RADIUS OF 249.00 FEET, AND A LONG CHORD
THAT BEARS SOUTH 54 DEGREES 17 MINUTES 20 SECONDS WEST, A
DISTANCE OF 46.12 FEET;

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

SOUTH 14 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF
13.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF
NON-TANGENT TO THE LEFT, HAVING A CENTRAL ANGLE OF 02
DEGREES 38 MINUTES 09 SECONDS, A RADIUS OF 245.00 FEET, AND A
LONG CHORD THAT BEARS NORTH 34 DEGREES 45 MINUTES 37
SECONDS WEST, A DISTANCE OF 11.27;

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

SOUTH 53 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF
60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF
A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
31 DEGREES 17 MINUTES 34 SECONDS, A RADIUS OF 305.00 FEET, AND A
LONG CHORD THAT BEARS NORTH 20 DEGREES 25 MINUTES 54
SECONDS WEST, A DISTANCE OF 164.52 FEET;

STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 6.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 18 DEGREES 44 MINUTES 57 SECONDS EAST, A DISTANCE OF 17.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 27.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 92.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 79.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 44 MINUTES 32 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 42 DEGREES 18 MINUTES 42 SECONDS WEST, A DISTANCE OF 30.05 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 30.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 6.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 17.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 15.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 107.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 115.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 41 MINUTES 17 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 80 DEGREES 42 MINUTES 25 SECONDS WEST, A DISTANCE OF 29.50 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 24 MINUTES 01 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 38.06 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 38.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

SOUTH 47 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 59.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 17.153 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

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

ALONG THE NORTHEAST LINE OF SAID 85.812 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF CANTURA COVE ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 2000-036, PAGE 2908, MAP RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 950.63 FEET TO POINT FOR CORNER;

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

SOUTH 23 DEGREES 36 MINUTES 54 SECONDS WEST, A DISTANCE OF 457.71 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 454.57 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 356.00 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID 85.812 ACRE TRACT THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF AFORESAID EAST CARTWRIGHT ROAD;

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

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

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

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

PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF VALLEYCREEK ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 86051, PAGE 3779, MAP RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHWEST LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 31 MINUTES 27 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 545.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTH CORNER OF SAID CEDARBROOK ESTATES;

THENCE, NORTH 44 DEGREES 49 MINUTES 26 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID CEDARBROOK ESTATES, A DISTANCE OF 34.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF LOT 2, BLOCK 1 OF THE BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 20033167, PAGE 146, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 49.238 ACRE TRACT AND SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

CARTER BURGESS" FOUND FOR AN INTERIOR ELL CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID BONNIE LUCILLE GENTRY ELEMENTARY SCHOOL ADDITION;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 89.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 49.238 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SOLTERRA, PHASE 1C, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300042274, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 49.238 ACRE TRACT AND SAID SOLTERRA, PHASE 1C, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 221.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 485.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

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

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;

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.

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

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;

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 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;

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;

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 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;

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;

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 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 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 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;

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 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;

POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 118.826 ACRES OF LAND.

CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, SOUTH 45 DEGREES 49 MINUTES 44 SECONDS EAST, ALONG SAID COMMON LINES, PASSING AT A DISTANCE OF 377.93 FEET THE SOUTH CORNER OF SAID CANTURA COVE ADDITION, PHASE II AND THE COMMON WEST CORNER OF CANTURA COVE ADDITION, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 99211, PAGE 2763, MAP RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CANTURA COVE ADDITION, PHASE 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

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.

NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF LOT 96, BLOCK N OF SOLTERRA, PHASE 1F, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-202300118373, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT ON THE WEST RIGHT-OF-WAY LINE OF ACORN CREEK CIRCLE, (A 60' RIGHT-OF-WAY) OF SAID SOLTERRA, PHASE 1F AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 53 MINUTES 52 SECONDS, A RADIUS OF 60.00 FEET AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 45 MINUTES 01 SECOND WEST, A DISTANCE OF 42.90 FEET;

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

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

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

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

"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;

"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.

CONVEYED AS "TRACT 3", PART OF A CALLED 95.3 ACRE TRACT OF LAND CONVEYED AS "TRACT 4", PART OF A CALLED 54.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 9", PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS "TRACT 10", PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS "TRACT 12", PART OF A CALLED 77.4 ACRE TRACT OF LAND CONVEYED AS "TRACT 13", TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 40 ACRE TRACT CONVEYED AS "TRACT NO. 1", PART OF A CALLED 75 ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 2", ALL OF A TRACT OF LAND CONVEYED AS "TRACT NO. 3" AND ALL OF A CALLED 4/10ths OF AN ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 4", TO THE FAITHON PANTELI LUCAS JR. FAMILY TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050391371, OFFICIAL "UBLIC RECORS, DALLAS COUNTY, TEXAS. SAID 285.50 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE NORTH CORNER OF SAID "TRACT 4", SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF FAITHON P. LUCAS SR. BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 45 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID "TRACT 4", PASSING AT A DISTANCE OF 57.56 FEET A 1/2" IRON ROD WITH CAP STAMPED "HALFF AND ASSOCIATES" FOUND FOR THE WEST CORNER OF LOT 1A, BLOCK A OF DR. JOHN D. HORN HIGH SCHOOL, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200503600834, MAP RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINES OF SAID "TRACT 4" AND SAID LOT 1A, BLOCK A, IN ALL, A TOTAL DISTANCE OF 1772.56 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 46 DEGREES 39 MINUTES 23 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 82.92 FEET TO 1/2" IRON ROD

SOUTHEAST LINE OF SAID "TRACT 4" AND THE NORTHWEST LINE OF SAID 35.848 ACRE TRACT, A DISTANCE OF 374.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

THENCE, OVER AND ACROSS AFORESAID "TRACT 13" AND ALONG THE WEST LINE OF SAID 35.848 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREE 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 439.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

SOUTH 11 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 510.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

SOUTH 28 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 159.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

SOUTH 78 DEGREES 45 MINUTES 14 SECONDS EAST, A DISTANCE OF 145.44 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 552.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER ON THE SOUTHWEST LINE OF SAID 35.848 ACRE TRACT AND THE NORTH LINE OF AFORESAID "TRACT NO. 1";

THENCE, NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE OF "TRACT NO. 1" AND THE SOUTH LINE OF SAID 35.848 ACRE TRACT, A DISTANCE OF 479.07 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID "TRACT 13" AND ALONG THE SOUTHEAST LINE OF SAID 35.848 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4613" FOUND FOR CORNER;

NORTH 11 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 144.00 FEET TO A POINT FOR THE EAST CORNER OF SAID 35.848 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF SAID "TRACT 13" AND THE SOUTHWEST LINE OF A CALLED 134.201 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080025063, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG SAID NORTHEAST LINE OF "TRACT 13" AND SAID SOUTHWEST LINE OF 134.201 ACRE TRACT, A DISTANCE OF 404.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF SAID "TRACT 13", SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF HOLLOMAN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY – CLOSED);

THENCE, SOUTH 00 DEGREES 16 MINUTES 51 SECONDS EAST, ALONG THE EAST LINE OF SAID "TRACT 13", ALONG THE EAST LINE OF SAID "TRACT NO. 1" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 1683.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTHEAST CORNER OF SAID "TRACT NO. 1";

THENCE, SOUTH 89 DEGREES 01 MINUTE 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID "TRACT NO. 1" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, PASSING AT A DISTANCE OF 15.00 FEET A 1/2" IRON ROD FOUND FOR WITNESS, AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 1156.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND THE NORTHEAST CORNER OF AFORESAID "TRACT NO. 4";

THENCE, SOUTH 22 DEGREES 10 MINUTES 12 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT NO. 4" AND WITH SAID APPROXIMATE CENTERLINE OF HOLLOMAN ROAD, A DISTANCE OF 114.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH

CORNER OF SAID "TRACT NO. 2" AND THE NORTH CORNER OF A CALLED 18.674 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 200900124560, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT NO. 2" AND THE NORTHWEST LINE OF SAID 18.674 ACRE TRACT, PASSING AT A DISTANCE OF 28.04 FEET A 2" IRON PIPE FOUND FOR WITNESS AND CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 531.59 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 18.674 ACRE TRACT, AND THE COMMON NORTH CORNER OF A 93.910 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS TRUSTEE OF THE GEORGE F. LUCAS IRREVOCABLE DESCENDANTS' TRUST, AS RECORDED IN VOLUME 93103, PAGE 70, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT NO. 2" AND THE COMMON NORTHWEST LINE OF SAID 93.910 ACRE TRACT, A DISTANCE OF 42.19 FEET TO A POINT FOR CORNER;

THENCE, NORTH 51 DEGREES 18 MINUTES 46 SECONDS WEST, OVER AND ACROSS SAID "TRACT NO. 2", AFORESAID "TRACT 13", "TRACT 4", "TRACT 12", "TRACT 9", "TRACT 10", AND "TRACT 1", A DISTANCE OF 5038.71 FEET TO POINT FOR CORNER ON THE NORTHWEST LINE OF SAID "TRACT 1" AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID FAITHON P. LUCAS SR. BOULEVARD. SAME BEING THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 22 MINUTES 53 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1086.42 FET TO A POINT FOR THE EAST CORNER OF SAID CITY OF MESQUITE TRACT;

THENCE, NORTH 44 DEGREES 19 MINUTES 48 SECONDS EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID "TRACT 1", AFORESAID "TRACT 3", AND

"TRACT 8", PART OF A CALLED 54.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 9", PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS "TRACT 10", PART OF A CALLED 25 ACRE TRACT OF LAND CONVEYED AS "TRACT 12", PART OF A CALLED 77.4 ACRE TRACT OF LAND CONVEYED AS "TRACT 13", TO LUCAS FARMS JOINT VENTURE, AS RECORDED IN VOLUME 93153, PAGE 8170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 50 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, GEORGRE F. LUCAS IRREVOCABLE DESCENDANT'S TRUST, AS RECORDED IN VOLUME 93013, PAGE 67, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A CALLED 93.910 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE OF THE GEORGE F. LUCAS IRREVOCABLE DESCENDANTS' TRUST, AS RECORDED IN VOLUME 93013, PAGE 70, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, PART OF A CALLED 75 ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 2", TO THE FAITHON PANTELI LUCAS JR. FAMILY TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050391371, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 72.283 ACRE TRACT OF LAND CONVEYED TO HC SOLTERRA, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 202000352309 AND IN COUNTY CLERK'S FILE NO. 202000350279, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A 34.179 ACRE TRACT OF LAND CONVEYED TO HC SOLTERRA, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 202000350302, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 417.080 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE WEST CORNER OF SAID "TRACT 8", SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF FAITHON P. LUCAS SR. BOULEVARD, (A VARIABLE WIDTH) RIGHT-OF-WAY. SAME BEING THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

NORTHWEST LINE OF AFORESAID 93.910 ACRE TRACT OF LAND;

THENCE, NORTH 44 DEGREES 24 MINUTES 04 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 42.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 93.910 ACRE TRACT AND THE COMMON WEST CORNER OF AN 18.674 ACRE TRACT OF LAND CONVEYED TO W.A. RIDGE RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 200900124560, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE NORTHEAST LINE OF SAID 93.910 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 18.674 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEGREES 25 MINUTES 58 SECONDS EAST, A DISTANCE OF 774.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 1509.42 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 93.910 ACRE TRACT, THE EAST CORNER OF SAID 18.674 ACRE TRACT AND THE SOUTH CORNER OF A 93.102 ACRE TRACT OF LAND CONVEYED AS "TRACT II" TO W.A. RIDGE RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070458237, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF LAWSON ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 14 MINUTES 05 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 93.910 ACRE TRACT, AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 1905.91 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID 93.910 ACRE TRACT AND THE COMMON EAST CORNER OF A 9.997 ACRE TRACT OF LAND CONVEYED TO NORMA J. WHITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2000232614, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.;

NORTHEAST LINE OF A CALLED 23.889 ACRE TRACT OF LAND CONVEYED TO MARC S. ENGLISH, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050848444, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID "TRACT NO. 2" AND THE NORTHEAST LINE OF SAID 23.889 ACRE TRACT, A DISTANCE OF 39.71 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 23.889 ACRE TRACT AND THE COMMON EAST CORNER OF AFORESAID 34.179 ACRE TRACT;

THENCE, SOUTH 44 DEGREES 56 MINUTES 37 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 34.179 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 23.889 ACRE TRACT, A DISTANCE OF 1768.63 FEET TO A POINT FOR THE SOUTH CORNER OF SAID 34.179 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 23.889 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 93248, PAGE 2192, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 34.179 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID CITY OF MESQUITE TRACT, AND THE NORTHWEST LINE OF A 56.542 ACRE TRACT OF LAND CONVEYED TO IH 20 IP, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 201800208658, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1785.44 FEET TO A 1" IRON PIPE FOUND FOR THE WEST CORNER OF SAID 34.179 ACRE TRACT AND THE COMMON SOUTH CORNER OF AFORESAID 50 ACRE TRACT;

THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 50 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 56.542 ACRE TRACT, AND THE NORTHEAST LINE OF A 48.397 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800334776, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1242.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST

TRACT 9;

THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG SOUTHWEST LINES OF SAID "TRACT 9", AFORESAID "TRACT 10" AND AFORESAID "TRACT 8", A DISTANCE OF 1947.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 18,167,996 SQUARE FEET OR 417.080 ACRES OF LAND.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 202100185294, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 90.988 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE WEST CORNER OF SAID 164.659 ACRE TRACT AND THE COMMON NORTH CORNER OF A TRACT OF LAND CONVEYED TO BILL EDWARD BLAIR AND MELINDA KAY BLAIR, AS RECORDED IN VOLUME 83050, PAGE 1471, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF FAITHON P. LUCAS SR. BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 200600248460, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 22 MINUTES 53 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 164.659 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID CITY OF MESQUITE TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FAITHON P. LUCAS SR. BOULEVARD, A DISTANCE OF 1347.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 164.659 ACRE TRACT;

THENCE, ALONG THE NORTHEAST LINE OF SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 57 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 1352.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

"LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 53 MINUTES 27 SECONDS WEST, A DISTANCE OF 1391.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 24 MINUTES 56 SECONDS WEST, A DISTANCE OF 176.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 46 SECONDS, A RADIUS OF 1195.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 02 MINUTES 06 SECONDS WEST, A DISTANCE OF 13.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 14 MINUTES 02 SECONDS WEST, A DISTANCE OF 220.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 33 DEGREES 08 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.37 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 45 MINUTES 21 SECONDS, A RADIUS OF 955.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 12.60 FEET;

LONG CHORD THAT BEARS NORTH 10 DEGREES 11 MINUTES 50 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 13.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 09 SECONDS, A RADIUS OF 224.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 40 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS NORTH 72 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 15.36 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 30 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 14.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 22 MINUTES 09 SECONDS, A RADIUS OF 904.00 FEET, AND A

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 128.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 45.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "DC&A" FOUND FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND THE COMMON EAST CORNER OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 164.659 ACRE TRACT, A DISTANCE OF 1947.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 90.988 ACRES OF LAND.

CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE WEST CORNER OF SAID 164.659 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS AND THE COMMON NORTHWEST LINE OF A 261.730 ACRE TRACT OF LAND CONVEYED TO HC SOLTERRA, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 202100158574, OFFICIAL P[UBLIC RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHWEST CORNER OF SAID 261.730 ACRE TRACT BEARS SOUTH 45 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 1169.14 FEET;

THENCE, NORTH 45 DEGREES 02 MINUTES 08 SECONDS EAST, ALONG SAID COMMON LINE, PASSING AT A DISTANCE OF 588.65 FEET A 1/2" IRON ROD WITH CAP STAMPED "DC&A" FOUND FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND THE COMMON EAST CORNER OF SAID LOT 2, BLOCK 1, CONTINUING OVER AND ACROSS SAID 164.659 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 633.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 13 SECONDS, A RADIUS OF 474.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 29 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 128.00 FEET; THENCE, CONTINUING OVER AND ACROSS SAID 164.659 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 22 MINUTES 09 SECONDS, A RADIUS OF 904.00 FEET, AND A

TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 40 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 48 MINUTES 46 SECONDS WEST, A DISTANCE OF 15.36 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 15.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 18 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 09 SECONDS, A RADIUS OF 224.50 FEET, AND A LONG CHORD THAT BEARS NORTH 72 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 53 MINUTES 37 SECONDS EAST, A DISTANCE OF 13.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 02 SECONDS, A RADIUS OF 904.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 07 MINUTES 11 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-

14.37 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 220.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 02 MINUTES 06 SECONDS EAST, A DISTANCE OF 13.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 46 SECONDS, A RADIUS OF 1195.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 176.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 1391.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID SOLTERRA SOUTH, PHASE 1. SAID POINT BEING ON THE NORTHEAST LINE OF SAID 164.659 ACRE TRACT;

THENCE, SOUTH 34 DEGREES 21 MINUTES 47 SECONDS EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 527.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 164.659 ACRE TRACT;

THENCE, ALONG THE SOUTHEAST LINE OF SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

LONG CHORD THAT BEARS SOUTH 69 DEGREES 26 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 76.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 21 DEGREES 26 MINUTES 42 SECONDS WEST, A DISTANCE OF 64.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, DEPARTING SAID SOUTHEAST LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 149.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 60 DEGREES 36 MINUTES 06 SECONDS WEST, A DISTANCE OF 3.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 06 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 29 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 18.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 46 SECONDS, A RADIUS OF 310.00 FEET, AND A

SOUTH 42 DEGREES 57 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 39 MINUTES 40 SECONDS WEST, A DISTANCE OF 91.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF 91.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 20 MINUTES 33 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 03 MINUTES 13 SECONDS WEST, A DISTANCE OF 24.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 06 SECONDS, A RADIUS OF 210.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 17.72 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 17.72 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 33 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 19.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 45 MINUTES 32 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 16 MINUTES 10 SECONDS WEST, A DISTANCE OF 254.72 FEET;

51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 50 MINUTES 44 SECONDS WEST, A DISTANCE OF
14.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27
DEGREES 53 MINUTES 16 SECONDS, A RADIUS OF 645.50 FEET, AND A
LONG CHORD THAT BEARS NORTH 87 DEGREES 06 MINUTES 14
SECONDS WEST, A DISTANCE OF 311.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE
OF 314.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 01 MINUTE 14 SECONDS EAST, A DISTANCE OF 6.52
FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA
SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06
DEGREES 57 MINUTES 42 SECONDS, A RADIUS OF 359.00 FEET, AND A
LONG CHORD THAT BEARS SOUTH 38 DEGREES 05 MINUTES 27
SECONDS WEST, A DISTANCE OF 43.59 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE
OF 43.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 41 DEGREES 34 MINUTES 18 SECONDS WEST, A DISTANCE OF
85.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A
TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12
DEGREES 19 MINUTES 42 SECONDS, A RADIUS OF 374.00 FEET, AND A
LONG CHORD THAT BEARS SOUTH 47 DEGREES 44 MINUTES 09
SECONDS WEST, A DISTANCE OF 80.32 FEET;

"LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13
DEGREES 43 MINUTES 30 SECONDS, A RADIUS OF 264.00 FEET, AND A
LONG CHORD THAT BEARS SOUTH 60 DEGREES 45 MINUTES 45
SECONDS WEST, A DISTANCE OF 63.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE
OF 63.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 22 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF
152.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF
381.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF
16.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF
231.98 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A
CALCULATED AREA OF 38.882 ACRES OF LAND.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT
THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO
CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE
RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR
RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR
WHICH IT WAS PREPARED.**

CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET. SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 29 MINUTES 31 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 54 MINUTES 21 SECONDS EAST, A DISTANCE OF 196.30 FEET;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2 AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 197.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2, A DISTANCE OF 395.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 25.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, PASSING AT A DISTANCE OF 120.00 FEET AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 237.562 ACRE TRACT OF LAND CONVEYED TO SOLTERRA SOUTH, LLC AS

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 58.42 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 02 MINUTES 44 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 57.81 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 57.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF 15.37 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 121.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 60.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 17 DEGREES 33 MINUTES 04 SECONDS WEST, A DISTANCE OF 93.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05

STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 51 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 70.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 38 MINUTES 46 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 78.68 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 79.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 22 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 21.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 67 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 122.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 51 MINUTES 40 SECONDS, A RADIUS OF 374.00 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 30 MINUTES 08 SECONDS EAST, A DISTANCE OF 167.38 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 89.59 FEET A SOUTHWEST CORNER OF AFORESAID SOLTERRA SOUTH, PHASE 2, AND CONTINUING ALONG THE SOUTH LINE OF SAID SOLTERRA SOUTH, PHASE 2 IN ALL A TOTAL ARC DISTANCE OF 168.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

LJA SURVEYING" SET FOR CORNER;

NORTH 22 DEGREES 01 MINUTES 14 SECONDS WEST, A DISTANCE OF 6.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 5.478 ACRES OF LAND.

TRACT 2 (PHASE 3B)

BEING A 29.312 ACRE TRACT OF LAND SITUATED IN THE J. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A 164.659 ACRE TRACT OF LAND, CONVEYED TO KLLB AIV LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200041048, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 29.312 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 237.562 ACRE TRACT OF LAND CONVEYED TO SOLTERRA SOUTH, LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 202100180730, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 164.659 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

STAMPED" LJA SURVEYING" SET FOR CORNER. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 23 MINUTES 45 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 116.96 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 164.659 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 117.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 50 MINUTES 44 SECONDS EAST, A DISTANCE OF 14.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 48 MINUTES 02 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 26 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 47 MINUTES 31 SECONDS, A RADIUS OF 645.50 FEET, AND A LONG CHORD THAT BEARS NORTH 61 DEGREES 15 MINUTES 11 SECONDS EAST, A DISTANCE OF 255.09 FEET

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 256.78 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 32 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 19.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF

28.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 03 MINUTES 12 SECONDS EAST, A DISTANCE OF 91.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 39 MINUTES 40 SECONDS EAST, A DISTANCE OF 91.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 57 MINUTES 02 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 39 MINUTES 40 SECONDS EAST, A DISTANCE OF 38.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 46 SECONDS, A RADIUS OF 310.00 FEET, AND A LONG CHORD THAT BEARS NORTH 39 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 103.73 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 104.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 29 DEGREES 23 MINUTES 54 SECONDS EAST, A DISTANCE OF 18.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 21 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 164.659 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 237.562 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 164.659 ACRE TRACT AND SAID 237.562 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 61 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 52.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 60 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 102.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 54.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 59 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 52 DEGREES 16 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 49 DEGREES 33 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 41 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 33 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 53.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 113.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 39 DEGREES 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 249.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 13 MINUTES 11 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 36 MINUTES 46 SECONDS WEST, A DISTANCE OF 48.23 FEET

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 32 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED" LJA SURVEYING" SET FOR CORNER;

SECONDS EAST, A DISTANCE OF 141.61 FEET
STAMPED" LJA SURVEYING" SET FOR CORNER;
ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF
144.45 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF
67.18 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF
20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
NORTH 65 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF
14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
98.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 14 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF
20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF
20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF
20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
NORTH 65 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF
14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
110.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF
205.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
270.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF
25.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;
SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

98.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF
20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 46 MINUTES 50 SECONDS WEST, A DISTANCE OF
20.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
98.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 24 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF
20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF
305.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

STAMPED" LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF
20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF
51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF
32.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED" LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF
305.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A
CALCULATED AREA OF 29.312 ACRES OF LAND.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT
THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO
CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE
RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR
RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR
WHICH IT WAS PREPARED.**

CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A NORTH CORNER OF SAID 237.562 ACRE TRACT AND THE COMMON WEST CORNER OF SOLTERRA SOUTH, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-202400011296, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHEAST LINE OF LOT 2, BLOCK 1 OF RALEIGH ESTATES, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 94065, PAGE 7930, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG A NORTHEAST LINE OF SAID 237.562 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID SOLTERRA SOUTH, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 231.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 45 DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 16.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 44 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 381.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 22 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 152.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 43 MINUTES 30 SECONDS, A RADIUS OF 264.00 FEET, AND A LONG CHORD THAT BEARS NORTH 60 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 63.09 FEET;

SOLTERRA SOUTH, PHASE 3A, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-202400085039, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 43 MINUTES 30 SECONDS, A RADIUS OF 374.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 89.38 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 237.562 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID SOLTERRA SOUTH, PHASE 3A, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 67 DEGREES 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 120.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 22 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 21.50 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 10 MINUTES 33 SECONDS, A RADIUS OF 209.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 58.95 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 59.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 51 DEGREES 26 MINUTES 57 SECONDS WEST, A DISTANCE OF 70.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

STAMPED "LJA SURVEYING" SET;

SOUTH 17 DEGREES 33 MINUTES 04 SECONDS EAST, A DISTANCE OF 93.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 60.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 121.93 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 47 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 15.37 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 08 DEGREES 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 14.47 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 02 MINUTES 44 SECONDS, A RADIUS OF 275.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 57.81 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 57.92 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

THENCE, ALONG THE NORTHEAST LINES OF SAID 237.562 ACRE TRACT AND THE COMMON SOUTHWEST LINES OF SAID SOLTERRA SOUTH, PHASE 3B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 305.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 69 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 32.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 25 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 105.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 305.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 237.562

NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 24 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 98.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 25 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 14 DEGREES 21 MINUTES 34 SECONDS WEST, A DISTANCE OF 20.10 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 98.00 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 65 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

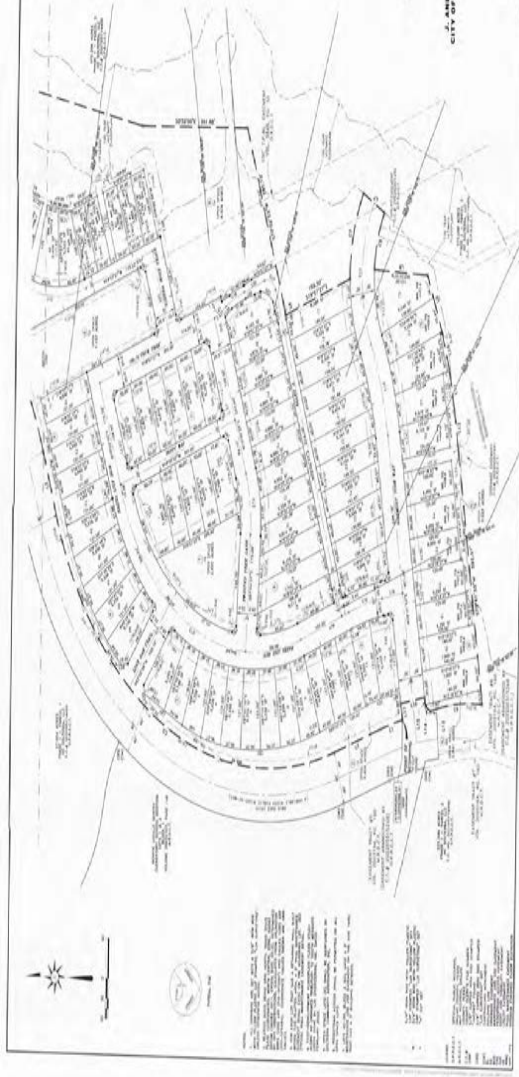
THENCE, SOUTH 20 DEGREES 04 MINUTES 12 SECONDS EAST, DEPARTING SAID SOLTERRA SOUTH, PHASE 3B AND OVER AND ACROSS SAID 237.562 ACRE TRACT, A DISTANCE OF 856.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET. SAID POINT BEING ON THE SOUTHEAST LINE OF SAID 237.562 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A 23.889 ACRE TRACT OF LAND CONVEYED TO MARC. S ENGLISH, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050848444, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 56 MINUTES 37 SECONDS WEST, ALONG SAID COMMON LINES, A DISTANCE OF 949.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 237.562 ACRE TRACT. SAID POINT BEING IN THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 93248, PAGE 2192, DEED RECORDS, DALLAS COUNTY, TEXAS;

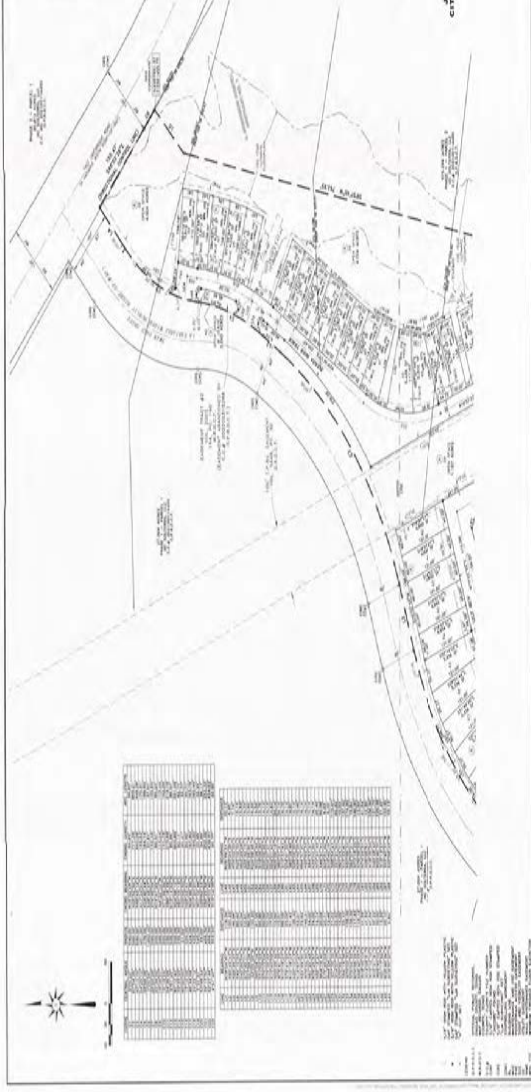
THENCE, NORTH 45 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 237.562 ACRE TRACT, AND THE COMMON NORTHEAST LINE OF SAID CITY OF MESQUITE TRACT, AND THE NORTHEAST LINE OF A 56.542 ACRE TRACT OF LAND CONVEYED TO IH 20 LP, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 201800208658, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS A DISTANCE OF 1785.44 FEET TO A 1" IRON PIPE FOUND;

THENCE, NORTH 45 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 237.562 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID 56.542 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A 48.397 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800334776, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS A DISTANCE OF 1242.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 237.562 ACRE TRACT. SAID POINT BEING ON THE

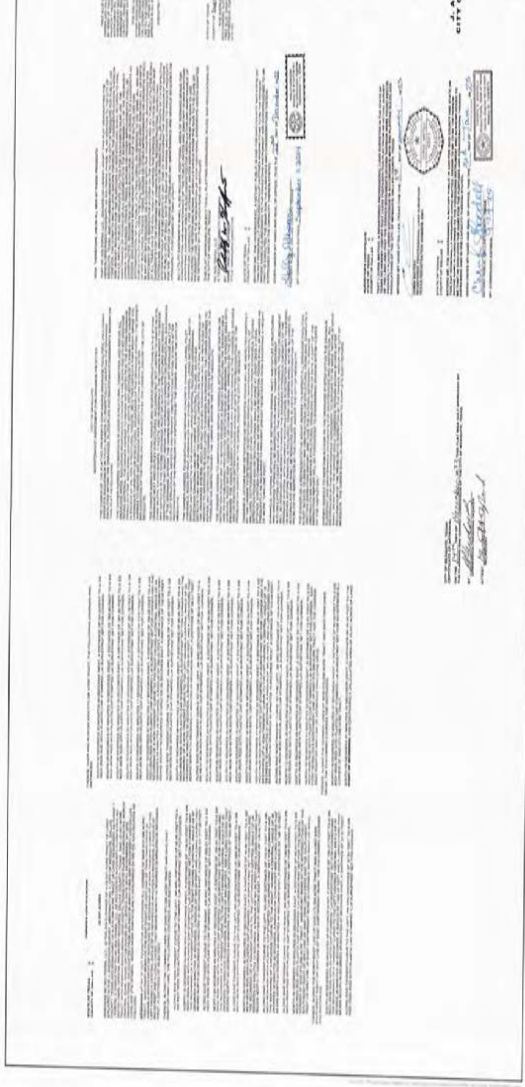
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SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

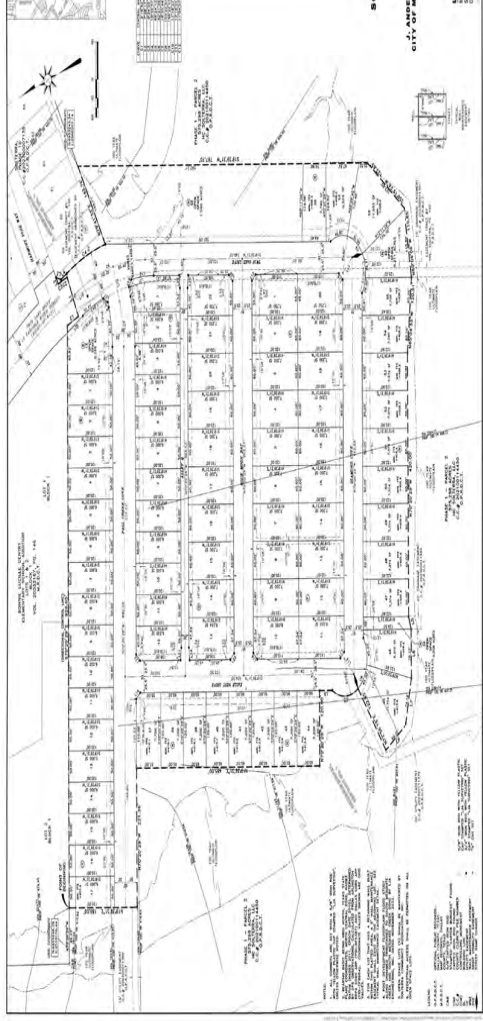


SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

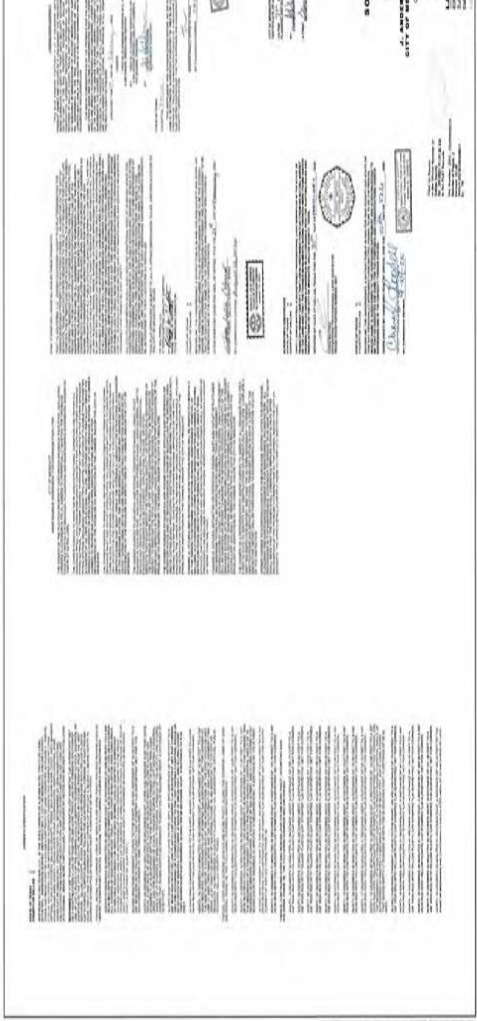


SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

EXHIBIT W-3 – SOLTERRA, PHASE 1C PLAT



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

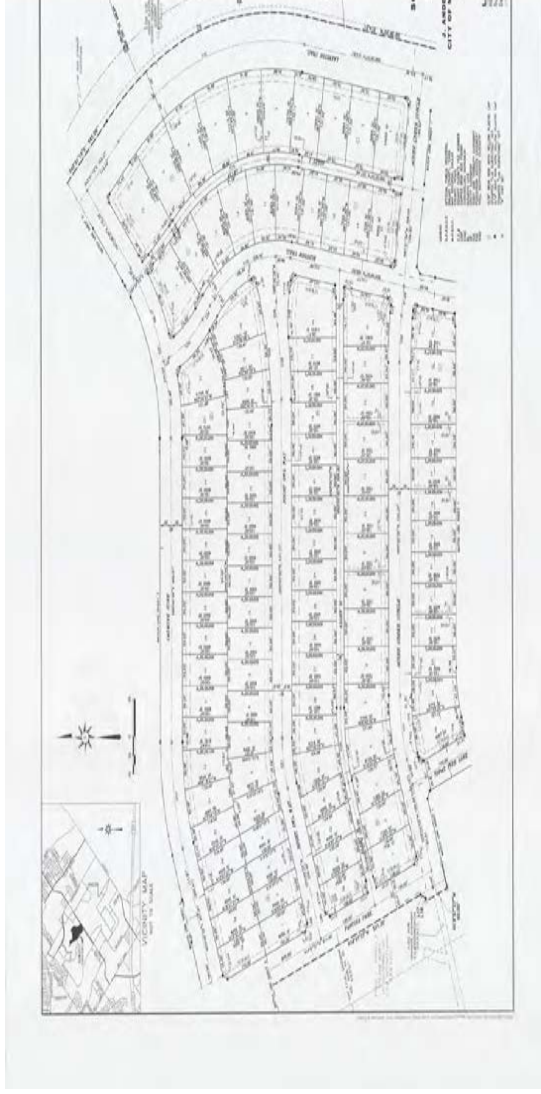


SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

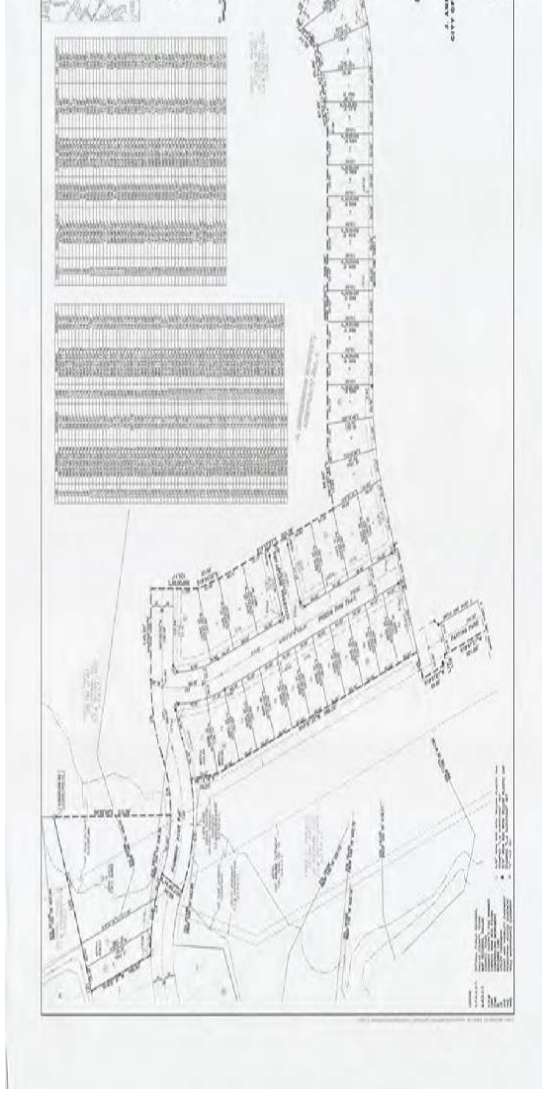
EXHIBIT W-4 – SOLTERRA, PHASE 1D PLAT



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



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



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

1. The City of Solterra is a city in the County of Santa Clara, California, and is a member of the Santa Clara Valley Water District. The City is currently in the process of updating its 2025 Annual Budget and Assessment Plan. The City is currently in the process of updating its 2025 Annual Budget and Assessment Plan.	2. The City of Solterra is a city in the County of Santa Clara, California, and is a member of the Santa Clara Valley Water District. The City is currently in the process of updating its 2025 Annual Budget and Assessment Plan. The City is currently in the process of updating its 2025 Annual Budget and Assessment Plan.	3. The City of Solterra is a city in the County of Santa Clara, California, and is a member of the Santa Clara Valley Water District. The City is currently in the process of updating its 2025 Annual Budget and Assessment Plan. The City is currently in the process of updating its 2025 Annual Budget and Assessment Plan.
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SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 ABR SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

EXHIBIT W-5 – SOLTERRA, PHASE 1E PLAT



SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 ABR SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)

Figure 1 shows a 12-lead ECG tracing. The leads are arranged in a standard 4x3 grid. The rhythm is regular, with a heart rate of approximately 75 bpm. The PR interval is approximately 0.16 seconds, the QRS duration is approximately 0.08 seconds, and the QT interval is approximately 0.36 seconds. The QRS complex is narrow and shows a small rS pattern in lead I, a deep rS pattern in lead II, and a small rS pattern in lead III. The T wave is upright and of moderate amplitude in all leads.

[illegible][illegible]

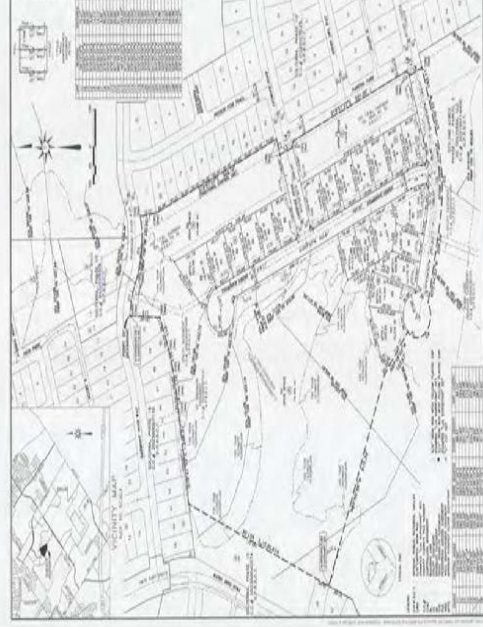
The image shows a document, possibly a passport or an official form, with various stamps and handwritten text. The document is oriented vertically. At the top, there is a circular emblem. Below it, there are several lines of text, some of which are handwritten. A large, stylized signature is visible on the right side. The document appears to be a page from a book or a collection of documents.

[Signature]

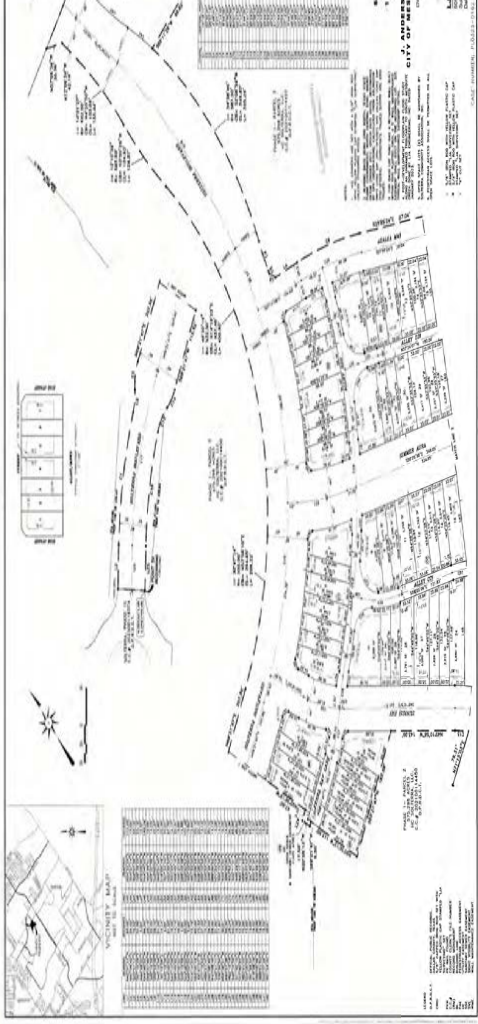
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**SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)**

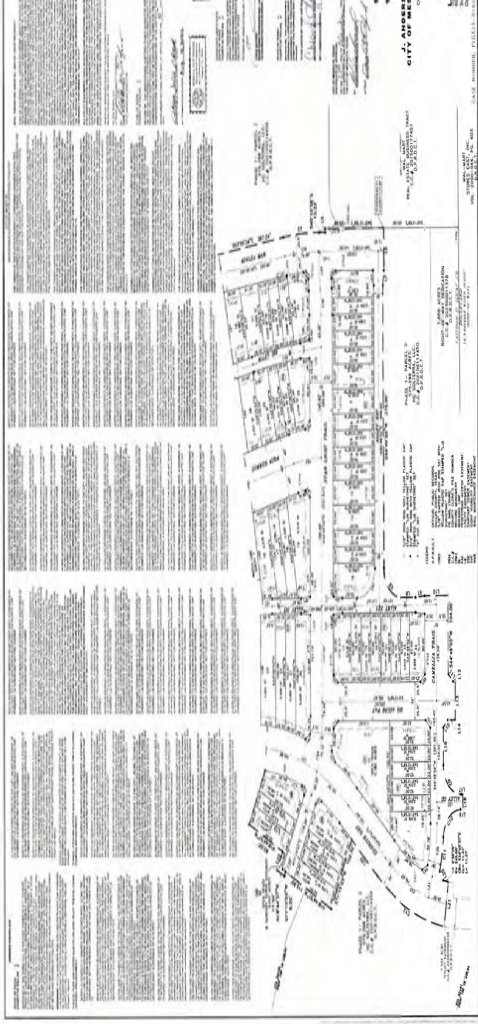
EXHIBIT W-6 – SOLTERRA, PHASE 1F PLAT

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

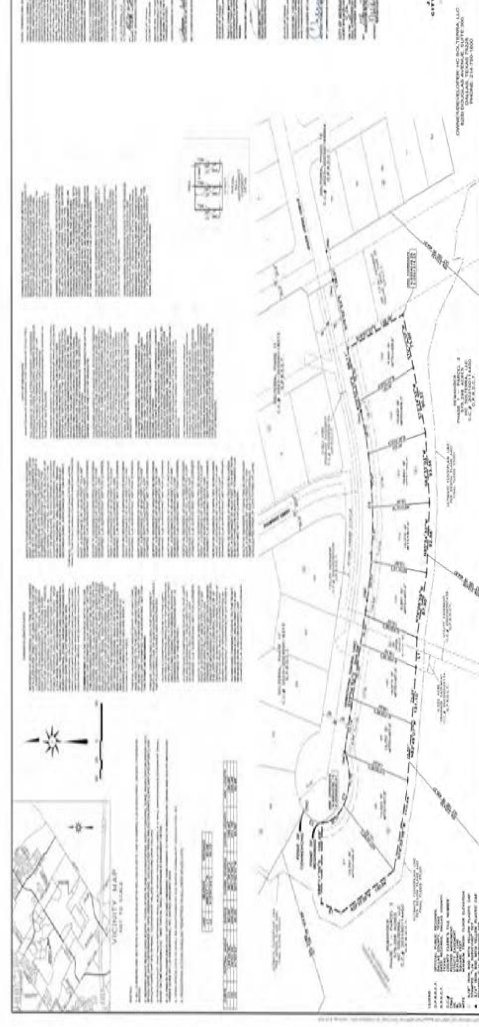


SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)



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

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



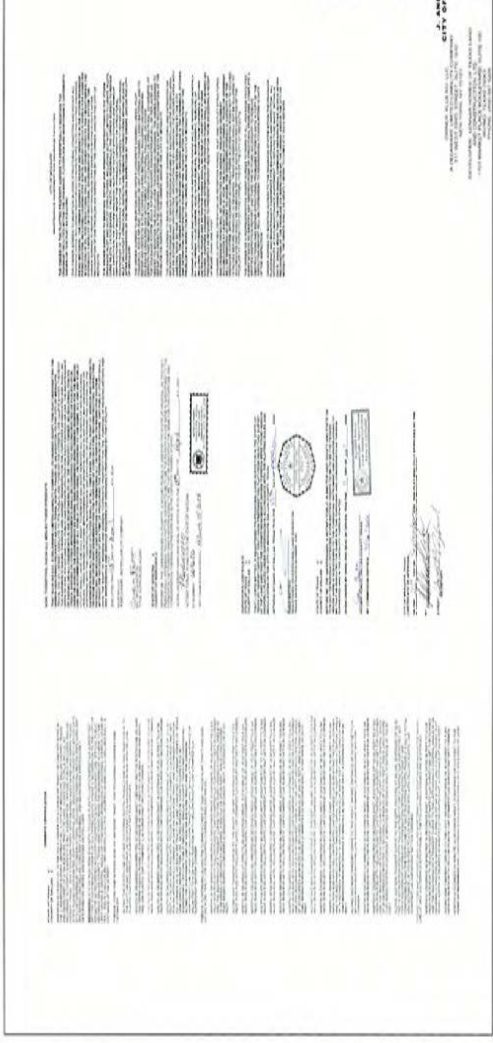
**SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)**

EXHIBIT W-9 – SOLTERRA SOUTH, PHASE 1 PLAT



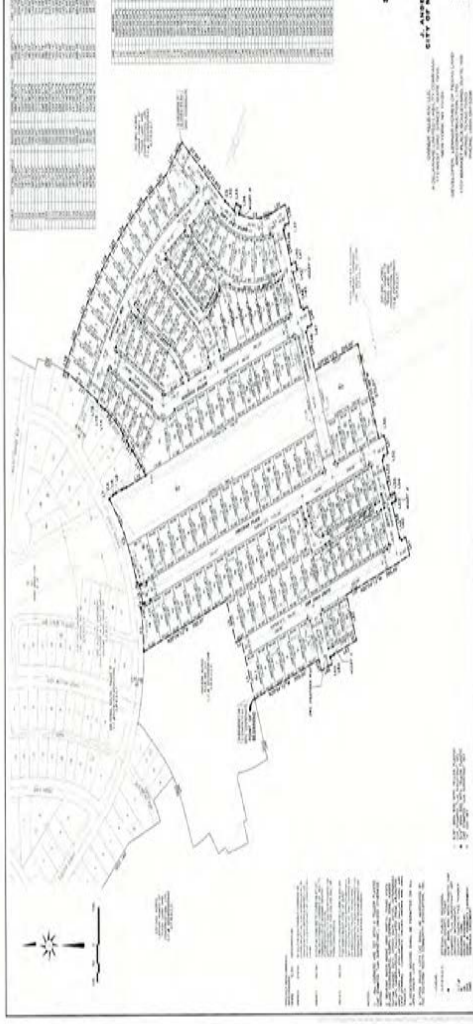
**SOLTERRA PUBLIC IMPROVEMENT DISTRICT
2025 A&R SERVICE AND ASSESSMENT PLAN (NOVEMBER UPDATE)**

B-191



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

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



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

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

Solterra is a proposed single-family development consisting of 3,327 single-family homes generally located at East Cartwright Road & Faithon P. Lucas Boulevard in Mesquite, Texas. This Engineering Report includes the documents requested by the City of Mesquite for the issuance of bonds by the City. Bonds are to be used to finance public infrastructure improvements vital for the development within the PID.

Development Costs:

The Engineer's Opinion of Probable Cost has been prepared for on-site and off-site infrastructure. Please see the attached cost estimates for the following --

1. Solterra Zone A, Phase 2
2. Solterra Zone A, Phase 3.1
3. Solterra Zone A, Phase 3.2 & A-5
4. Solterra Zone A, Phase 4
5. Solterra Zone C, Phase 4
6. Solterra Zone A Remainder
7. Solterra Zone C Remainder
8. Solterra Zone B

Development Improvements:

Development improvements have been classified as PID and Private improvements for excavation, water, sewer, storm, paving and landscape.

Development Schedule:

Design Stage

Site plans for the development have been approved by the City of Mesquite for Zone A, Phases 1-5, and Zone C, Phases 1-5. A site plan for the remainder of the development will be required for the completion of the development and prior to the design/construction stages.

An overall flood study has been approved by the City of Mesquite and a Conditional Letter of Map Revision (CLOMR) has been approved by FEMA. Letters of Map Revision (LOMRs) with effective dates of August 25, 2025 (Zone A) and September 5, 2023 (Zone C) have been approved by FEMA.

The design of infrastructure improvements has been completed and approved by the City of Mesquite for Zone A, Phases 1-5 and Zone C, Phases 1-5.

S:\WTK-LAH\006\WTS\20600 DELIVERABLES\620 Report\2025 09 30 PID Engineering Report\20250930 Solterra PID Engineering Report.docx

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fourth quarter of 2025. The infrastructure improvements for Solterra, Phase 3A development was accepted by the City of Mesquite in September 2025. The infrastructure improvements for Solterra, Phase 3B development are estimated to be completed in the fourth quarter of 2025. The infrastructure improvements for Solterra Zone A, Phase 4 development are estimated to be completed by the fourth quarter of 2025. The infrastructure improvements for Solterra Zone C, Phase 4, is estimated to be completed by the fourth quarter of 2025.



9/30/2025

E. STREET & ALLEY PAVING	\$ 3,180,030.00
F. RETAINING WALLS	\$ 288,900.00
G. MISCELLANEOUS ITEMS	\$ 350,210.00
H. LANDSCAPING	\$ 1,746,600.00
I. ENGINEERING/TESTING/INSPECTION	\$ 1,006,660.00
SUB-TOTAL:	\$12,382,200.00
5% CONTINGENCY:	\$619,500.00
TOTAL CONSTRUCTION COSTS:	\$ 13,001,700.00
LOT COUNT:	216
COST / LOT:	\$60,200
NET DEVELOPABLE ACREAGE:	33.13
COST / DEVELOPABLE ACRE:	\$392,500
TOTAL GROSS ACREAGE:	52.08
COST / GROSS ACRE:	\$249,700

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

#4036 S:\NTR\LAND\002\400 LAND\405 Cost Estimate\20250728 Zone A Phase 2, 1A, 1B1,1B2, 4 - OPC SAP_v2\Zone A - Phase 2\405.1 MS Office\Solterra Zone A - Phase 2 OPC SAP.dlm

- 9 The fees listed were provided by The City of Mesquite.
10 Costs for Mesquite Valley intersection are included in the public costs.

SANITARY SEWER

- 1 This estimate assumes a connection to the existing 8" sanitary sewer line. No costs for improvements to existing sewer lines are anticipated in this estimate.
2 Sewer testing includes TV, testing.

STORM DRAINAGE

- 1 This estimate includes cost for a concrete lined channel along the northern perimeter of the phase.
2 There is no FEMA floodplain adjacent to this phase.

WATER

- 1 This estimate assumes that the tract is supplied water by the City of Mesquite.
2 Water line includes all fittings, tees, crosses, reducers etc.
3 Fire hydrant assembly includes all fittings, tees, and valves.
4 This estimate assumes all waterlines are less than 10' deep.
5 This estimate was performed without the benefit of a water model.
6 This estimate does not include cost to remove and relocate existing waterlines.
7 This estimate assumes no water work are on site.
8 This estimate assumes no CP waterline improvements are needed for this phase.

PAVING

- 1 This estimate is based on the following street section:
80' ROW: divided collector entrance (Cedar Trail) 2 - 25' B R, 8" reinforced concrete with 8" lime subgrade
80' ROW: divided enhanced residential entrance (Twin Oaks Drive) 2 - 25' B R, 6" reinforced concrete with 6" lime subgrade
60' ROW: collector street (Cedar Trail) 37' B R, 8" reinforced concrete with 8" lime subgrade
51' ROW: 31' B R, 6" reinforced concrete with 6" lime subgrade
40' ROW: 21' B R, 6" reinforced concrete with 6" lime subgrade
2 This estimate includes costs for a turn lanes and traffic signalization on Cartwright Boulevard and Twin Oaks Drive intersection.

MISCELLANEOUS

- 1 This estimate does not include any costs for existing franchise utility relocations.
2 This estimate assumes there are no existing gas lines.
3 Franchise costs to deliver electricity are included in this estimate at \$400 per lot.
4 Franchise costs to deliver gas are included in this estimate at \$500 per lot.
5 This cost estimate does not include county plat filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

E. STREET & ALLEY PAVING	\$	63,810.00	\$	3,116,220.00	\$	3,180,030.00
F. RETAINING WALLS	\$	288,900.00	\$	0.00	\$	288,900.00
G. MISCELLANEOUS ITEMS	\$	282,060.00	\$	68,150.00	\$	350,210.00
H. LANDSCAPING	\$	955,800.00	\$	790,800.00	\$	1,746,600.00
I. ENGINEERING/TESTING/INSPECTION	\$	360,260.00	\$	646,400.00	\$	1,006,660.00
SUB-TOTAL:	\$2,562,830.00	\$9,819,370.00				
5% CONTINGENCY:	\$128,500.00	\$491,000.00				
						\$819,500.00
TOTAL CONSTRUCTION COSTS:	\$2,691,330.00	\$10,310,370.00				
LOT COUNT:	216	216				
COST / LOT:	\$12,500	\$47,800				
NET DEVELOPABLE ACREAGE:	33.13	33.13				
COST / DEVELOPABLE ACRE:	\$81,300	\$311,300				
TOTAL GROSS ACREAGE:	52.08	52.08				
COST / GROSS ACRE:	\$51,700	\$198,000				

OPINION OF PROBABLE COST- SOLTERRA ZONE A PHASE 2 OPC SAP

S:\SINX\LAND\002\400 LAND\MS Cost Estimate\2025\116 Zone A Phase 2, 1A, 1B,1B2, A, B,Zone C,Phase 4 - OPC\SAP\Zone A - Phase 2\MS Office\Solterra Zone A-Phase 2

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

4\03\ S:\SINX\LAND\002\400 LAND\MS Cost Estimate\2025\116 Zone A Phase 2, 1A, 1B,1B2, 4 - OPC\SAP_v2\Zone A - Phase 2\MS Office\Solterra Zone A-Phase 2 OPC SAP.dlm

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ROADWAY SIGNALING & CBU				
40' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	\$240.00	45	\$10,800.00
50' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	\$310.00	171	\$53,010.00
TOTAL STREET & ALLEY PAVING				\$ 63,810.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$1,100.00	45	\$49,500.00
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$1,400.00	171	\$239,400.00
TOTAL RETAINING WALLS				\$ 288,900.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$40.00	45	\$1,800.00
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$60.00	171	\$10,260.00
SUB-TOTAL EROSION CONTROL				\$12,060.00
ROW DEDICATION				
ROW DEDICATION	ACRE	\$25,000.00	10.8	\$270,000.00
SUB-TOTAL ROW DEDICATION				\$270,000.00
TOTAL MISCELLANEOUS ITEMS				\$ 282,060.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 2 (PRIVATE)	LS	\$955,800.00	1	\$955,800.00
TOTAL LANDSCAPING				\$ 955,800.00

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

#403# S:\NTH-LAND\0002\400-LAND\405-Cost Estimate\20250728 Zone A Phase 2, 1A, 1B1,3B2, 4 - OPC SAP_v2\Zone A - Phase 2\405.1 MS Office\Soltterra Zone A - Phase 2 OPC SAP.dlm

SUB-TOTAL PROFESSIONAL FEES

FRANCHISE FEES				\$176,500.00
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	216	\$108,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	\$235.00	216	\$50,760.00
SUB-TOTAL FRANCHISE FEES				\$158,760.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 360,260.00

SUMMARY

A. EXCAVATION	\$ 612,000.00
B. SANITARY SEWER SYSTEM	\$ 0.00
C. STORM SEWER SYSTEM	\$ 0.00
D. WATER DISTRIBUTION SYSTEM	\$ 0.00
E. STREET & ALLEY PAVING	\$ 63,810.00
F. RETAINING WALLS	\$ 288,900.00
G. MISCELLANEOUS ITEMS	\$ 282,060.00
H. LANDSCAPING	\$ 955,800.00
I. ENGINEERING/TESTING/INSPECTION	\$ 360,260.00

TOTAL	\$2,562,830.00
OVERALL CONTINGENCIES	5% \$128,140.00

TOTAL CONSTRUCTION COSTS: \$2,691,330.00

LOT COUNT:	216	COST / LOT:	\$12,500
NET DEVELOPABLE ACREAGE:	33.13	COST / DEVELOPABLE ACRE:	\$81,300
TOTAL GROSS ACREAGE:	52.08	COST / GROSS ACRE:	\$51,700

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

#403# S:\NTH-LAND\0002\400-LAND\405-Cost Estimate\20250728 Zone A Phase 2, 1A, 1B1,3B2, 4 - OPC SAP_v2\Zone A - Phase 2\405.1 MS Office\Soltterra Zone A - Phase 2 OPC SAP.dlm

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$4,900.00	45	\$220,500.00
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$6,600.00	171	\$1,128,600.00
TOTAL SANITARY SEWER SYSTEM				\$ 1,349,100.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$7,600.00	45	\$342,000.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$10,100.00	171	\$1,727,100.00
SUB-TOTAL STORM SEWER SYSTEM - PUBLIC				\$2,069,100.00
MESQUITE VALLEY				
MESQUITE VALLEY STORM SEWER SYSTEM	LS	\$286,000.00	1	\$286,000.00
SUB-TOTAL MESQUITE VALLEY				\$286,000.00
TOTAL STORM SEWER SYSTEM				\$ 2,355,100.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,200.00	45	\$189,000.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$5,500.00	171	\$940,500.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 1,129,500.00

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

#40TH S:\NTH-LAND\0002\400-LAND\405-Cost Estimate\20250728-Zone A Phase 2, 1A, 1B1,3B2, 4 - OPC SAP_v2\Zone A - Phase 2\405.1 MS Office\Solterra Zone A - Phase 2 OPC SAP.dlm

40' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	\$1,270.00	45	\$57,150.00
50' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	\$1,690.00	171	\$288,990.00
SUB-TOTAL ROADWAY SIGNALING & CBU				\$346,140.00
TOTAL STREET & ALLEY PAVING				\$ 3,116,220.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
40' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	\$230.00	45	\$10,350.00
50' PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	\$300.00	171	\$51,300.00
SUB-TOTAL EROSION CONTROL				\$61,650.00
MESQUITE VALLEY				
MESQUITE VALLEY MISCELLANEOUS	LS	\$6,500.00	1	\$6,500.00
SUB-TOTAL MESQUITE VALLEY				\$6,500.00
TOTAL MISCELLANEOUS ITEMS				\$ 68,150.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 2	LS	\$620,800.00	1	\$620,800.00
SUB-TOTAL LANDSCAPING				\$620,800.00
MESQUITE VALLEY				
LANDSCAPE IMPROVEMENTS - PHASE 2 (MESQUITE VALLEY)	LS	\$170,000.00	1	\$170,000.00
SUB-TOTAL MESQUITE VALLEY				\$170,000.00
TOTAL LANDSCAPING				\$ 790,800.00

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	LS	\$136,000.00	1	\$136,000.00
PLAN REVIEW FEE (PUBLIC)	LS	\$8,000.00	1	\$8,000.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$144,000.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	\$1,900.00	216	\$410,400.00
LANDSCAPE ARCHITECT FEE (PUBLIC)	PERCENT	1.5% \$	790,800.00	\$12,000.00
GEOTECH TESTING (PUBLIC)	LS	\$80,000.00	1	\$80,000.00
SUB-TOTAL PROFESSIONAL FEES				\$502,400.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 646,400.00

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

#40TH S:\NTH-LAND\0002\400-LAND\405-Cost Estimate\20250728-Zone A Phase 2, 1A, 1B1,3B2, 4 - OPC SAP_v2\Zone A - Phase 2\405.1 MS Office\Solterra Zone A - Phase 2 OPC SAP.dlm

I. ENGINEERING/TESTING/INSPECTION		\$	646,400.00
SUB-TOTAL:			\$9,819,370.00
OVERALL CONTINGENCIES:		5%	\$491,000.00
TOTAL CONSTRUCTION COSTS:			\$10,310,370.00
LOT COUNT:	216	COST / LOT:	\$47,800
NET DEVELOPABLE ACREAGE:	33.13	COST / DEVELOPABLE ACRE:	\$371,300
TOTAL GROSS ACREAGE:	52.08	COST / GROSS ACRE:	\$198,000

E. STREET & ALLEY PAVING	\$	2,046,800.00
F. RETAINING WALLS	\$	505,200.00
G. MISCELLANEOUS ITEMS	\$	340,220.00
H. LANDSCAPING	\$	473,800.00
I. ENGINEERING/TESTING/INSPECTION	\$	857,715.00
SUB-TOTAL:		\$9,752,985.00
5% CONTINGENCY:		\$480,000.00
TOTAL CONSTRUCTION COSTS:		\$ 10,240,985.00
LOT COUNT:		199
COST / LOT:		\$51,500
NET DEVELOPABLE ACREAGE:		44.00
COST / DEVELOPABLE ACRE:		\$232,800
TOTAL GROSS ACREAGE:		49.24
COST / GROSS ACRE:		\$208,000

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 2 OPC SAP

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

#PATH S:\NTH-LAND\0002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 1A, 1B1,1B2, 4 - OPC SAP_v0\Zone A - Phase 3A\A05.1 MS Office\Soltterra Zone A - Phase 3A OPC SAP.dlm

9 The fees listed were provided by The City of Mesquite.

SANITARY SEWER

- 1 This estimate assumes a connection to the existing sanitary sewer line. No costs for improvements to existing sewer lines are anticipated in this estimate.
- 2 Sewer testing includes TV testing.

STORM DRAINAGE

- 1 This estimate assumes that the FEMA LOMR is in FEMA review.

WATER

- 1 This estimate assumes that the tract is supplied water by the City of Mesquite.
- 2 Water line includes all fittings, tees, crosses, reducers etc.
- 3 Fire hydrant assembly includes all fittings, tees, and valves.
- 4 This estimate assumes all waterlines are less than 10' deep.
- 5 This estimate was performed without the benefit of a water model.
- 6 This estimate does not include cost to remove and relocate existing waterlines.
- 7 This estimate assumes no water wells are on site.
- 8 This estimate assumes no CIP waterline improvements are needed for this phase.

PAVING

- 1 This estimate is based on the following street section:
60' ROW: 37' B-B, 6" reinforced concrete with 6" line subgrade
51' ROW: 31' B-B, 6" reinforced concrete with 6" line subgrade
20' ROW: 12' E-E, 8'-5'-8" reinforced concrete with 6" line subgrade

MISCELLANEOUS

- 1 This estimate does not include any costs for existing franchise utility relocations.
- 2 This estimate assumes there are no existing gas lines.
- 3 Franchise costs to deliver electricity are included in this estimate at \$400 per lot.
- 4 Franchise costs to deliver gas are included in this estimate at \$500 per lot.
- 5 This cost estimate does not include county plat filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

E. STREET & ALLEY PAVING	\$	0.00	\$	2,046,800.00	\$	2,046,800.00
F. RETAINING WALLS	\$	505,200.00	\$	0.00	\$	505,200.00
G. MISCELLANEOUS ITEMS	\$	267,120.00	\$	73,100.00	\$	340,220.00
H. LANDSCAPING	\$	373,000.00	\$	100,800.00	\$	473,800.00
I. ENGINEERING/TESTING/INSPECTION	\$	256,315.00	\$	601,400.00	\$	857,715.00
SUB-TOTAL:		\$2,358,435.00	\$7,394,550.00	\$9,752,985.00		
5% CONTINGENCY:		\$118,000.00	\$370,000.00	\$488,000.00		
TOTAL CONSTRUCTION COSTS:		\$2,476,435.00	\$7,764,550.00	\$10,240,985.00		
LOT COUNT:		199	199	199		
COST / LOT:		\$12,500	\$39,100	\$51,500		
NET DEVELOPABLE ACREAGE:		44.00	44.00	44.00		
COST / DEVELOPABLE ACRE:		\$56,300	\$176,500	\$232,800		
TOTAL GROSS ACREAGE:		49.24	49.24	49.24		
COST / GROSS ACRE:		\$50,300	\$157,700	\$208,000		

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

"SUNTEX LAND/CONTRACT LAND/AVS Cost Estimate/2025/11/16 Zone A Phase 2, 3A, 3B1,3B2, 4, & Zone C Phase 4 - OPC SAP/Zone A - Phase 3A/AVS.1 MS Office/Solterra Zone A - Phase 3A OPC SAP.dlm
2025.11.16 11:11:11

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

#403H S:\NTH-LAND\CONTRACT LAND/AVS Cost Estimate/2025/11/16 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_v2/Zone A - Phase 3A/AVS.1 MS Office/Solterra Zone A - Phase 3A OPC SAP.dlm

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$2,400.00	130	\$312,000.00
60' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$2,800.00	69	\$193,200.00
TOTAL RETAINING WALLS				\$ 505,200.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
50' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$70.00	130	\$9,100.00
60' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$80.00	69	\$5,520.00
SUB-TOTAL EROSION CONTROL				\$94,620.00
ROW DEDICATION				
ROW DEDICATION	ACRE	\$25,000.00	10.1	\$252,500.00
SUB-TOTAL ROW DEDICATION				\$252,500.00
TOTAL MISCELLANEOUS ITEMS				\$ 267,120.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS PHASE 3A (PRIVATE)	LS	\$373,000.00	1.	\$373,000.00
TOTAL LANDSCAPING				\$ 373,000.00

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

#PATH S:\NTR-LAND\0002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_p\Zone A - Phase 3A\A05.1 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsx

SUB-TOTAL PROFESSIONAL FEES

FRANCHISE FEES				\$787,635.00
GAS DISTRIBUTION ALLOWANCE	LOT	\$65.00	199	\$12,095.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	\$255.00	199	\$50,745.00
SUB-TOTAL FRANCHISE FEES				\$63,680.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 256,315.00

SUMMARY

A. EXCAVATION		\$	956,800.00	
B. SANITARY SEWER SYSTEM		\$	0.00	
C. STORM SEWER SYSTEM		\$	0.00	
D. WATER DISTRIBUTION SYSTEM		\$	0.00	
E. STREET & ALLEY PAVING		\$	0.00	
F. RETAINING WALLS		\$	505,200.00	
G. MISCELLANEOUS ITEMS		\$	267,120.00	
H. LANDSCAPING		\$	373,000.00	
I. ENGINEERING/TESTING/INSPECTION		\$	256,315.00	
SUB-TOTAL:			\$2,358,435.00	
OVERALL CONTINGENCIES:		5%	\$118,000.00	
TOTAL CONSTRUCTION COSTS:			\$2,476,435.00	
LOT COUNT:		199	COST / LOT:	\$12,500
NET DEVELOPABLE ACREAGE:		44.00	COST / DEVELOPABLE ACRE:	\$56,300
TOTAL GROSS ACREAGE:		49.24	COST / GROSS ACRE:	\$50,300

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

#PATH S:\NTR-LAND\0002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_p\Zone A - Phase 3A\A05.1 MS Office\Solterra Zone A - Phase 3A OPC SAP.xlsx

TOTAL SANITARY SEWER SYSTEM \$ 1,289,000.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50 PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$8,030.00	130	\$1,043,900.00
60 PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$9,150.00	69	\$611,350.00
TOTAL STORM SEWER SYSTEM				\$ 1,675,250.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50 PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,100.00	130	\$533,000.00
60 PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,700.00	69	\$324,300.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 857,300.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
50 PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$9,800.00	130	\$1,274,000.00
60 PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$11,200.00	69	\$772,800.00
TOTAL STREET & ALLEY PAVING				\$ 2,046,800.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
50 PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	\$350.00	130	\$45,500.00
60 PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	\$400.00	69	\$27,600.00
TOTAL MISCELLANEOUS ITEMS				\$ 73,100.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS PHASE 3A	LS	\$100,800.00	1	\$100,800.00
TOTAL LANDSCAPING				\$ 100,800.00

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

#PATH S:\NTR-LAND\002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B, 3B2, 4 - OPC SAP_v0\Zone A - Phase 3A\A05.1 MS Office\Soltterra Zone A - Phase 3A OPC SAP.xlsx

LANDSCAPE ARCHITECT FEE (PUBLIC)	PERCENT	9.07%	100,800.00	\$9,500.00
GEOTECH TESTING (PUBLIC)	LS	\$61,000.00	1	\$61,000.00
SUB-TOTAL PROFESSIONAL FEES				\$483,600.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 601,400.00

SUMMARY

A. EXCAVATION		\$	750,900.00
B. SANITARY SEWER SYSTEM		\$	1,289,000.00
C. STORM SEWER SYSTEM		\$	1,675,250.00
D. WATER DISTRIBUTION SYSTEM		\$	857,300.00
E. STREET & ALLEY PAVING		\$	2,046,800.00
F. RETAINING WALLS		\$	0.00
G. MISCELLANEOUS ITEMS		\$	73,100.00
H. LANDSCAPING		\$	100,800.00
I. ENGINEERING/TESTING/INSPECTION		\$	601,400.00
SUB-TOTAL:			\$7,394,550.00
OVERALL CONTINGENCIES:		5%	\$370,000.00
TOTAL CONSTRUCTION COSTS:			\$7,764,550.00
LOT COUNT:	199	COST/LOT:	\$39,100
NET DEVELOPABLE ACREAGE:	44.00	COST / DEVELOPABLE ACRE:	\$176,500
TOTAL GROSS ACREAGE:	49.24	COST / GROSS ACRE:	\$157,700

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

#PATH S:\NTR-LAND\002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B, 3B2, 4 - OPC SAP_v0\Zone A - Phase 3A\A05.1 MS Office\Soltterra Zone A - Phase 3A OPC SAP.xlsx

F. RETAINING WALLS	\$	20,010.00
G. MISCELLANEOUS ITEMS	\$	60,030.00
H. LANDSCAPING	\$	218,920.00
I. ENGINEERING/TESTING/INSPECTION	\$	217,150.00
SUB-TOTAL:		\$919,340.00
5% CONTINGENCY:		\$47,500.00
TOTAL CONSTRUCTION COSTS:		\$ 966,840.00
NET DEVELOPABLE ACREAGE:		45
COST / DEVELOPABLE ACRE:		\$21,500
TOTAL GROSS ACREAGE:		10.00
COST / GROSS ACRE:		\$96,700
TOTAL GROSS ACREAGE:		252.96
COST / GROSS ACRE:		\$3,900

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

\\SNTX-LAND\002\400 LAND\A\5 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_v2\Zone A - Phase 3B\A5.1 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.docx

- 9 The fees listed were provided by The City of Mesquite.
- SANITARY SEWER**

1 This estimate assumes the sanitary sewer main line exists. Cost for sanitary sewer services connecting to existing wyes are included.

2 Sewer testing includes T.V. testing is not included with these costs.
- STORM DRAINAGE**

1 This estimate includes cost for a concrete flume and riprap from the existing storm headwall to past the sanitary sewer transmission easement.
- WATER**

1 This estimate assumes that the tract is supplied water by the City of Mesquite.

2 Water line includes all fittings, tees, crosses, reduces etc.

3 Fire hydrant assembly includes all fittings, tees, and valves.

4 This estimate assumes all waterlines are less than 10' deep.

5 This estimate was performed without the benefit of a water model.

6 This estimate does not include cost to remove and relocate existing waterlines.

7 This estimate assumes no water wells are on site.

8 This estimate assumes no CIP waterline improvements are needed for this phase.
- PAVING**

1 This estimate assumes Acorn Creek Circle is fully developed.

2 This estimate is based on the following street section:
51' ROW: 31' B-B, 6" reinforced concrete with 6" line subgrade
- MISCELLANEOUS**

1 This estimate does not include any costs for existing franchise utility relocations.

2 This estimate assumes there are no existing gas lines.

3 Franchise costs to deliver electricity are included in this estimate at \$400 per lot.

4 Franchise costs to deliver gas are included in this estimate at \$500 per lot.

5 This cost estimate does not include county plat filing costs.
- LANDSCAPING**

1 Hardscaping and landscaping are included in this estimate.

2 City Trail cost includes pedestrian bridge expenses.

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

\\SNTX-LAND\002\400 LAND\A\5 Cost Estimate\20250719 Zone A Phase 2, 3A, 3B1,3B2, 4 & Zone C Phase 4 - OPC SAP\Zone A - Phase 3B\A5.1 MS Office\Solterra Zone A Phase 3B

F. RETAINING WALLS	\$	5,580.00	\$	0.00	\$	5,580.00	\$	14,430.00	\$	0.00	\$	14,430.00
G. MISCELLANEOUS ITEMS	\$	900.00	\$	7,380.00	\$	8,280.00	\$	32,370.00	\$	19,380.00	\$	51,750.00
H. LANDSCAPING	\$	19,900.00	\$	24,420.00	\$	44,320.00	\$	51,600.00	\$	123,000.00	\$	174,600.00
I. ENGINEERING/TESTING/INSPECTION	\$	18,970.00	\$	27,100.00	\$	46,070.00	\$	71,880.00	\$	99,200.00	\$	171,080.00
SUB-TOTAL:	\$53,180.00	\$162,400.00	\$215,580.00	\$190,740.00	\$513,020.00	\$703,760.00						
5% CONTINGENCY:	\$3,000.00	\$8,500.00	\$11,500.00	\$10,000.00	\$26,000.00	\$36,000.00						
TOTAL CONSTRUCTION COSTS:	\$56,180.00	\$170,900.00	\$227,080.00	\$200,740.00	\$539,020.00	\$739,760.00						
LOT COUNT:	9	9	9	36	36	36						
COST / LOT:	\$6,300	\$19,000	\$25,300	\$5,600	\$15,000	\$20,600						
NET DEVELOPABLE ACREAGE:	10.00	10.00	10.00	10.00	10.00	10.00						
COST / DEVELOPABLE ACRE:	\$5,700	\$17,100	\$22,800	\$20,100	\$54,000	\$74,000						
TOTAL GROSS ACREAGE:	252.96	252.96	252.96	252.96	252.96	252.96						
COST / GROSS ACRE:	\$300	\$700	\$900	\$800	\$2,200	\$3,000						

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

\\PATH S:\NTR-LAND\002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B, 3B2, 4 - OPC SAP_v0\Zone A - Phase 3B\A05.1 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.dlm

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00
D. WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00
E. STREET & ALLEY PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ROADWAY SIGNALING & CBU				
70' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	\$420.00	9	\$3,780.00
TOTAL STREET & ALLEY PAVING				\$ 3,780.00
F. RETAINING WALLS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$620.00	9	\$5,580.00
TOTAL RETAINING WALLS				\$ 5,580.00
G. MISCELLANEOUS ITEMS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
70' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$100.00	9	\$900.00
TOTAL MISCELLANEOUS ITEMS				\$ 900.00
H. LANDSCAPING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 3B1 (PRIVATE)	LS	\$19,900.00	1	\$19,900.00
TOTAL LANDSCAPING				\$ 19,900.00

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

\\PATH S:\NTR-LAND\002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B, 3B2, 4 - OPC SAP_v0\Zone A - Phase 3B\A05.1 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.dlm

SUB-TOTAL PROFESSIONAL FEES				\$11,940.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	9	\$4,500.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	\$170.00	9	\$1,530.00
SUB-TOTAL FRANCHISE FEES				\$6,030.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 18,970.00
SUMMARY				
A. EXCAVATION		\$	4,050.00	
B. SANITARY SEWER SYSTEM		\$	0.00	
C. STORM SEWER SYSTEM		\$	0.00	
D. WATER DISTRIBUTION SYSTEM		\$	0.00	
E. STREET & ALLEY PAVING		\$	3,780.00	
F. RETAINING WALLS		\$	5,580.00	
G. MISCELLANEOUS ITEMS		\$	900.00	
H. LANDSCAPING		\$	19,900.00	
I. ENGINEERING/TESTING/INSPECTION		\$	18,970.00	
SUB-TOTAL			\$53,180.00	
OVERALL CONTINGENCIES			5%	\$3,000.00
TOTAL CONSTRUCTION COSTS:				\$56,180.00
LOT COUNT:		9	COST / LOT:	\$6,300
NET DEVELOPABLE ACREAGE:		10.00	COST / DEVELOPABLE ACRE:	\$5,700
TOTAL GROSS ACREAGE		252.96	COST / GROSS ACRE:	\$300

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

#4TH S:\NTR-LAND\0002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B, 3B2, 4 - OPC SAP_v3\Zone A - Phase 3B\A05.3 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.dlm

C. STORM SEWER SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70 PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$80.00	9	\$720.00
TOTAL STORM SEWER SYSTEM				\$ 720.00
D. WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70 PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$3,700.00	9	\$33,300.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 33,300.00
E. STREET & ALLEY PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
70 PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$6,900.00	9	\$62,100.00
TOTAL STREET & ALLEY PAVING				\$ 62,100.00
F. RETAINING WALLS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00
G. MISCELLANEOUS ITEMS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
70 PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	\$820.00	9	\$7,380.00
TOTAL MISCELLANEOUS ITEMS				\$ 7,380.00

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

#4TH S:\NTR-LAND\0002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B, 3B2, 4 - OPC SAP_v3\Zone A - Phase 3B\A05.3 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.dlm

SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES					\$4,400.00
PROFESSIONAL FEES					
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	\$1,900.00	9.		\$17,100.00
LANDSCAPE ARCHITECT FEE (PUBLIC)	PERCENT	7.0% \$	24,420.00		\$2,000.00
GEOTECH TESTING (PUBLIC 3B1)	LS	\$3,600.00	1.		\$3,600.00
SUB-TOTAL PROFESSIONAL FEES					\$22,700.00
TOTAL ENGINEERING/TESTING/INSPECTION					\$ 27,100.00

SUMMARY					
A. EXCAVATION		\$	4,230.00		
B. SANITARY SEWER SYSTEM		\$	3,150.00		
C. STORM SEWER SYSTEM		\$	720.00		
D. WATER DISTRIBUTION SYSTEM		\$	33,300.00		
E. STREET & ALLEY PAVING		\$	62,100.00		
F. RETAINING WALLS		\$	0.00		
G. MISCELLANEOUS ITEMS		\$	7,380.00		
H. LANDSCAPING		\$	24,420.00		
I. ENGINEERING/TESTING/INSPECTION		\$	27,100.00		
SUB-TOTAL:			\$162,400.00		
OVERALL CONTINGENCIES		5%	\$8,520.00		
TOTAL CONSTRUCTION COSTS:					\$170,900.00
	LOT COUNT:	9	COST / LOT:		\$19,000
	NET DEVELOPABLE ACREAGE:	10.00	COST / DEVELOPABLE ACRE:		\$17,100
	TOTAL GROSS ACREAGE:	252.96	COST / GROSS ACRE:		\$702

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

\\NTR-LAND\002\400-LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_v0\Zone A - Phase 3B\A05.1 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.dlm

C. STORM SEWER SYSTEM					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
TOTAL STORM SEWER SYSTEM					\$ 0.00

D. WATER DISTRIBUTION SYSTEM					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
TOTAL WATER DISTRIBUTION SYSTEM					\$ 0.00

E. STREET & ALLEY PAVING					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
ROADWAY SIGNALING & CBU					
50' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	\$250.00	15.		\$3,750.00
60' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	\$300.00	21.		\$6,300.00
TOTAL STREET & ALLEY PAVING					\$ 10,050.00

F. RETAINING WALLS					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$360.00	15.		\$5,400.00
60' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$430.00	21.		\$9,030.00
TOTAL RETAINING WALLS					\$ 14,430.00

G. MISCELLANEOUS ITEMS					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
EROSION CONTROL					
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$60.00	15.		\$900.00
60' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$70.00	21.		\$1,470.00
SUB-TOTAL EROSION CONTROL					\$2,370.00
ROW DEDICATION					
ROW DEDICATION	ACRE	\$25,000.00	1.2		\$30,000.00
SUB-TOTAL ROW DEDICATION					\$30,000.00
TOTAL MISCELLANEOUS ITEMS					\$ 32,370.00

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

\\NTR-LAND\002\400-LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_v0\Zone A - Phase 3B\A05.1 MS Office\Solterra Zone A - Phase 3B1 & 3B2 OPC SAP.dlm

SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES					\$2,000.00
PROFESSIONAL FEES					
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	\$900.00	36		\$32,400.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0% \$	\$1,600.00		\$4,000.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$260.00	36		\$9,360.00
SUB-TOTAL PROFESSIONAL FEES					\$45,760.00
FRANCHISE FEES					
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	36		\$18,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	\$170.00	36		\$6,120.00
SUB-TOTAL FRANCHISE FEES					\$24,120.00
TOTAL ENGINEERING/TESTING/INSPECTION					\$ 71,880.00
SUMMARY					
A. EXCAVATION				\$	10,410.00
B. SANITARY SEWER SYSTEM				\$	0.00
C. STORM SEWER SYSTEM				\$	0.00
D. WATER DISTRIBUTION SYSTEM				\$	0.00
E. STREET & ALLEY PAVING				\$	10,050.00
F. RETAINING WALLS				\$	14,430.00
G. MISCELLANEOUS ITEMS				\$	32,370.00
H. LANDSCAPING				\$	\$1,600.00
I. ENGINEERING/TESTING/INSPECTION				\$	71,880.00
SUB-TOTAL					\$190,740.00
OVERALL CONTINGENCIES			5%		\$10,000.00
TOTAL CONSTRUCTION COSTS:					\$200,740.00
LOT COUNT	36	COST / LOT:			\$5,600
NET DEVELOPABLE ACREAGE	10.00	COST / DEVELOPABLE ACRE			\$20,100
TOTAL GROSS ACREAGE	252.96	COST / GROSS ACRE			\$800

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

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TOTAL SANITARY SEWER SYSTEM					\$ 8,400.00
C. STORM SEWER SYSTEM					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
50 PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$90.00	15		\$1,350.00
60 PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$110.00	21		\$2,310.00
TOTAL STORM SEWER SYSTEM				\$	3,660.00
D. WATER DISTRIBUTION SYSTEM					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
50 PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$2,200.00	15		\$33,000.00
60 PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$2,600.00	21		\$54,600.00
TOTAL WATER DISTRIBUTION SYSTEM				\$	87,600.00
E. STREET & ALLEY PAVING					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
50 PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$4,000.00	15		\$60,000.00
60 PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$4,800.00	21		\$100,800.00
TOTAL STREET & ALLEY PAVING				\$	160,800.00
F. RETAINING WALLS					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
TOTAL RETAINING WALLS				\$	0.00

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

\\PATH S:\NTH-LAND\0002\400-LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B, 3B2, 4 - OPC SAP_v3\Zone A - Phase 3B\A05.1 MS Office\Soltterra Zone A - Phase 3B1 & 3B2 OPC SAP.dlm

SUB-TOTAL LANDSCAPING				\$ 123,000.00
TOTAL LANDSCAPING				\$ 123,000.00
I. ENGINEERING/TESTING/INSPECTION				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC 382)	LS	\$8,600.00	1.	\$8,600.00
PLAN REVIEW FEE (PUBLIC 382)	LS	\$1,400.00	1.	\$1,400.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$10,000.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	\$1,900.00	36	\$68,400.00
LANDSCAPE ARCHITECT FEE (PUBLIC 382)	PERCENT	9.0%	\$ 123,000.00	\$11,500.00
GEOTECH TESTING (PUBLIC 382)	LS	\$9,300.00	1.	\$9,300.00
SUB-TOTAL PROFESSIONAL FEES				\$89,200.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 99,200.00
SUMMARY				
A. EXCAVATION				\$ 10,980.00
B. SANITARY SEWER SYSTEM				\$ 8,400.00
C. STORM SEWER SYSTEM				\$ 3,660.00
D. WATER DISTRIBUTION SYSTEM				\$ 87,600.00
E. STREET & ALLEY PAVING				\$ 160,800.00
F. RETAINING WALLS				\$ 0.00
G. MISCELLANEOUS ITEMS				\$ 19,380.00
H. LANDSCAPING				\$ 123,000.00
I. ENGINEERING/TESTING/INSPECTION				\$ 99,200.00
SUB-TOTAL:				\$513,020.00
OVERALL CONTINGENCIES				5%
TOTAL CONSTRUCTION COSTS:				\$539,020.00
LOT COUNT:				36
COST / LOT:				\$15,000
NET DEVELOPABLE ACREAGE:				10.00
COST / DEVELOPABLE ACRE				\$54,000
TOTAL GROSS ACREAGE				252.96
COST / GROSS ACRE				\$2,200

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

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E. STREET & ALLEY PAVING	\$	1,994,000.00
F. RETAINING WALLS	\$	20,420.00
G. MISCELLANEOUS ITEMS	\$	234,010.00
H. LANDSCAPING	\$	969,300.00
I. ENGINEERING/TESTING/INSPECTION	\$	719,270.00
SUB-TOTAL:		\$7,774,700.00
5% CONTINGENCY:		\$389,000.00
TOTAL CONSTRUCTION COSTS:		\$8,163,700.00
LOT COUNT:		153
COST / LOT:		\$53,400
NET DEVELOPABLE ACREAGE:		31.20
COST / DEVELOPABLE ACRE:		\$261,700
TOTAL GROSS ACREAGE:		153.00
COST / GROSS ACRE:		\$53,400

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

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9 The fees listed were provided by The City of Mesquite.

SANITARY SEWER

- 1 This estimate assumes a connection to the existing sanitary sewer line. No costs for improvements to existing sewer lines are anticipated in this estimate.
- 2 Sewer testing includes T.V. testing.

STORM DRAINAGE

- 1 This estimate includes cost for a concrete lined flume along the northern perimeter of the phase.
- 2 There is no FEMA floodplain adjacent to this phase.

WATER

- 1 This estimate assumes that the tract is supplied water by the City of Mesquite.
- 2 Water line includes all fittings, tees, crosses, reducers etc.
- 3 Fire hydrant assembly includes all fittings, tees, and valves.
- 4 This estimate assumes all waterlines are less than 10' deep.
- 5 This estimate was performed without the benefit of a water model.
- 6 This estimate does not include cost to remove and relocate existing waterlines.
- 7 This estimate assumes no water wells are on site.
- 8 This estimate assumes no CIP waterline improvements are needed for this phase.

PAVING

- 1 This estimate is based on the following street section:
- 80' ROW: 2 - 25' 8-8, 6" reinforced concrete with 6" lime subgrade
- 51' ROW: 31' 8-8, 6" reinforced concrete with 6" lime subgrade
- 28' ROW: 24' 1-E, 8'-5'-8" reinforced concrete with 6" lime subgrade
- 20' ROW: 12' 1-E, 8'-5'-8" reinforced concrete with 6" lime subgrade
- 2 This estimate includes costs for a left turn lane on Conwright Boulevard.

MISCELLANEOUS

- 1 This estimate does not include any costs for existing franchise utility relocations.
- 2 This estimate assumes there are no existing gas lines.
- 3 Franchise costs to deliver electricity are included in this estimate at \$400 per lot.
- 4 Franchise costs to deliver gas are included in this estimate at \$500 per lot.
- 5 This cost estimate does not include county plat filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

E. STREET & ALLEY PAVING	\$	61,450.00	\$	1,872,550.00	\$	1,934,000.00
F. RETAINING WALLS	\$	20,420.00	\$	0.00	\$	20,420.00
G. MISCELLANEOUS ITEMS	\$	181,000.00	\$	53,750.00	\$	234,610.00
H. LANDSCAPING	\$	536,500.00	\$	432,800.00	\$	969,300.00
I. ENGINEERING/TESTING/INSPECTION	\$	266,770.00	\$	452,500.00	\$	719,270.00
SUB-TOTAL:		\$1,509,500.00	\$	\$6,265,200.00	\$	\$7,774,700.00
5% CONTINGENCY:		\$75,500.00	\$	\$313,500.00	\$	\$389,000.00
TOTAL CONSTRUCTION COSTS:		\$1,585,000.00	\$	\$6,578,700.00	\$	\$8,163,700.00
LOT COUNT:		153		153		153
COST / LOT:		\$10,400		\$43,000		\$53,400
NET DEVELOPABLE ACREAGE:		31.20		31.20		31.20
COST / DEVELOPABLE ACRE:		\$50,900		\$210,900		\$261,700
TOTAL GROSS ACREAGE:		153.00		153.00		153.00
COST / GROSS ACRE:		\$10,400		\$43,000		\$53,400

OPINION OF PROBABLE COST- SOLTERRA ZONE A PHASE 4 OPC SAP

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OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

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C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ROADWAY SIGNALING & CBU				
35' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	\$370.00	19	\$7,030.00
40' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	\$390.00	110	\$42,900.00
50' PRODUCT: ROADWAY SIGNALING & CBU (PRIVATE)	LOT	\$480.00	24	\$11,520.00
TOTAL STREET & ALLEY PAVING				\$ 61,450.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$120.00	19	\$2,280.00
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$130.00	110	\$14,300.00
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$160.00	24	\$3,840.00
TOTAL RETAINING WALLS				\$ 20,420.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
35' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$50.00	19	\$950.00
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$55.00	110	\$6,050.00
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$65.00	24	\$1,560.00
SUB-TOTAL EROSION CONTROL				\$8,560.00
ROW DEDICATION				
ROW DEDICATION	ACRE	\$25,000.00	6.9	\$172,500.00
SUB-TOTAL ROW DEDICATION				\$172,500.00
TOTAL MISCELLANEOUS ITEMS				\$ 181,060.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 4 (PRIVATE)	LS	\$536,500.00	1	\$536,500.00
TOTAL LANDSCAPING				\$ 536,500.00

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

#4TH S:\NTR-LAND\0002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_v0\Zone A - Phase 4\A05.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.xlsx

SUB-TOTAL PROFESSIONAL FEES				\$127,280.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	153	\$76,500.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	\$330.00	153	\$50,490.00
SUB-TOTAL FRANCHISE FEES				\$126,990.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 266,770.00

SUMMARY

A. EXCAVATION			\$	443,300.00
B. SANITARY SEWER SYSTEM			\$	0.00
C. STORM SEWER SYSTEM			\$	0.00
D. WATER DISTRIBUTION SYSTEM			\$	0.00
E. STREET & ALLEY PAVING			\$	61,450.00
F. RETAINING WALLS			\$	20,420.00
G. MISCELLANEOUS ITEMS			\$	181,060.00
H. LANDSCAPING			\$	536,500.00
I. ENGINEERING/TESTING/INSPECTION			\$	266,770.00
SUB-TOTAL:				\$2,509,590.00
OVERALL CONTINGENCIES:				5%
				\$75,668.20
TOTAL CONSTRUCTION COSTS:				\$1,585,000.00
LOT COUNT:		153	COST / LOT:	\$10,400
NET DEVELOPABLE ACREAGE:		31.20	COST / DEVELOPABLE ACRE:	\$50,900
TOTAL GROSS ACREAGE:		153.00	COST / GROSS ACRE:	\$10,400

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

#4TH S:\NTR-LAND\0002\400 LAND\A05 Cost Estimate\20250728 Zone A Phase 2, 3A, 3B1,3B2, 4 - OPC SAP_v0\Zone A - Phase 4\A05.3 MS Office\Solterra Zone A - Phase 4 OPC SAP.xlsx

35' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,300.00	110	\$693,000.00
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$7,700.00	24	\$184,800.00
TOTAL SANITARY SEWER SYSTEM				\$ 991,800.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$9,200.00	19	\$174,800.00
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$9,500.00	110	\$1,045,000.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$11,700.00	24	\$280,800.00
TOTAL STORM SEWER SYSTEM				\$ 1,500,600.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,500.00	19	\$85,500.00
40' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,700.00	110	\$517,000.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$5,800.00	24	\$139,200.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 741,700.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
35' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$11,300.00	19	\$214,700.00
40' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$11,700.00	110	\$1,287,000.00
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$14,400.00	24	\$345,600.00
SUB-TOTAL STREET & ALLEY PAVING				\$1,847,300.00
ROADWAY SIGNALING & CBU				
35' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	\$150.00	19	\$2,850.00
40' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	\$160.00	110	\$17,600.00
50' PRODUCT: ROADWAY SIGNALING & CBU (PUBLIC)	LOT	\$200.00	24	\$4,800.00
SUB-TOTAL ROADWAY SIGNALING & CBU				\$25,250.00
TOTAL STREET & ALLEY PAVING				\$ 1,872,550.00

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

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TOTAL MISCELLANEOUS ITEMS					\$ 53,750.00
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DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 4	LS	\$432,800.00	1	\$432,800.00
TOTAL LANDSCAPING				\$ 432,800.00

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	LS	\$87,000.00	1	\$87,000.00
PLAN REVIEW FEE (PUBLIC)	LS	\$3,800.00	1	\$3,800.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$90,800.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	\$1,900.00	153	\$290,700.00
LANDSCAPE ARCHITECT FEE (PUBLIC)	PERCENT	2.5% \$	432,800.00	\$11,000.00
GEOTECH TESTING (PUBLIC)	LS	\$60,000.00	1	\$60,000.00
SUB-TOTAL PROFESSIONAL FEES				\$361,700.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 452,500.00

SUMMARY

A. EXCAVATION		\$ 219,500.00
B. SANITARY SEWER SYSTEM		\$ 991,800.00
C. STORM SEWER SYSTEM		\$ 1,500,600.00
D. WATER DISTRIBUTION SYSTEM		\$ 741,700.00
E. STREET & ALLEY PAVING		\$ 1,872,550.00
F. RETAINING WALLS		\$ 0.00
G. MISCELLANEOUS ITEMS		\$ 53,750.00
H. LANDSCAPING		\$ 432,800.00
I. ENGINEERING/TESTING/INSPECTION		\$ 452,500.00
SUB-TOTAL:		\$6,265,200.00
OVERALL CONTINGENCIES		5% \$313,500.00
TOTAL CONSTRUCTION COSTS:		\$6,578,700.00
LOT COUNT:	153	COST / LOT: \$43,000
NET DEVELOPABLE ACREAGE:	31.20	COST / DEVELOPABLE ACRE: \$210,900
TOTAL GROSS ACREAGE:	153.00	COST / GROSS ACRE: \$43,000

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 4 OPC SAP

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E. STREET & ALLEY PAVING	\$ 3,221,760
F. RETAINING WALLS	\$ 774,520
G. MISCELLANEOUS ITEMS	\$ 694,801
H. LANDSCAPING	\$ 972,730
I. ENGINEERING/TESTING/INSPECTION	\$ 2,177,100
SUB-TOTAL:	\$ 14,050,911
10% CONTINGENCY:	\$ 1,405,100
TOTAL CONSTRUCTION COSTS:	\$ 15,456,011
LOT COUNT:	360
COST / LOT:	\$43,000

OPINION OF PROBABLE COST - SOLTERRA ZONE A REMAINDER OPC SAP

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9	The fees listed were provided by The City of Mesquite.
SANITARY SEWER	
1	This estimate assumes connection to the existing sanitary sewer lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
2	Sewer testing includes TV, testing.
STORM DRAINAGE	
1	There is no FEMA floodplain adjacent to the site.
WATER	
1	This estimate assumes that the tract is supplied water by the City of Mesquite.
2	Water line includes all fittings, tees, crosses, reduces etc.
3	Fire hydrant assembly includes all fittings, tees, and valves.
4	Assumes all waterlines are less than 10' deep.
5	This estimate was performed without the benefit of a water model.
6	This estimate does not include cost to remove and relocate existing waterlines.
7	This estimate assumes no water wells are on site.
8	This estimate does not include cost for CIP 24" waterline through the site.
PAVING	
1	This estimate is based on the following street section: 80' ROW: 2-25' B-B divided entrance, 6" reinforced concrete with 6" lime subgrade 60' ROW: 37' B-B, 6" reinforced concrete with 6" lime subgrade 51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade 28' ROW: 24' E-E, 8-5-8" reinforced concrete with 6" lime subgrade 20' ROW: 12' E-E, 8-5-8" reinforced concrete with 6" lime subgrade
2	Estimate does not include median paving and/or pavers.
3	This estimate assumes Lucas Boulevard improvements will be constructed by others and will be existing prior to construction of the remainder phases.
MISCELLANEOUS	
1	This estimate assumes there are no existing gas lines.
2	Franchise costs to deliver electricity are not included in this estimate.
3	Franchise costs to deliver gas are included in this estimate at \$500 per lot.
4	This cost estimate does not include county plat filing costs.
LANDSCAPING	
1	Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A REMAINDER OPC SAP

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E. STREET & ALLEY PAVING				
F. RETAINING WALLS	\$	\$24,520	\$	250,000
G. MISCELLANEOUS ITEMS	\$	\$83,470	\$	111,331
H. LANDSCAPING	\$	\$61,891	\$	610,839
I. ENGINEERING/TESTING/INSPECTION	\$	\$53,100	\$	1,524,000
SUB-TOTAL:	\$	2,792,941	\$	11,257,970
10% CONTINGENCY:		\$279,300		\$1,125,800
TOTAL CONSTRUCTION COSTS:		\$3,072,241		\$12,383,770
LOT COUNT:		360		360
COST / LOT:		\$8,600		\$34,400

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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C. STORM SEWER SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00
D. WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00
E. STREET & ALLEY PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00
F. RETAINING WALLS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22' TOWNHOUSE PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$1,457.00	360	\$524,520.00
TOTAL RETAINING WALLS				\$ 524,520.00
G. MISCELLANEOUS ITEMS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22' TOWNHOUSE PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$687.00	360	\$247,320.00
ROW DEDICATION	ACRE	\$22,882.90	14.69	\$336,149.80
TOTAL MISCELLANEOUS ITEMS				\$ 583,469.80

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0% \$	2,139,841.00	\$21,400.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0% \$	669,960.00	\$6,700.00
PLAN REVIEW FEE	PERCENT	0.2% \$	1,777,949.80	\$3,600.00
GRADING PERMIT FEE	LS	\$20,000.00	1	\$20,000.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES	LOT	\$750.00	360	\$270,000.00
LANDSCAPE ARCHITECT FEE - PRIVATE	PERCENT	7.0% \$	361,891.20	\$25,400.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	360	\$126,000.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	360	\$180,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 653,100.00
SUMMARY				
A. EXCAVATION				\$ 669,960.00
B. SANITARY SEWER SYSTEM				\$ -
C. STORM SEWER SYSTEM				\$ -
D. WATER DISTRIBUTION SYSTEM				\$ -
E. STREET & ALLEY PAVING				\$ -
F. RETAINING WALLS				\$ 524,520.00
G. MISCELLANEOUS ITEMS				\$ 583,469.80
H. LANDSCAPING				\$ 361,891.20
I. ENGINEERING/TESTING/INSPECTION				\$ 653,100.00
SUB-TOTAL:				\$2,792,941.00
OVERALL CONTINGENCIES:		10%		\$279,300.00
TOTAL CONSTRUCTION COSTS:				\$3,072,241.00
LOT COUNT:	360	COST / LOT:		\$8,600

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

-PATH- S:\NTR-LAND\0902\400 LAND\405 Cost Estimate\2020\11% Zone A Remainder\405.1 MS Office\Soltterra Zone A Remainder OPC SAP.xlsx

C. STORM SEWER SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22 TOWNHOUSE PRODUCT: STORM SEWER SYSTEM	LOT	\$4,583.00	360	\$1,649,880.00
TOTAL STORM SEWER SYSTEM				\$ 1,649,880.00
D. WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22 TOWNHOUSE PRODUCT: WATER DISTRIBUTION	LOT	\$4,150.00	360	\$1,494,000.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 1,494,000.00
E. STREET & ALLEY PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
22 TOWNHOUSE PRODUCT: STREET & ALLEY PAVING	LOT	\$7,816.00	360	\$2,813,760.00
SUB-TOTAL ZONE A REMAINDER - PID				\$2,813,760.00
ZONE A INFRASTRUCTURE				
TURN LANE IMPROVEMENTS	EA	\$200,000.00	2	\$400,000.00
BONDS	PERCENT	2.0% \$	400,000.00	\$8,000.00
SUB-TOTAL ZONE A INFRASTRUCTURE				\$408,000.00
TOTAL STREET & ALLEY PAVING				\$ 3,221,760.00
F. RETAINING WALLS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RETAINING WALLS - PID	LS	\$250,000.00	1	\$250,000.00
TOTAL RETAINING WALLS				\$ 250,000.00

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

-PATH- S:\NTR-LAND\0902\400 LAND\405 Cost Estimate\2020\11% Zone A Remainder\405.1 MS Office\Soltterra Zone A Remainder OPC SAP.xlsx

SUB-TOTAL EROSION CONTROL					\$18,401.00
STREET LIGHTS					
STREET LIGHT	EA	\$5,000.00	1.		\$5,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	120.		\$1,440.00
BONDS	PERCENT	2.0%	6,440.00		\$200.00
SUB-TOTAL STREET LIGHTS					\$6,640.00
STREET SIGNS					
STREET NAME BLADES	EA	\$310.00	2.		\$620.00
STOP SIGNS	EA	\$140.00	3.		\$420.00
YIELD SIGNS	EA	\$150.00	1.		\$150.00
BONDS	PERCENT	2.0%	1,190.00		\$100.00
SUB-TOTAL STREET SIGNS					\$1,290.00
COORDINATION					
TRAFFIC CONTROL ALLOWANCE	LS	\$35,000.00	1.		\$35,000.00
FRANCHISE RELOCATION ALLOWANCE	LS	\$50,000.00	1.		\$50,000.00
SUB-TOTAL COORDINATION					\$85,000.00
TOTAL MISCELLANEOUS ITEMS					\$ 111,331.00

H. LANDSCAPING					
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	
PUBLIC LANDSCAPE - PHASE 5	LS	\$175,688.70	1.		\$175,688.70
PUBLIC LANDSCAPE - PHASE 6	LS	\$220,984.50	1.		\$220,984.50
PUBLIC LANDSCAPE - PHASE 7	LS	\$214,165.60	1.		\$214,165.60
TOTAL LANDSCAPING					\$ 610,838.80

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

-PATH- S:\NTR-LAND\0902\400 LAND\405 Cost Estimate\20220116 Zone A Remainder\405.1 MS Office\Solterra Zone A Remainder OPC SAP.xlsx

LANDSCAPE ARCHITECT FEE - PID	PERCENT	7.0%	\$ 610,838.80	\$42,800.00	
OFFSITE CITY TRAIL - REMAINDER ENGINEERING FEES	PERCENT	10.0%	\$ 0.00	\$0.00	
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 1,524,000.00	
SUMMARY					
A. EXCAVATION			\$	808,560.00	
B. SANITARY SEWER SYSTEM			\$	1,587,600.00	
C. STORM SEWER SYSTEM			\$	1,649,880.00	
D. WATER DISTRIBUTION SYSTEM			\$	1,494,000.00	
E. STREET & ALLEY PAVING			\$	3,221,760.00	
F. RETAINING WALLS			\$	250,000.00	
G. MISCELLANEOUS ITEMS			\$	111,331.00	
H. LANDSCAPING			\$	610,838.80	
I. ENGINEERING/TESTING/INSPECTION			\$	1,524,000.00	
SUB-TOTAL:				\$11,257,969.80	
OVERALL CONTINGENCIES:			10%	\$1,125,800.00	
TOTAL CONSTRUCTION COSTS:				\$12,383,769.80	
LOT COUNT:		360	COST / LOT:		\$34,400.00

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

-PATH- S:\NTR-LAND\0902\400 LAND\405 Cost Estimate\20220116 Zone A Remainder\405.1 MS Office\Solterra Zone A Remainder OPC SAP.xlsx

E. STREET & ALLEY PAVING	\$ 5,069,300.00
F. RETAINING WALLS	\$ 833,400.00
G. MISCELLANEOUS ITEMS	\$ 601,450.00
H. LANDSCAPING	\$ 806,900.00
I. ENGINEERING/TESTING/INSPECTION	\$ 1,512,800.00
SUB-TOTAL	\$12,100,250.00
10% CONTINGENCY:	\$1,210,500.00
TOTAL CONSTRUCTION COSTS:	\$ 13,310,750.00
LOT COUNT:	246
COST / LOT:	\$54,200
NET DEVELOPABLE ACREAGE:	50.57
COST / DEVELOPABLE ACRE:	\$263,300
TOTAL GROSS ACREAGE:	73.24
COST / GROSS ACRE:	\$181,800

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

*PATH: \\S\NTX\LAND\002\400\LAND\405 Cost Estimate\2025\0116 Zone A Phase 2, 3A, 3B1,3B2, 4, & Zone C Phase 4 - OPC SAP\Zone C - Phase 4\05.3 MS Office\Solterra Zone C - Phase 4 OPC SAP.xlsm

- 9 The fees listed were provided by The City of Mesquite.
- 10 This estimate includes cost for the McKenzie Collector in the public costs.
- SANITARY SEWER
- 1 This estimate assumes a lift station is not required. This estimate assumes a future city transmission line will be built by others and connect to the proposed phase 4 sanitary sewer stub. No costs for the offsite future improvements by others are anticipated in this estimate.
- 2 Sewer testing includes TV, testing.
- STORM DRAINAGE
- 1 There is no FEMA floodplain adjacent to this phase.
- WATER
- 1 This estimate assumes that the tract is supplied water by the City of Mesquite.
- 2 Water line includes all fittings, tees, crosses, reducers etc.
- 3 Fire hydrant assembly includes all fittings, tees, and valves.
- 4 This estimate assumes all waterlines are less than 10' deep.
- 5 This estimate was performed without the benefit of a water model.
- 6 This estimate does not include cost to remove and relocate existing waterlines.
- 7 This estimate assumes no water wells are on site.
- 8 This estimate assumes no CIP waterline improvements are needed for this phase.

- PAVING
- 1 This estimate assumes cost for traffic control for the McKenzie Collector.
- 2 This estimate is based on the following street section:

60' ROW: 37' B & B, 8" reinforced concrete with 8" line subgrade

51' ROW: 31' B & B, 6" reinforced concrete with 6" line subgrade

40' ROW: 21' B & B, 6" reinforced concrete with 6" line subgrade

28' ROW: 24' E-E, 8" 5'-8" reinforced concrete with 6" line subgrade

20' ROW: 12' E-E, 8" 5'-8" reinforced concrete with 6" line subgrade
- MISCELLANEOUS
- 1 This estimate does not include any costs for existing franchise utility relocations.
- 2 This estimate assumes there are no existing gas lines.
- 3 Franchise costs to deliver electricity are included in this estimate at \$400 per lot.
- 4 Franchise costs to deliver gas are included in this estimate at \$500 per lot.
- 5 This cost estimate does not include county plat filing costs.
- LANDSCAPING
- 1 Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE C PHASE 4 OPC SAP

*S\NTX\LAND\002\400\LAND\405 Cost Estimate\2025\0116 Zone A Phase 2, 3A, 3B1,3B2, 4, & Zone C Phase 4 - OPC SAP\Zone C - Phase 4\05.3 MS Office\Solterra Zone C Phase 4

E. STREET & ALLEY PAVING	\$	0.00	\$	5,067,300.00	\$	5,067,300.00
F. RETAINING WALLS	\$	516,900.00	\$	316,500.00	\$	833,400.00
G. MISCELLANEOUS ITEMS	\$	546,600.00	\$	54,850.00	\$	601,450.00
H. LANDSCAPING	\$	225,500.00	\$	581,400.00	\$	806,900.00
I. ENGINEERING/TESTING/INSPECTION	\$	538,000.00	\$	974,800.00	\$	1,512,800.00
SUB-TOTAL	\$2,484,600.00	\$9615,650.00			\$12,100,250.00	
10% CONTINGENCY:	\$248,460.00	\$962,000.00			\$1,210,500.00	
TOTAL CONSTRUCTION COSTS:	\$2,733,100.00	\$10,577,650.00			\$13,310,750.00	
LOT COUNT:	246	246			246	
COST / LOT:	\$11,200	\$43,000			\$54,200	
NET DEVELOPABLE ACREAGE:	50.57	50.57			50.57	
COST / DEVELOPABLE ACRE:	\$54,100	\$209,200			\$263,300	
TOTAL GROSS ACREAGE:	73.24	73.24			73.24	
COST / GROSS ACRE:	\$37,400	\$144,500			\$181,800	

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

PATH: \\NTH-LAND\002\400 LAND\405 Cost Estimate\2020\16 Zone A Phase 2, 3A, 3B, 3B2, 4, 4a Zone C Phase 4 - OPC SAP\Zone C - Phase 4\405.3 MS Office\Solterra Zone C - Phase 4 OPC SAP.xlsx

C. STORM SEWER SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00
D. WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00
E. STREET & ALLEY PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00
F. RETAINING WALLS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$1,700.00	105	\$178,500.00
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$2,400.00	141	\$338,400.00
TOTAL RETAINING WALLS				\$ 516,900.00
G. MISCELLANEOUS ITEMS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$800.00	105	\$84,000.00
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,100.00	141	\$155,100.00
SUB-TOTAL MISCELLANEOUS ITEMS				\$239,100.00
ROW DEDICATION				
ROW DEDICATION	ACRE	\$25,000.00	12.3	\$307,500.00
SUB-TOTAL ROW DEDICATION				\$307,500.00
TOTAL MISCELLANEOUS ITEMS				\$ 546,600.00

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

PATH: \\NTH-LAND\002\400 LAND\405 Cost Estimate\2020\16 Zone A Phase 2, 3A, 3B, 3B2, 4, 4a Zone C Phase 4 - OPC SAP\Zone C - Phase 4\405.3 MS Office\Solterra Zone C - Phase 4 OPC SAP.xlsx

PLAN REVIEW FEE	PERCENT	0.2%	\$	1,721,100.00	\$3,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES					\$30,000.00
PROFESSIONAL FEES					
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT		\$750.00	246	\$184,500.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0%	\$	225,500.00	\$16,000.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT		\$350.00	246	\$86,100.00
SUB-TOTAL PROFESSIONAL FEES					\$286,600.00
FRANCHISE FEES					
GAS DISTRIBUTION ALLOWANCE	LOT		\$500.00	246	\$123,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT		\$400.00	246	\$98,400.00
SUB-TOTAL FRANCHISE FEES					\$221,400.00
TOTAL ENGINEERING/TESTING/INSPECTION					\$ 538,000.00

SUMMARY				
A. EXCAVATION		\$	657,600.00	
B. SANITARY SEWER SYSTEM		\$	0.00	
C. STORM SEWER SYSTEM		\$	0.00	
D. WATER DISTRIBUTION SYSTEM		\$	0.00	
E. STREET & ALLEY PAVING		\$	0.00	
F. RETAINING WALLS		\$	\$16,900.00	
G. MISCELLANEOUS ITEMS		\$	\$46,600.00	
H. LANDSCAPING		\$	225,500.00	
I. ENGINEERING/TESTING/INSPECTION		\$	\$38,000.00	
SUB-TOTAL:				\$2,484,600.00
OVERALL CONTINGENCIES:				10% \$248,500.00
TOTAL CONSTRUCTION COSTS:				\$2,733,100.00
LOT COUNT:		246	COST / LOT:	\$11,200
NET DEVELOPABLE ACREAGE:		50.57	COST / DEVELOPABLE ACRE:	\$54,100
TOTAL GROSS ACREAGE:		73.24	COST / GROSS ACRE:	\$37,400

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

#N/A#H SYNTH-LAND/ONQ/400 LAND/405 Cost Estimate/2/2021/16 Zone A Phase 2, 3A, 10/1,302, 4, B, Zone C Phase 4 - OPC, SAP/Zone C - Phase 4/405.3 MS Office/Solterra Zone C - Phase 4 OPC SAP.xlsx

B. SANITARY SEWER SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$3,500.00	105	\$367,500.00
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$5,100.00	141	\$719,100.00
TOTAL SANITARY SEWER SYSTEM				\$ 1,086,600.00
C. STORM SEWER SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$3,100.00	105	\$325,500.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$4,400.00	141	\$620,400.00
SUB-TOTAL STORM SEWER SYSTEM				\$945,900.00
MCKENZIE COLLECTOR				
STORM SEWER SYSTEM - MCKENZIE	LS	\$831,600.00	1	\$831,600.00
SUB-TOTAL MCKENZIE COLLECTOR				\$831,600.00
TOTAL STORM SEWER SYSTEM				\$ 1,777,500.00

D. WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,000.00	105	\$420,000.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$5,700.00	141	\$803,700.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 1,223,700.00

E STREET & ALLEY PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$8,000.00	105	\$840,000.00
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$11,500.00	141	\$1,621,500.00
SUB-TOTAL STREET & ALLEY PAVING				\$2,461,500.00
MCKENZIE COLLECTOR				
STREET & ALLEY PAVING - MCKENZIE	LS	\$626,000.00	1	\$626,000.00
SUB-TOTAL MCKENZIE COLLECTOR				\$626,000.00
TOTAL STREET & ALLEY PAVING				\$ 3,087,500.00

F. RETAINING WALLS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT: RETAINING WALLS (PUBLIC)	LOT	\$1,000.00	105	\$105,000.00
50' PRODUCT: RETAINING WALLS (PUBLIC)	LOT	\$1,500.00	141	\$211,500.00
TOTAL RETAINING WALLS				\$ 316,500.00

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

#N/A#H SYNTH-LAND/ONQ/400 LAND/405 Cost Estimate/2/2021/16 Zone A Phase 2, 3A, 10/1,302, 4, B, Zone C Phase 4 - OPC, SAP/Zone C - Phase 4/405.3 MS Office/Solterra Zone C - Phase 4 OPC SAP.xlsx

H. LANDSCAPING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 4	LS	\$581,400.00	1	\$581,400.00
TOTAL LANDSCAPING				\$ 581,400.00

I. ENGINEERING/TESTING/INSPECTION				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0% \$	8,640,850.00	\$346,000.00
GEOTECH TESTING (PAVING & UTILITIES)	PERCENT	1.0% \$	\$12,800.00	\$5,500.00
PLAN REVIEW FEE	PERCENT	0.2% \$	8,059,450.00	\$16,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$368,000.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PID)	LOT	\$2,300.00	246	\$565,800.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0% \$	581,400.00	\$41,000.00
SUB-TOTAL PROFESSIONAL FEES				\$606,800.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 974,800.00

SUMMARY			
A. EXCAVATION		\$	\$12,800.00
B. SANITARY SEWER SYSTEM		\$	1,086,600.00
C. STORM SEWER SYSTEM		\$	1,777,500.00
D. WATER DISTRIBUTION SYSTEM		\$	1,223,700.00
E. STREET & ALLEY PAVING		\$	3,087,500.00
F. RETAINING WALLS		\$	316,500.00
G. MISCELLANEOUS ITEMS		\$	\$4,850.00
H. LANDSCAPING		\$	581,400.00
I. ENGINEERING/TESTING/INSPECTION		\$	974,800.00
SUB-TOTAL:			\$9,615,650.00
OVERALL CONTINGENCIES:	10%		\$962,000.00
TOTAL CONSTRUCTION COSTS:			\$10,577,650.00
LOT COUNT:	246	COST / LOT:	\$43,000
NET DEVELOPABLE ACREAGE:	50.57	COST / DEVELOPABLE ACRE:	\$209,200
TOTAL GROSS ACREAGE:	73.24	COST / GROSS ACRE:	\$144,500

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 4 OPC SAP

#PATH: S:\NTH-LAND\0002400 LAND\405 Cost Estimate\20220716 Zone A Phase 2, 3A, 3B,3B2, 4, B, Zone C Phase 4 - OPC SAP\Zone C - Phase 4\05.3 MS Office\Solterra Zone C - Phase 4 OPC SAP.dlm

E. STREET & ALLEY PAVING	\$	1,841,175
F. RETAINING WALLS	\$	658,623
G. MISCELLANEOUS ITEMS	\$	375,805
H. LANDSCAPING	\$	661,526
I. ENGINEERING/TESTING/INSPECTION	\$	1,098,300
SUB-TOTAL:	\$	8,925,482
10% CONTINGENCY:	\$	892,700
TOTAL CONSTRUCTION COSTS:	\$	9,817,682
LOT COUNT:		164
COST / LOT:		\$59,900

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

#PATH: S:\NTH-LAND\0002400 LAND\405 Cost Estimate\20220716 Zone C Remainder\405.3 MS Office\Solterra Zone C Remainder OPC SAP - Excel.dlm

9 The fees listed were provided by The City of Mesquite.

SANITARY SEWER

- 1 This estimate assumes connection to the existing sanitary sewer line. No costs for improvements to existing sewer lines are anticipated in this estimate.
- 2 Sewer testing includes TV testing.

STORM DRAINAGE

- 1 FEMA processing not required

WATER

- 1 This estimate assumes that the tract is supplied water by the City of Mesquite.
- 2 Water line includes all fittings, tees, crosses, reduces etc.
- 3 Fire hydrant assembly includes all fittings, tees, and valves.
- 4 Assumes all waterlines are less than 10' deep.
- 5 This estimate was performed without the benefit of a water model.
- 6 This estimate does not include cost to remove and relocate existing waterlines.
- 7 This estimate assumes no water wells are on site.

PAVING

- 1 This estimate is based on the following street section:
51' ROW: 31" B-B, 6" reinforced concrete with 6" lime subgrade
20' ROW: 12" F-E, 8-5-8" reinforced concrete with 6" lime subgrade
- 2 Estimate does not include median paving and/or pavers.

MISCELLANEOUS

- 1 This estimate includes costs for the relocation of existing overhead electric.
- 2 This estimate assumes there are no existing gas lines.
- 3 Franchise costs to deliver electricity are not included in this estimate.
- 4 Franchise costs to deliver gas are included in this estimate at \$500 per lot.
- 5 This cost estimate does not include county plat filing costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

D. INTERCOMMUNITY STREETS				\$ 62,269	\$ 62,269
E. STREET & ALLEY PAVING		\$ 1,841,175			\$ 1,841,175
F. RETAINING WALLS	\$ 602,864.00	\$ 56,759			\$ 659,623
G. MISCELLANEOUS ITEMS	\$ 241,871.00	\$ 133,934			\$ 375,805
H. LANDSCAPING	\$ 264,303.77	\$ 397,222			\$ 661,526
I. ENGINEERING/TESTING/INSPECTION	\$ 310,100.00	\$ 788,200			\$ 1,098,300
SUB-TOTAL:				\$ 2,159,120	\$ 6,766,362
10% CONTINGENCY:				\$ 216,000	\$ 676,700
TOTAL CONSTRUCTION COSTS:				\$2,375,120	\$7,443,062
LOT COUNT:				164	164
COST / LOT:				\$14,500	\$45,400
					\$59,900

OPINION OF PROBABLE COST- SOLTERRA ZONE C REMAINDER OPC SAP

"SUNTX-LAND/DIST/400 LAND/405 Cost Estimate/2025/11/6 Zone C Remainder/405.3 MS Office/Solterra Zone C Remainder OPC SAP - Notes.docx"

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

"404H SUNTX-LAND/DIST/400 LAND/405 Cost Estimate/2025/11/6 Zone C Remainder/405.3 MS Office/Solterra Zone C Remainder OPC SAP - Excel.xlsx"

TOTAL SANITARY SEWER SYSTEM					\$	0.00
C. STORM SEWER SYSTEM						
DESCRIPTION	UNIT	UNIT PRICE			TOTAL	
TOTAL STORM SEWER SYSTEM					\$	0.00
D. WATER DISTRIBUTION SYSTEM						
DESCRIPTION	UNIT	UNIT PRICE			TOTAL	
TOTAL WATER DISTRIBUTION SYSTEM					\$	0.00
E. STREET & ALLEY PAVING						
DESCRIPTION	UNIT	UNIT PRICE			TOTAL	
TOTAL STREET & ALLEY PAVING					\$	0.00
F. RETAINING WALLS						
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL		
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$3,281.00	85	\$278,885.00		
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$4,101.00	79	\$323,979.00		
TOTAL RETAINING WALLS					\$	602,864.00
G. MISCELLANEOUS ITEMS						
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL		
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$323.00	85	\$27,455.00		
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$404.00	79	\$31,916.00		
SUB-TOTAL MISCELLANEOUS ITEMS					\$59,371.00	
ROW DEDICATION						
ROW DEDICATION - ZONE C REMAINDER	ACRE	\$25,000.00	7.3	\$182,500.00		
SUB-TOTAL ROW DEDICATION					\$182,500.00	
TOTAL MISCELLANEOUS ITEMS					\$	241,871.00
H. LANDSCAPING						
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL		
LANDSCAPE IMPROVEMENTS - ZONE C REMAINDER (PRIVATE)	LS	\$264,303.77	1	\$264,303.77		
TOTAL LANDSCAPING					\$	264,303.77

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

-PATH- S:\NTR-LAND\0902\400 LAND\405 Cost Estimate\2020\11% Zone C Remainder\405.3 MS Office\Solterra Zone C Remainder OPC SAP - Exclusion

LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0%	\$	264,303.77	\$18,600.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT		\$350.00	164	\$57,400.00
FRANCHISE FEES					
GAS DISTRIBUTION ALLOWANCE	LOT		\$500.00	164	\$82,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT		\$0.00	164	\$0.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$	310,100.00
SUMMARY					
A. EXCAVATION			\$	739,981.00	
B. SANITARY SEWER SYSTEM			\$	-	
C. STORM SEWER SYSTEM			\$	-	
D. WATER DISTRIBUTION SYSTEM			\$	-	
E. STREET & ALLEY PAVING			\$	-	
F. RETAINING WALLS			\$	602,864.00	
G. MISCELLANEOUS ITEMS			\$	241,871.00	
H. LANDSCAPING			\$	264,303.77	
I. ENGINEERING/TESTING/INSPECTION			\$	310,100.00	
SUB-TOTAL:				\$2,158,119.77	
OVERALL CONTINGENCIES:				10%	\$216,000.00
TOTAL CONSTRUCTION COSTS:				\$2,375,119.77	
LOT COUNT:		164	COST / LOT:		\$14,500

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

-PATH- S:\NTR-LAND\0902\400 LAND\405 Cost Estimate\2020\11% Zone C Remainder\405.3 MS Office\Solterra Zone C Remainder OPC SAP - Exclusion

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E. STREET & ALLEY PAVING	\$ 15,164,060
F. RETAINING WALLS	\$ 4,692,750
G. MISCELLANEOUS ITEMS	\$ 2,302,394
H. LANDSCAPING	\$ 8,409,063
I. ENGINEERING/TESTING/INSPECTION	\$ 7,560,300
SUB-TOTAL:	\$ 65,621,851
10% CONTINGENCY:	\$ 6,562,300
TOTAL CONSTRUCTION COSTS:	\$ 72,184,151
LOT COUNT:	751
COST / LOT:	\$96,200
NET DEVELOPABLE ACREAGE:	
COST / DEVELOPABLE ACRE:	
TOTAL GROSS ACREAGE:	
COST / GROSS ACRE:	

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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- 8 This estimate was prepared utilizing topographic assumptions based on 2 ft LIDAR contours sourced from Vargis and identifies an approximate mean site grade of 5.7%.
- 9 Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
- 10 Impact fees, assessments, credits, etc. are not included in the estimate.
- 11 This estimate does not include tree survey or tree mitigations.
- 12 This estimate is based on environmental reports and wetlands determinations.
- 13 Costs of a flood study and FEMA processing are included in this estimate.
- 14 Any offsite easements and Right-of-Way acquisitions are the responsibility of the developer.
- 15 The fees listed were provided by The City of Mesquite.
- 16 This estimate assumes Lucas Boulevard improvements will be constructed by others.
- 17 This estimate was prepared without the benefit of an environmental report or wetlands. The National Wetlands Inventory maps denote that wetlands and other jurisdictional features may be present on site and proposed lots and roads may potentially cross these features.

WATER

- 1 Unit prices for Zone water lines includes all necessary fire hydrants, fittings, tees, valves, crosses, etc.
- 2 Assumes all waterlines are less than 10' deep.
- 3 This estimate was performed without the benefit of a water model.
- 4 This estimate does not include cost to remove and relocate existing waterlines.
- 5 This estimate assumes a 12" waterline will be needed.
- 6 This estimate does not include the costs for any transmission water mains.

SANITARY SEWER

- 1 This estimate assumes connection to the existing sanitary sewer transmission lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
- 2 Unit prices for Zone sanitary sewer lines include all necessary manholes, trench safety, testing, etc.
- 3 Sewer testing includes TV testing.
- 4 This estimate was produced without the benefit of a comprehensive sewer study. Additional costs may occur due to extra deep or parallel sewer lines.

STORM DRAINAGE

- 1 This estimate was prepared without the benefit of a flood study and a floodplain water surface elevation analysis.
- 2 Costs for studies, easement releases, analysis of regional dams are not included in this estimate.
- 3 This estimate assumes any out-of-phase and offsite easements will be obtained for a drainage easement for storm outfalls. The costs associated with this are not included in this estimate.

GRADING

- 1 This estimate assumes a grading permit fee per the City of Mesquite. Fee includes a \$100 permit fee, \$500 for the 1st Acre of disturbed land, and \$100 for each additional acre (rounded up). For this estimate disturbed acres are assumed to be the net developable acres.

PAVING

- 1 This estimate is based on the following street section:
- 60' ROW Undivided: 37' B-8, 8" reinforced concrete (section has a 4.32' crown based on City of Mesquite max 2% cross slope)
- 51' ROW: 31' B-8, 6" reinforced concrete with 6" lime subgrade (section has a 3.60' crown) (not a City of Mesquite section)
- 80' ROW Divided: 2 x 21' B-8, 8" reinforced concrete with 8" lime subgrade
- 20' ROW: 12' E-6, 8" reinforced concrete with 6" lime subgrade (section has a 5' invert)
- City of Mesquite has the above dimensions for alleys in their manual, however their detail has an 18' ROW.
- Residential Roundabout entry lanes: 19' B-8, 8" reinforced concrete with 8" lime subgrade
- Residential Roundabout: 8" reinforced concrete with 8" lime subgrade (Truck apron included)
- City of Mesquite does not have a roundabout detail. Highbridge roundabout from city of Crandall was assumed

OPINION OF PROBABLE COST- SOLTERRA ZONE B OPC SAP

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- 1 Accuracy is not included in this estimate.
- 2 This estimate includes an allowance for gas at \$500 per lot.
- 3 This estimate assumes there are no existing gas lines.
- 4 This cost estimate does not include county plot filing costs.
- 5 This estimate includes an allowance for franchise utility relocations.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.
- 2 This estimate includes a cost allowance for landscape improvements for the Lucas Boulevard roundabout being constructed by others.

E. STREET & ALLEY PAVING		\$	9,551,360	\$	5,612,700	\$	15,164,060		
F. RETAINING WALLS		\$	4,442,750	\$	250,000	\$	4,692,750		
G. MISCELLANEOUS ITEMS		\$	2,302,394			\$	2,302,394		
H. LANDSCAPING		\$	5,020,215	\$	1,527,862	\$	1,860,966	\$	8,409,063
I. ENGINEERING/TESTING/INSPECTION		\$	1,777,400	\$	3,474,400	\$	2,308,500	\$	7,560,300
SUB-TOTAL:		\$	16,860,699	\$	33,756,337	\$	15,004,815	\$	65,621,851
10% CONTINGENCY:			\$1,686,100		\$3,375,700		\$1,500,500		\$6,562,300
TOTAL CONSTRUCTION COSTS:			\$18,546,799		\$37,132,037		\$16,505,315		\$72,184,151
LOT COUNT:			751		751		751		751
COST / LOT:			\$24,700		\$49,500		\$22,000		\$96,200
NET DEVELOPABLE ACREAGE:									
COST / DEVELOPABLE ACRE:									
TOTAL GROSS ACREAGE:									
COST / GROSS ACRE:									

OPINION OF PROBABLE COST- SOLTERRA ZONE B OPC SAP

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OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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TOTAL SANITARY SEWER SYSTEM					\$	0.00
C. STORM SEWER SYSTEM						
DESCRIPTION	UNIT	UNIT PRICE	TOTAL			
TOTAL STORM SEWER SYSTEM					\$	0.00
D. WATER DISTRIBUTION SYSTEM						
DESCRIPTION	UNIT	UNIT PRICE	TOTAL			
TOTAL WATER DISTRIBUTION SYSTEM					\$	0.00
E. STREET & ALLEY PAVING						
DESCRIPTION	UNIT	UNIT PRICE	TOTAL			
TOTAL STREET & ALLEY PAVING					\$	0.00
F. RETAINING WALLS						
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL		
40' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$4,600.00	83.	\$381,800.00		
50' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$5,600.00	425.	\$2,380,000.00		
60' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$6,650.00	178.	\$1,183,700.00		
70' PRODUCT: RETAINING WALLS (PRIVATE)	LOT	\$7,650.00	65.	\$497,250.00		
TOTAL RETAINING WALLS					\$	4,442,750.00
G. MISCELLANEOUS ITEMS						
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL		
40' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,140.00	83.	\$94,620.00		
50' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,440.00	425.	\$612,000.00		
60' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,560.00	178.	\$277,680.00		
70' PRODUCT: MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,620.00	65.	\$105,300.00		
ROW DEDICATION	ACRE	\$22,882.90	53.	\$1,212,793.70		
TOTAL MISCELLANEOUS ITEMS					\$	2,302,393.70
H. LANDSCAPING						
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL		
HERITAGE PARK - PRIVATE	LS	\$1,925,000.00	1.	\$1,925,000.00		
PECAN GROVE - PRIVATE	LS	\$1,045,000.00	1.	\$1,045,000.00		
NEIGHBORHOOD POCKET PARKS - PRIVATE	LS	\$1,980,000.00	1.	\$1,980,000.00		
ENHANCED MONUMENTATION - PRIVATE	LS	\$70,215.20	1.	\$70,215.20		
TOTAL LANDSCAPING					\$	5,020,215.20

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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LANDSCAPE ARCHITECT FEE - PRIVATE	PERCENT	7.0%	\$	5,020,215.20	\$351,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT		\$350.00	751.	\$262,850.00
SUB-TOTAL PROFESSIONAL FEES					\$1,177,600.00
FRANCHISE FEES					
GAS DISTRIBUTION ALLOWANCE	LOT		\$500.00	751.	\$375,500.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT		\$0.00	751.	\$0.00
SUB-TOTAL FRANCHISE FEES					\$375,500.00
TOTAL ENGINEERING/TESTING/INSPECTION					\$ 1,777,400.00
SUMMARY					
A. EXCAVATION			\$	3,317,940.00	
B. SANITARY SEWER SYSTEM			\$	-	
C. STORM SEWER SYSTEM			\$	-	
D. WATER DISTRIBUTION SYSTEM			\$	-	
E. STREET & ALLEY PAVING			\$	-	
F. RETAINING WALLS			\$	4,442,750.00	
G. MISCELLANEOUS ITEMS			\$	2,302,393.70	
H. LANDSCAPING			\$	5,020,215.20	
I. ENGINEERING/TESTING/INSPECTION			\$	1,777,400.00	
SUB-TOTAL:					\$16,860,698.90
OVERALL CONTINGENCIES:					10% \$1,686,100.00
TOTAL CONSTRUCTION COSTS:					\$18,546,798.90
LOT COUNT:		751	COST / LOT:		\$24,700
LF OF STREET:		-	COST / LF OF STREET:		-
NET DEVELOPABLE ACREAGE:			COST / DEVELOPABLE ACRE:		-
TOTAL GROSS ACREAGE:			COST / GROSS ACRE:		-

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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40' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$5,950.00	83.	\$493,850.00
50' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$7,420.00	425.	\$3,153,500.00
60' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$8,190.00	178.	\$1,457,620.00
70' PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$8,400.00	65.	\$546,000.00
TOTAL SANITARY SEWER SYSTEM				\$ 5,651,170.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	TOTAL
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$4,800.00	83. \$398,400.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,060.00	425. \$2,575,500.00
60' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,600.00	178. \$1,174,800.00
70' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,840.00	65. \$444,600.00
TOTAL STORM SEWER SYSTEM			\$ 4,593,300.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	TOTAL
40' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,680.00	83. \$388,440.00
50' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$5,820.00	425. \$2,473,500.00
60' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$6,420.00	178. \$1,142,760.00
70' PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$6,600.00	65. \$429,000.00
TOTAL WATER DISTRIBUTION SYSTEM			\$ 4,433,700.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	TOTAL
40' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$10,010.00	83. \$830,830.00
50' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$12,530.00	425. \$5,325,250.00
60' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$13,860.00	178. \$2,467,080.00
70' PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$14,280.00	65. \$928,200.00
TOTAL STREET & ALLEY PAVING			\$ 9,551,360.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RETAINING WALLS - PID	LS	\$250,000.00	1.	\$250,000.00
TOTAL RETAINING WALLS				\$ 250,000.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PEDESTRIAN BRIDGE - PID	LS	\$453,750.00	1.	\$453,750.00
12' CITY TRAIL - PID	LS	\$353,346.40	1.	\$353,346.40
LANDSCAPE/HARDSCAPE IMPROVEMENTS - PID	LS	\$720,765.67	1.	\$720,765.67
TOTAL LANDSCAPING				\$ 1,527,862.07

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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LANDSCAPE ARCHITECT FEE - PID	PERCENT	7.0%	\$ 1,527,862.07	\$107,000.00
SUB-TOTAL PROFESSIONAL FEES				\$2,034,300.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 3,474,400.00

SUMMARY

A. EXCAVATION	\$ 4,274,545.00
B. SANITARY SEWER SYSTEM	\$ 5,651,170.00
C. STORM SEWER SYSTEM	\$ 4,593,300.00
D. WATER DISTRIBUTION SYSTEM	\$ 4,433,700.00
E. STREET & ALLEY PAVING	\$ 9,551,360.00
F. RETAINING WALLS	\$ 250,000.00
G. MISCELLANEOUS ITEMS	\$ -
H. LANDSCAPING	\$ 1,527,862.07
I. ENGINEERING/TESTING/INSPECTION	\$ 3,474,400.00

SUB-TOTAL:	\$33,756,337.07
OVERALL CONTINGENCIES:	10% \$3,375,700.00

TOTAL CONSTRUCTION COSTS:			\$37,132,037.07
LOT COUNT:	751	COST / LOT:	\$49,500
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE:	-

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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15" SDR-26 PVC SS PIPE	LF	\$97.61	865.	\$84,432.65
4" DIAMETER MANHOLE	EA	\$7,852.10	10.	\$78,521.00
CONNECT TO EXISTING MANHOLE	EA	\$20,000.00	2.	\$40,000.00
ADJUST EXISTING MANHOLE	EA	\$1,000.00	2.	\$2,000.00
TRENCH SAFETY	LF	\$2.00	4,565.	\$9,130.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	4,565.	\$6,847.50
BONDS	PERCENT	2.0%	\$ 571,518.05	\$11,700.00
TOTAL SANITARY SEWER SYSTEM				\$ 583,218.05

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	TOTAL
ZONE B - CULVERT E			
2 - 7' X 5' MBC	LF	\$1,212.50	90. \$109,125.00
2 - 7' X 5' WINGWALL	EA	\$30,000.00	2. \$60,000.00
12" GROUTED ROCK RIPRAP	SY	\$98.00	372. \$36,456.00
PEDESTRIAN RAIL	LF	\$150.00	216. \$32,400.00
CREEK EROSION CONTROL ALLOWANCE	LS	\$150,000.00	1. \$150,000.00
TRENCH SAFETY	LF	\$2.00	90. \$180.00
T.V. TESTING	LF	\$2.00	90. \$180.00
BONDS	PERCENT	2.0% \$	380,541.00 \$7,600.00
SUB-TOTAL ZONE B - CULVERT E			\$388,341.00
ZONE B - CULVERT F			
3 - 8' X 5' MBC	LF	\$1,300.00	90. \$117,000.00
3 - 8' X 5' WINGWALL	EA	\$30,000.00	2. \$60,000.00
12" GROUTED ROCK RIPRAP	SY	\$98.00	780. \$76,440.00
PEDESTRIAN RAIL	LF	\$150.00	216. \$32,400.00
TRENCH SAFETY	LF	\$2.00	90. \$180.00
CREEK EROSION CONTROL ALLOWANCE	LS	\$150,000.00	1. \$150,000.00
T.V. TESTING	LF	\$2.00	90. \$180.00
BONDS	PERCENT	2.0% \$	427,400.00 \$8,800.00
SUB-TOTAL ZONE B - CULVERT F			\$436,200.00
ZONE B IMPROVEMENTS			
FLOOD EROSION CONTROL ARMORING	SY	\$162.00	9,370. \$1,517,940.00
SUB-TOTAL ZONE B IMPROVEMENTS			\$1,517,940.00
TOTAL STORM SEWER SYSTEM			\$ 2,342,481.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	TOTAL	
12" WATERLINE (ZONE B)	LF	\$259.00	3,270.	\$846,930.00
EXISTING WATER WELL IMPROVEMENTS	LS	\$50,000.00	1.	\$50,000.00
TOTAL WATER DISTRIBUTION SYSTEM			\$	896,930.00

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

Page 34 SOLTERRA LANDSCAPE AND LANDSCAPE Cost Estimate 20250727 - Soltterra Zone B OPC SAP, 1 MS Office\Soltterra Zone B OPC SAP.dwg

G. MISCELLANEOUS ITEMS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE/HARDSCAPE IMPROVEMENTS - ZONE B	LS	\$1,360,985.52	1.	\$1,360,985.52
LUCAS BLVD ROUNDABOUT ALLOWANCE - ZONE B	LS	\$500,000.00	1.	\$500,000.00
TOTAL LANDSCAPING				\$ 1,860,985.52

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

Page 34 SOLTERRA LANDSCAPE AND LANDSCAPE Cost Estimate 20250727 - Soltterra Zone B OPC SAP, 1 MS Office\Soltterra Zone B OPC SAP.dwg

SITE PLAN - ZONE	LS	\$90,000.00	1.	\$90,000.00
FLOOD STUDY	LS	\$90,000.00	1.	\$90,000.00
LOMR	LS	\$60,000.00	1.	\$60,000.00
ENVIRONMENTAL ASSESSMENT	LS	\$25,000.00	1.	\$25,000.00
MASS GRADING ANALYSIS	LS	\$150,000.00	1.	\$150,000.00
TIA UPDATE	LS	\$30,000.00	1.	\$30,000.00
SUB-TOTAL PROFESSIONAL FEES				\$1,658,900.00
FRANCHISE FEES				
FRANCHISE UTILITY RELOCATION ALLOWANCE	LS	\$100,000.00	1.	\$100,000.00
SUB-TOTAL FRANCHISE FEES				\$100,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 2,308,500.00

SUMMARY				
A. EXCAVATION			\$	1,400,000.00
B. SANITARY SEWER SYSTEM			\$	\$83,218.05
C. STORM SEWER SYSTEM			\$	2,342,481.00
D. WATER DISTRIBUTION SYSTEM			\$	896,930.00
E. STREET & ALLEY PAVING			\$	5,612,700.00
F. RETAINING WALLS			\$	-
G. MISCELLANEOUS ITEMS			\$	-
H. LANDSCAPING			\$	1,860,985.52
I. ENGINEERING/TESTING/INSPECTION			\$	2,308,500.00
SUB-TOTAL				\$15,004,814.57
OVERALL CONTINGENCIES:				10% \$1,500,500.00
TOTAL CONSTRUCTION COSTS:				\$16,505,314.57
LOT COUNT:	751	COST / LOT:	\$22,000	
LF OF STREET:	-	COST / LF OF STREET:	-	
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE:	-	
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE:	-	

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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Lot Type 4

Improvement Area A-1.2

- Lot Type 5
- Lot Type 6
- Lot Type 7
- Lot Type 8

Improvement Area A-1.3

- Lot Type 9

Improvement Area A-2

- Improvement Area A-2 Initial Parcel
- Lot Type 16
- Lot Type 17

Improvement Area A-3.1

- Improvement Area A-3.1 Initial Parcel
- Lot Type 18
- Lot Type 19

Improvement Area A-3.2

- Improvement Area A-3.2 Initial Parcel
- Lot Type 20
- Lot Type 21

Improvement Area A-4

- Improvement Area A-4 Initial Parcel
- Lot Type 22
- Lot Type 23

Improvement Area C-2

- Lot Type 12
- Lot Type 13

Improvement Area C-3

- Lot Type 14
- Lot Type 15

Improvement Area C-4

- Improvement Area C-4 Initial Parcel
- Lot Type 26
- Lot Type 27

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$32,025.37

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$	614.82	\$	1,680.10	\$	149.21	\$	108.60	\$	2,552.73
2031	\$	643.55	\$	1,650.89	\$	146.14	\$	110.77	\$	2,551.35
2032	\$	678.03	\$	1,615.50	\$	142.92	\$	112.99	\$	2,549.43
2033	\$	718.25	\$	1,578.21	\$	139.53	\$	115.25	\$	2,551.23
2034	\$	758.47	\$	1,538.70	\$	135.94	\$	117.55	\$	2,550.66
2035	\$	798.69	\$	1,496.99	\$	132.14	\$	119.90	\$	2,547.73
2036	\$	844.66	\$	1,453.06	\$	128.15	\$	122.30	\$	2,548.17
2037	\$	893.50	\$	1,406.60	\$	123.93	\$	124.75	\$	2,548.78
2038	\$	942.35	\$	1,357.46	\$	119.46	\$	127.24	\$	2,546.51
2039	\$	996.93	\$	1,305.63	\$	114.75	\$	129.79	\$	2,547.10
2040	\$	1,054.39	\$	1,250.80	\$	109.76	\$	132.38	\$	2,547.34
2041	\$	1,114.73	\$	1,192.81	\$	104.49	\$	135.03	\$	2,547.06
2042	\$	1,177.93	\$	1,131.50	\$	98.92	\$	137.73	\$	2,546.08
2043	\$	1,244.01	\$	1,066.71	\$	93.03	\$	140.49	\$	2,544.24
2044	\$	1,315.84	\$	998.29	\$	86.81	\$	143.30	\$	2,544.23
2045	\$	1,396.28	\$	922.63	\$	80.23	\$	146.16	\$	2,545.30
2046	\$	1,479.60	\$	842.34	\$	73.25	\$	149.09	\$	2,544.27
2047	\$	1,568.66	\$	757.27	\$	65.85	\$	152.07	\$	2,543.84
2048	\$	1,660.60	\$	667.07	\$	58.01	\$	155.11	\$	2,540.78
2049	\$	1,761.15	\$	571.58	\$	49.70	\$	158.21	\$	2,540.65
2050	\$	1,867.45	\$	470.32	\$	40.90	\$	161.38	\$	2,540.04
2051	\$	1,982.37	\$	362.94	\$	31.56	\$	164.60	\$	2,541.48
2052	\$	2,100.17	\$	248.95	\$	21.65	\$	167.90	\$	2,538.66
2053	\$	2,229.45	\$	128.19	\$	11.15	\$	171.25	\$	2,540.04
Total	\$	32,025.37	\$	32,680.34	\$	2,882.23	\$	3,729.69	\$	71,317.62

Footnotes:

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

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

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$ \$36,096.39

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	725.36	\$	1,860.75	\$	164.71	\$	124.85	\$	2,875.68
2032	\$	764.22	\$	1,820.86	\$	161.09	\$	127.35	\$	2,873.51
2033	\$	809.55	\$	1,778.82	\$	157.26	\$	129.90	\$	2,875.54
2034	\$	854.89	\$	1,734.30	\$	153.22	\$	132.50	\$	2,874.90
2035	\$	900.22	\$	1,687.28	\$	148.94	\$	135.15	\$	2,871.59
2036	\$	952.04	\$	1,637.77	\$	144.44	\$	137.85	\$	2,872.09
2037	\$	1,007.09	\$	1,585.41	\$	139.68	\$	140.61	\$	2,872.78
2038	\$	1,062.13	\$	1,530.02	\$	134.65	\$	143.42	\$	2,870.22
2039	\$	1,123.66	\$	1,471.60	\$	129.33	\$	146.29	\$	2,870.88
2040	\$	1,188.43	\$	1,409.80	\$	123.72	\$	149.21	\$	2,871.15
2041	\$	1,256.43	\$	1,344.43	\$	117.77	\$	152.20	\$	2,870.83
2042	\$	1,327.67	\$	1,275.33	\$	111.49	\$	155.24	\$	2,869.73
2043	\$	1,402.15	\$	1,202.31	\$	104.85	\$	158.35	\$	2,867.66
2044	\$	1,483.10	\$	1,125.19	\$	97.84	\$	161.51	\$	2,867.65
2045	\$	1,573.77	\$	1,039.91	\$	90.43	\$	164.74	\$	2,868.86
2046	\$	1,667.68	\$	949.42	\$	82.56	\$	168.04	\$	2,867.70
2047	\$	1,768.07	\$	853.53	\$	74.22	\$	171.40	\$	2,867.21
2048	\$	1,871.69	\$	751.87	\$	65.38	\$	174.83	\$	2,863.76
2049	\$	1,985.03	\$	644.24	\$	56.02	\$	178.32	\$	2,863.61
2050	\$	2,104.84	\$	530.10	\$	46.10	\$	181.89	\$	2,862.93
2051	\$	2,234.37	\$	409.08	\$	35.57	\$	185.53	\$	2,864.54
2052	\$	2,367.14	\$	280.60	\$	24.40	\$	189.24	\$	2,861.37
2053	\$	2,512.86	\$	144.49	\$	12.56	\$	193.02	\$	2,862.93
Total		\$ 36,096.39		\$ 36,834.62		\$ 3,248.61		\$ 4,203.80		\$ 80,383.42

Footnotes:

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

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

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$ \$41,795.82

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	839.89	\$	2,154.55	\$	190.72	\$	144.57	\$	3,329.73
2032	\$	884.89	\$	2,108.36	\$	186.52	\$	147.46	\$	3,327.23
2033	\$	937.38	\$	2,059.69	\$	182.10	\$	150.41	\$	3,329.57
2034	\$	989.87	\$	2,008.14	\$	177.41	\$	153.42	\$	3,328.83
2035	\$	1,042.36	\$	1,953.69	\$	172.46	\$	156.49	\$	3,325.00
2036	\$	1,102.36	\$	1,896.36	\$	167.25	\$	159.62	\$	3,325.58
2037	\$	1,166.10	\$	1,835.73	\$	161.74	\$	162.81	\$	3,326.38
2038	\$	1,229.84	\$	1,771.60	\$	155.90	\$	166.06	\$	3,323.41
2039	\$	1,301.08	\$	1,703.96	\$	149.76	\$	169.39	\$	3,324.18
2040	\$	1,376.07	\$	1,632.40	\$	143.25	\$	172.77	\$	3,324.49
2041	\$	1,454.81	\$	1,556.71	\$	136.37	\$	176.23	\$	3,324.12
2042	\$	1,537.30	\$	1,476.70	\$	129.10	\$	179.75	\$	3,322.85
2043	\$	1,623.54	\$	1,392.15	\$	121.41	\$	183.35	\$	3,320.44
2044	\$	1,717.28	\$	1,302.85	\$	113.29	\$	187.01	\$	3,320.44
2045	\$	1,822.26	\$	1,204.11	\$	104.71	\$	190.76	\$	3,321.83
2046	\$	1,931.00	\$	1,099.33	\$	95.59	\$	194.57	\$	3,320.49
2047	\$	2,047.23	\$	988.30	\$	85.94	\$	198.46	\$	3,319.93
2048	\$	2,167.22	\$	870.58	\$	75.70	\$	202.43	\$	3,315.93
2049	\$	2,298.45	\$	745.97	\$	64.87	\$	206.48	\$	3,315.76
2050	\$	2,437.18	\$	613.80	\$	53.37	\$	210.61	\$	3,314.97
2051	\$	2,587.16	\$	473.67	\$	41.19	\$	214.82	\$	3,316.84
2052	\$	2,740.89	\$	324.90	\$	28.25	\$	219.12	\$	3,313.17
2053	\$	2,909.62	\$	167.30	\$	14.55	\$	223.50	\$	3,314.97
Total		\$ 41,795.82		\$ 42,650.61		\$ 3,761.55		\$ 4,867.56		\$ 93,075.54

Footnotes:

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

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

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.1 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$ \$48,309.46

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	970.78	\$	2,490.33	\$	220.44	\$	167.10	\$	3,848.65
2032	\$	1,022.79	\$	2,436.94	\$	215.59	\$	170.44	\$	3,845.75
2033	\$	1,083.46	\$	2,380.68	\$	210.47	\$	173.85	\$	3,848.47
2034	\$	1,144.14	\$	2,321.09	\$	205.06	\$	177.33	\$	3,847.61
2035	\$	1,204.81	\$	2,258.16	\$	199.34	\$	180.87	\$	3,843.18
2036	\$	1,274.15	\$	2,191.90	\$	193.31	\$	184.49	\$	3,843.86
2037	\$	1,347.83	\$	2,121.82	\$	186.94	\$	188.18	\$	3,844.77
2038	\$	1,421.50	\$	2,047.69	\$	180.20	\$	191.94	\$	3,841.34
2039	\$	1,503.85	\$	1,969.51	\$	173.09	\$	195.78	\$	3,842.23
2040	\$	1,590.52	\$	1,886.80	\$	165.57	\$	199.70	\$	3,842.59
2041	\$	1,681.53	\$	1,799.32	\$	157.62	\$	203.69	\$	3,842.17
2042	\$	1,776.88	\$	1,706.83	\$	149.21	\$	207.77	\$	3,840.69
2043	\$	1,876.56	\$	1,609.11	\$	140.33	\$	211.92	\$	3,837.92
2044	\$	1,984.90	\$	1,505.89	\$	130.95	\$	216.16	\$	3,837.91
2045	\$	2,106.25	\$	1,391.76	\$	121.02	\$	220.48	\$	3,839.52
2046	\$	2,231.93	\$	1,270.65	\$	110.49	\$	224.89	\$	3,837.97
2047	\$	2,366.28	\$	1,142.32	\$	99.33	\$	229.39	\$	3,837.32
2048	\$	2,504.97	\$	1,006.26	\$	87.50	\$	233.98	\$	3,832.70
2049	\$	2,656.65	\$	862.22	\$	74.98	\$	238.66	\$	3,832.51
2050	\$	2,817.00	\$	709.46	\$	61.69	\$	243.43	\$	3,831.59
2051	\$	2,990.36	\$	547.48	\$	47.61	\$	248.30	\$	3,833.75
2052	\$	3,168.05	\$	375.54	\$	32.66	\$	253.27	\$	3,829.51
2053	\$	3,363.07	\$	193.38	\$	16.82	\$	258.33	\$	3,831.59
Total		\$ 48,309.46		\$ 49,297.46		\$ 4,347.76		\$ 5,626.14		\$ 107,580.81

Footnotes:

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

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

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$ \$38,104.86

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$	719.32	\$	2,001.91	\$	177.76	\$	128.80	\$	3,027.78
2031	\$	755.07	\$	1,967.74	\$	174.16	\$	131.38	\$	3,028.35
2032	\$	797.14	\$	1,926.21	\$	170.39	\$	134.00	\$	3,027.74
2033	\$	843.41	\$	1,882.37	\$	166.40	\$	136.68	\$	3,028.86
2034	\$	891.78	\$	1,835.98	\$	162.18	\$	139.42	\$	3,029.37
2035	\$	944.37	\$	1,786.93	\$	157.72	\$	142.20	\$	3,031.23
2036	\$	999.05	\$	1,734.99	\$	153.00	\$	145.05	\$	3,032.10
2037	\$	1,055.84	\$	1,680.05	\$	148.01	\$	147.95	\$	3,031.84
2038	\$	1,116.83	\$	1,621.98	\$	142.73	\$	150.91	\$	3,032.45
2039	\$	1,182.04	\$	1,560.55	\$	137.14	\$	153.93	\$	3,033.66
2040	\$	1,251.44	\$	1,495.54	\$	131.23	\$	157.01	\$	3,035.22
2041	\$	1,322.95	\$	1,426.71	\$	124.98	\$	160.15	\$	3,034.78
2042	\$	1,400.77	\$	1,353.95	\$	118.36	\$	163.35	\$	3,036.43
2043	\$	1,482.80	\$	1,276.90	\$	111.36	\$	166.62	\$	3,037.68
2044	\$	1,569.04	\$	1,195.35	\$	103.94	\$	169.95	\$	3,038.28
2045	\$	1,665.79	\$	1,105.13	\$	96.10	\$	173.35	\$	3,040.36
2046	\$	1,766.74	\$	1,009.35	\$	87.77	\$	176.81	\$	3,040.67
2047	\$	1,874.01	\$	907.76	\$	78.94	\$	180.35	\$	3,041.05
2048	\$	1,987.59	\$	800.00	\$	69.57	\$	183.96	\$	3,041.11
2049	\$	2,109.58	\$	685.72	\$	59.63	\$	187.64	\$	3,042.56
2050	\$	2,239.98	\$	564.42	\$	49.08	\$	191.39	\$	3,044.86
2051	\$	2,376.69	\$	435.62	\$	37.88	\$	195.22	\$	3,045.40
2052	\$	2,521.82	\$	298.96	\$	26.00	\$	199.12	\$	3,045.89
2053	\$	2,677.46	\$	153.95	\$	13.39	\$	203.10	\$	3,047.90
Total^[c]		\$ 38,104.86	\$	39,026.20	\$	3,441.42	\$	4,423.34	\$	84,995.82

Footnotes:

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

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$ \$44,121.42

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$	832.89	\$	2,318.00	\$	205.82	\$	149.14	\$	3,505.85
2031	\$	874.29	\$	2,278.44	\$	201.66	\$	152.12	\$	3,506.51
2032	\$	923.00	\$	2,230.35	\$	197.29	\$	155.16	\$	3,505.80
2033	\$	976.58	\$	2,179.59	\$	192.67	\$	158.26	\$	3,507.10
2034	\$	1,032.59	\$	2,125.87	\$	187.79	\$	161.43	\$	3,507.69
2035	\$	1,093.48	\$	2,069.08	\$	182.63	\$	164.66	\$	3,509.84
2036	\$	1,156.80	\$	2,008.94	\$	177.16	\$	167.95	\$	3,510.85
2037	\$	1,222.55	\$	1,945.32	\$	171.38	\$	171.31	\$	3,510.55
2038	\$	1,293.18	\$	1,878.08	\$	165.26	\$	174.74	\$	3,511.25
2039	\$	1,368.67	\$	1,806.95	\$	158.80	\$	178.23	\$	3,512.65
2040	\$	1,449.04	\$	1,731.68	\$	151.95	\$	181.80	\$	3,514.46
2041	\$	1,531.84	\$	1,651.98	\$	144.71	\$	185.43	\$	3,513.96
2042	\$	1,621.95	\$	1,567.73	\$	137.05	\$	189.14	\$	3,515.87
2043	\$	1,716.93	\$	1,478.52	\$	128.94	\$	192.92	\$	3,517.31
2044	\$	1,816.78	\$	1,384.09	\$	120.36	\$	196.78	\$	3,518.00
2045	\$	1,928.81	\$	1,279.62	\$	111.27	\$	200.72	\$	3,520.42
2046	\$	2,045.70	\$	1,168.72	\$	101.63	\$	204.73	\$	3,520.78
2047	\$	2,169.91	\$	1,051.09	\$	91.40	\$	208.83	\$	3,521.22
2048	\$	2,301.42	\$	926.32	\$	80.55	\$	213.00	\$	3,521.29
2049	\$	2,442.67	\$	793.99	\$	69.04	\$	217.26	\$	3,522.96
2050	\$	2,593.66	\$	653.53	\$	56.83	\$	221.61	\$	3,525.63
2051	\$	2,751.96	\$	504.40	\$	43.86	\$	226.04	\$	3,526.26
2052	\$	2,920.00	\$	346.16	\$	30.10	\$	230.56	\$	3,526.82
2053	\$	3,100.21	\$	178.26	\$	15.50	\$	235.17	\$	3,529.15
Total^[d]	\$	44,121.42	\$	45,188.24	\$	3,984.80	\$	5,121.76	\$	98,416.21

Footnotes:

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

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.2 LOT TYPE 7 PRINCIPAL ASSESSMENT: \$ \$50,997.49

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$	962.69	\$	2,679.25	\$	237.90	\$	172.38	\$	4,052.22
2031	\$	1,010.55	\$	2,633.52	\$	233.09	\$	175.83	\$	4,052.98
2032	\$	1,066.85	\$	2,577.94	\$	228.03	\$	179.34	\$	4,052.16
2033	\$	1,128.77	\$	2,519.26	\$	222.70	\$	182.93	\$	4,053.67
2034	\$	1,193.52	\$	2,457.18	\$	217.06	\$	186.59	\$	4,054.34
2035	\$	1,263.89	\$	2,391.54	\$	211.09	\$	190.32	\$	4,056.83
2036	\$	1,337.08	\$	2,322.02	\$	204.77	\$	194.13	\$	4,057.99
2037	\$	1,413.08	\$	2,248.48	\$	198.08	\$	198.01	\$	4,057.65
2038	\$	1,494.71	\$	2,170.76	\$	191.02	\$	201.97	\$	4,058.46
2039	\$	1,581.97	\$	2,088.55	\$	183.55	\$	206.01	\$	4,060.08
2040	\$	1,674.86	\$	2,001.55	\$	175.64	\$	210.13	\$	4,062.17
2041	\$	1,770.57	\$	1,909.43	\$	167.26	\$	214.33	\$	4,061.59
2042	\$	1,874.72	\$	1,812.05	\$	158.41	\$	218.62	\$	4,063.79
2043	\$	1,984.50	\$	1,708.94	\$	149.03	\$	222.99	\$	4,065.46
2044	\$	2,099.91	\$	1,599.79	\$	139.11	\$	227.45	\$	4,066.26
2045	\$	2,229.40	\$	1,479.05	\$	128.61	\$	232.00	\$	4,069.05
2046	\$	2,364.51	\$	1,350.85	\$	117.47	\$	236.64	\$	4,069.47
2047	\$	2,508.07	\$	1,214.90	\$	105.64	\$	241.37	\$	4,069.98
2048	\$	2,660.08	\$	1,070.68	\$	93.10	\$	246.20	\$	4,070.06
2049	\$	2,823.34	\$	917.73	\$	79.80	\$	251.12	\$	4,071.99
2050	\$	2,997.87	\$	755.38	\$	65.69	\$	256.14	\$	4,075.08
2051	\$	3,180.83	\$	583.01	\$	50.70	\$	261.27	\$	4,075.80
2052	\$	3,375.06	\$	400.11	\$	34.79	\$	266.49	\$	4,076.46
2053	\$	3,583.36	\$	206.04	\$	17.92	\$	271.82	\$	4,079.15
Total^[d]	\$	50,997.49	\$	52,230.56	\$	4,605.80	\$	5,919.95	\$	113,753.80

Footnotes:

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

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.2 LOT TYPE 8 PRINCIPAL ASSESSMENT: \$ \$56,297.79

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$	1,062.75	\$	2,957.71	\$	262.63	\$	190.29	\$	4,473.38
2031	\$	1,115.58	\$	2,907.23	\$	257.31	\$	194.10	\$	4,474.22
2032	\$	1,177.73	\$	2,845.87	\$	251.74	\$	197.98	\$	4,473.31
2033	\$	1,246.09	\$	2,781.10	\$	245.85	\$	201.94	\$	4,474.97
2034	\$	1,317.56	\$	2,712.56	\$	239.62	\$	205.98	\$	4,475.72
2035	\$	1,395.25	\$	2,640.09	\$	233.03	\$	210.10	\$	4,478.47
2036	\$	1,476.04	\$	2,563.36	\$	226.05	\$	214.30	\$	4,479.75
2037	\$	1,559.94	\$	2,482.17	\$	218.67	\$	218.59	\$	4,479.38
2038	\$	1,650.06	\$	2,396.38	\$	210.87	\$	222.96	\$	4,480.27
2039	\$	1,746.39	\$	2,305.62	\$	202.62	\$	227.42	\$	4,482.05
2040	\$	1,848.94	\$	2,209.57	\$	193.89	\$	231.97	\$	4,484.37
2041	\$	1,954.59	\$	2,107.88	\$	184.65	\$	236.61	\$	4,483.72
2042	\$	2,069.57	\$	2,000.38	\$	174.87	\$	241.34	\$	4,486.15
2043	\$	2,190.76	\$	1,886.55	\$	164.52	\$	246.16	\$	4,488.00
2044	\$	2,318.16	\$	1,766.06	\$	153.57	\$	251.09	\$	4,488.88
2045	\$	2,461.11	\$	1,632.77	\$	141.98	\$	256.11	\$	4,491.96
2046	\$	2,610.26	\$	1,491.25	\$	129.67	\$	261.23	\$	4,492.42
2047	\$	2,768.74	\$	1,341.16	\$	116.62	\$	266.46	\$	4,492.99
2048	\$	2,936.55	\$	1,181.96	\$	102.78	\$	271.79	\$	4,493.07
2049	\$	3,116.78	\$	1,013.11	\$	88.10	\$	277.22	\$	4,495.21
2050	\$	3,309.44	\$	833.89	\$	72.51	\$	282.77	\$	4,498.61
2051	\$	3,511.43	\$	643.60	\$	55.97	\$	288.42	\$	4,499.41
2052	\$	3,725.84	\$	441.69	\$	38.41	\$	294.19	\$	4,500.13
2053	\$	3,955.79	\$	227.46	\$	19.78	\$	300.07	\$	4,503.10
Total^[c]	\$	56,297.79	\$	57,659.02	\$	5,084.50	\$	6,535.23	\$	125,576.53

Footnotes:

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

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-1.3 LOT TYPE 9 PRINCIPAL ASSESSMENT: \$ \$30,378.38

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

STATE OF TEXAS §
 COUNTY OF _____ §

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	657.66	\$	1,547.88	\$	137.12	\$	104.74	\$	2,447.39
2032	\$	693.69	\$	1,511.71	\$	133.83	\$	106.83	\$	2,446.07
2033	\$	729.73	\$	1,473.56	\$	130.36	\$	108.97	\$	2,442.62
2034	\$	756.76	\$	1,433.42	\$	126.71	\$	111.15	\$	2,428.04
2035	\$	792.79	\$	1,391.80	\$	122.93	\$	113.37	\$	2,420.89
2036	\$	837.84	\$	1,348.20	\$	118.96	\$	115.64	\$	2,420.64
2037	\$	873.87	\$	1,302.12	\$	114.77	\$	117.95	\$	2,408.72
2038	\$	918.92	\$	1,254.05	\$	110.41	\$	120.31	\$	2,403.69
2039	\$	963.96	\$	1,203.51	\$	105.81	\$	122.72	\$	2,396.00
2040	\$	1,009.01	\$	1,150.50	\$	100.99	\$	125.17	\$	2,385.67
2041	\$	1,063.06	\$	1,095.00	\$	95.95	\$	127.67	\$	2,381.68
2042	\$	1,117.12	\$	1,036.53	\$	90.63	\$	130.23	\$	2,374.51
2043	\$	1,171.17	\$	975.09	\$	85.05	\$	132.83	\$	2,364.14
2044	\$	1,234.23	\$	910.68	\$	79.19	\$	135.49	\$	2,359.59
2045	\$	1,297.30	\$	839.71	\$	73.02	\$	138.20	\$	2,348.22
2046	\$	1,369.37	\$	765.11	\$	66.53	\$	140.96	\$	2,341.98
2047	\$	1,441.44	\$	686.37	\$	59.68	\$	143.78	\$	2,331.28
2048	\$	1,522.52	\$	603.49	\$	52.48	\$	146.66	\$	2,325.15
2049	\$	1,603.60	\$	515.95	\$	44.86	\$	149.59	\$	2,314.00
2050	\$	1,693.69	\$	423.74	\$	36.85	\$	152.58	\$	2,306.86
2051	\$	1,792.79	\$	326.35	\$	28.38	\$	155.63	\$	2,303.16
2052	\$	1,891.89	\$	223.27	\$	19.41	\$	158.75	\$	2,293.32
2053	\$	1,990.99	\$	114.48	\$	9.95	\$	161.92	\$	58.10
Total	\$	30,378.38	\$	30,303.72	\$	2,674.91	\$	3,526.43	\$	64,664.18

Footnotes:

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

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

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

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

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-2 INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$12,278,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

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

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-2 LOT TYPE 16 PRINCIPAL ASSESSMENT: \$ \$49,072.74

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2032	\$	991.21	\$	2,202.24	\$	220.22	\$	165.62	\$	3,579.29
2033	\$	1,039.17	\$	2,152.68	\$	215.27	\$	168.93	\$	3,576.04
2034	\$	1,091.13	\$	2,100.72	\$	210.07	\$	172.31	\$	3,574.23
2035	\$	1,147.08	\$	2,046.16	\$	204.62	\$	175.75	\$	3,573.62
2036	\$	1,203.04	\$	1,988.81	\$	198.88	\$	179.27	\$	3,570.00
2037	\$	1,262.99	\$	1,928.66	\$	192.87	\$	182.86	\$	3,567.37
2038	\$	1,326.94	\$	1,865.51	\$	186.55	\$	186.51	\$	3,565.51
2039	\$	1,390.89	\$	1,799.16	\$	179.92	\$	190.24	\$	3,560.21
2040	\$	1,462.83	\$	1,729.62	\$	172.96	\$	194.05	\$	3,559.46
2041	\$	1,534.77	\$	1,656.47	\$	165.65	\$	197.93	\$	3,554.82
2042	\$	1,610.71	\$	1,579.74	\$	157.97	\$	201.89	\$	3,550.31
2043	\$	1,690.65	\$	1,499.20	\$	149.92	\$	205.92	\$	3,545.69
2044	\$	1,778.58	\$	1,414.67	\$	141.47	\$	210.04	\$	3,544.76
2045	\$	1,866.51	\$	1,325.74	\$	132.57	\$	214.24	\$	3,539.06
2046	\$	1,958.43	\$	1,232.41	\$	123.24	\$	218.53	\$	3,532.62
2047	\$	2,058.35	\$	1,134.49	\$	113.45	\$	222.90	\$	3,529.19
2048	\$	2,158.27	\$	1,031.57	\$	103.16	\$	227.36	\$	3,520.36
2049	\$	2,270.18	\$	923.66	\$	92.37	\$	231.90	\$	3,518.12
2050	\$	2,382.09	\$	810.15	\$	81.02	\$	236.54	\$	3,509.80
2051	\$	2,502.00	\$	691.05	\$	69.10	\$	241.27	\$	3,503.42
2052	\$	2,625.90	\$	565.95	\$	56.59	\$	246.10	\$	3,494.54
2053	\$	2,757.79	\$	434.65	\$	43.47	\$	251.02	\$	3,486.93
2054	\$	2,893.69	\$	296.76	\$	29.68	\$	256.04	\$	3,476.17
2055	\$	3,041.57	\$	152.08	\$	15.21	\$	261.16	\$	3,470.02
Total ^[c]	\$	49,072.74	\$	46,691.25	\$	4,669.12	\$	6,001.45	\$	106,434.57

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-2 LOT TYPE 17 PRINCIPAL ASSESSMENT: \$ \$58,887.29

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	1,131.89	\$	2,699.28	\$	269.93	\$	194.84	\$	4,295.95	
2032	\$	1,189.45	\$	2,642.69	\$	264.27	\$	198.74	\$	4,295.14	
2033	\$	1,247.00	\$	2,583.21	\$	258.32	\$	202.72	\$	4,291.25	
2034	\$	1,309.35	\$	2,520.86	\$	252.09	\$	206.77	\$	4,289.07	
2035	\$	1,376.50	\$	2,455.40	\$	245.54	\$	210.91	\$	4,288.34	
2036	\$	1,443.65	\$	2,386.57	\$	238.66	\$	215.12	\$	4,284.00	
2037	\$	1,515.59	\$	2,314.39	\$	231.44	\$	219.43	\$	4,280.84	
2038	\$	1,592.33	\$	2,238.61	\$	223.86	\$	223.81	\$	4,278.61	
2039	\$	1,669.06	\$	2,158.99	\$	215.90	\$	228.29	\$	4,272.25	
2040	\$	1,755.40	\$	2,075.54	\$	207.55	\$	232.86	\$	4,271.35	
2041	\$	1,841.73	\$	1,987.77	\$	198.78	\$	237.51	\$	4,265.79	
2042	\$	1,932.85	\$	1,895.68	\$	189.57	\$	242.26	\$	4,260.37	
2043	\$	2,028.78	\$	1,799.04	\$	179.90	\$	247.11	\$	4,254.83	
2044	\$	2,134.29	\$	1,697.60	\$	169.76	\$	252.05	\$	4,253.71	
2045	\$	2,239.81	\$	1,590.89	\$	159.09	\$	257.09	\$	4,246.88	
2046	\$	2,350.12	\$	1,478.90	\$	147.89	\$	262.23	\$	4,239.14	
2047	\$	2,470.02	\$	1,361.39	\$	136.14	\$	267.48	\$	4,235.03	
2048	\$	2,589.93	\$	1,237.89	\$	123.79	\$	272.83	\$	4,224.44	
2049	\$	2,724.22	\$	1,108.39	\$	110.84	\$	278.29	\$	4,221.74	
2050	\$	2,858.51	\$	972.18	\$	97.22	\$	283.85	\$	4,211.76	
2051	\$	3,002.40	\$	829.26	\$	82.93	\$	289.53	\$	4,204.11	
2052	\$	3,151.08	\$	679.14	\$	67.91	\$	295.32	\$	4,193.45	
2053	\$	3,309.35	\$	521.58	\$	52.16	\$	301.23	\$	4,184.32	
2054	\$	3,472.42	\$	356.12	\$	35.61	\$	307.25	\$	4,171.40	
2055	\$	3,649.88	\$	182.49	\$	18.25	\$	313.39	\$	4,164.02	
Total ^[d]		\$	58,887.29	\$	56,029.50	\$	5,602.95	\$	7,201.74	\$	127,721.48

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-3.1 INITIAL PARCEL PRINCIPAL ASSESSMENT:

\$11,677,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

2032	\$	239,000.00	\$	22,900.00	\$	22,900.00	\$	42,921.02	\$	852,798.99
2033	\$	247,000.00	\$	512,300.00	\$	51,230.00	\$	42,348.99	\$	852,878.99
2034	\$	260,000.00	\$	499,950.00	\$	49,995.00	\$	43,195.97	\$	853,140.97
2035	\$	273,000.00	\$	486,950.00	\$	48,695.00	\$	44,059.89	\$	852,704.89
2036	\$	286,000.00	\$	473,300.00	\$	47,330.00	\$	44,941.09	\$	851,571.09
2037	\$	301,000.00	\$	459,000.00	\$	45,900.00	\$	45,839.91	\$	851,739.91
2038	\$	316,000.00	\$	443,950.00	\$	44,395.00	\$	46,756.71	\$	851,101.71
2039	\$	331,000.00	\$	428,150.00	\$	42,815.00	\$	47,691.84	\$	849,656.84
2040	\$	348,000.00	\$	411,600.00	\$	41,160.00	\$	48,645.68	\$	849,405.68
2041	\$	365,000.00	\$	394,200.00	\$	39,420.00	\$	49,618.59	\$	848,238.59
2042	\$	384,000.00	\$	375,950.00	\$	37,595.00	\$	50,610.96	\$	848,155.96
2043	\$	403,000.00	\$	356,750.00	\$	35,675.00	\$	51,623.18	\$	847,048.18
2044	\$	423,000.00	\$	336,600.00	\$	33,660.00	\$	52,655.64	\$	845,915.64
2045	\$	444,000.00	\$	315,450.00	\$	31,545.00	\$	53,708.75	\$	844,703.75
2046	\$	466,000.00	\$	293,250.00	\$	29,325.00	\$	54,782.93	\$	843,357.93
2047	\$	490,000.00	\$	269,950.00	\$	26,995.00	\$	55,878.59	\$	842,823.59
2048	\$	514,000.00	\$	245,450.00	\$	24,545.00	\$	56,996.16	\$	840,991.16
2049	\$	540,000.00	\$	219,750.00	\$	21,975.00	\$	58,136.08	\$	839,861.08
2050	\$	567,000.00	\$	192,750.00	\$	19,275.00	\$	59,298.80	\$	838,323.80
2051	\$	595,000.00	\$	164,400.00	\$	16,440.00	\$	60,484.78	\$	836,324.78
2052	\$	625,000.00	\$	134,650.00	\$	13,465.00	\$	61,694.48	\$	834,809.48
2053	\$	656,000.00	\$	103,400.00	\$	10,340.00	\$	62,928.37	\$	832,668.37
2054	\$	689,000.00	\$	70,600.00	\$	7,060.00	\$	64,186.94	\$	830,846.94
2055	\$	723,000.00	\$	36,150.00	\$	3,615.00	\$	65,470.68	\$	828,235.68
Total ^[c]		\$ 11,677,000.00	\$ 11,110,550.00	\$ 1,111,055.00	\$ 1,501,324.70	\$ 25,399,929.70				

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-3.1 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

⁴To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

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

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-3.1 LOT TYPE 18 PRINCIPAL ASSESSMENT: \$54,910.21

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

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¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	1,050.07	\$	2,464.31	\$	246.43	\$	195.24	\$	4,011.04	
2032	\$	1,161.50	\$	2,409.05	\$	240.91	\$	199.14	\$	4,010.60	
2033	\$	1,222.63	\$	2,350.98	\$	235.10	\$	203.13	\$	4,011.83	
2034	\$	1,283.76	\$	2,289.85	\$	228.98	\$	207.19	\$	4,009.78	
2035	\$	1,344.89	\$	2,225.66	\$	222.57	\$	211.33	\$	4,004.45	
2036	\$	1,415.43	\$	2,158.41	\$	215.84	\$	215.56	\$	4,005.24	
2037	\$	1,485.97	\$	2,087.64	\$	208.76	\$	219.87	\$	4,002.24	
2038	\$	1,556.50	\$	2,013.34	\$	201.33	\$	224.27	\$	3,995.45	
2039	\$	1,636.44	\$	1,935.52	\$	193.55	\$	228.75	\$	3,994.27	
2040	\$	1,716.39	\$	1,853.70	\$	185.37	\$	233.33	\$	3,988.78	
2041	\$	1,805.73	\$	1,767.88	\$	176.79	\$	237.99	\$	3,988.39	
2042	\$	1,895.08	\$	1,677.59	\$	167.76	\$	242.75	\$	3,983.18	
2043	\$	1,989.13	\$	1,582.84	\$	158.28	\$	247.61	\$	3,977.85	
2044	\$	2,087.88	\$	1,483.38	\$	148.34	\$	252.56	\$	3,972.16	
2045	\$	2,191.33	\$	1,378.99	\$	137.90	\$	257.61	\$	3,965.83	
2046	\$	2,304.19	\$	1,269.42	\$	126.94	\$	262.76	\$	3,963.31	
2047	\$	2,417.05	\$	1,154.21	\$	115.42	\$	268.02	\$	3,954.70	
2048	\$	2,539.31	\$	1,033.36	\$	103.34	\$	273.38	\$	3,949.38	
2049	\$	2,666.27	\$	906.39	\$	90.64	\$	278.85	\$	3,942.15	
2050	\$	2,797.94	\$	773.08	\$	77.31	\$	284.43	\$	3,932.75	
2051	\$	2,939.02	\$	633.18	\$	63.32	\$	290.11	\$	3,925.63	
2052	\$	3,084.79	\$	486.23	\$	48.62	\$	295.92	\$	3,915.56	
2053	\$	3,239.97	\$	331.99	\$	33.20	\$	301.83	\$	3,907.00	
2054	\$	3,399.85	\$	169.99	\$	17.00	\$	307.87	\$	3,894.72	
2055	\$		\$		\$		\$		\$		
Total ^[c]		\$	54,910.21	\$	52,246.52	\$	5,224.65	\$	7,059.87	\$	119,441.26

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-3.1 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-3.1 LOT TYPE 19 PRINCIPAL ASSESSMENT: \$65,777.86

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	2,603.02	\$	3,813.12	\$	382.51	\$	223.23	\$	4,801.73
2032	\$	1,323.78	\$	2,952.03	\$	295.20	\$	233.88	\$	4,804.90
2033	\$	1,391.38	\$	2,885.84	\$	288.58	\$	238.56	\$	4,804.36
2034	\$	1,464.61	\$	2,816.27	\$	281.63	\$	243.33	\$	4,805.84
2035	\$	1,537.84	\$	2,743.04	\$	274.30	\$	248.19	\$	4,803.38
2036	\$	1,611.07	\$	2,666.15	\$	266.62	\$	253.16	\$	4,797.00
2037	\$	1,695.57	\$	2,585.60	\$	258.56	\$	258.22	\$	4,797.95
2038	\$	1,780.06	\$	2,500.82	\$	250.08	\$	263.39	\$	4,794.35
2039	\$	1,864.56	\$	2,411.82	\$	241.18	\$	268.65	\$	4,786.21
2040	\$	1,960.32	\$	2,318.59	\$	231.86	\$	274.03	\$	4,784.80
2041	\$	2,056.09	\$	2,220.57	\$	222.06	\$	279.51	\$	4,778.22
2042	\$	2,163.12	\$	2,117.77	\$	211.78	\$	285.10	\$	4,777.76
2043	\$	2,270.14	\$	2,009.61	\$	200.96	\$	290.80	\$	4,771.52
2044	\$	2,382.81	\$	1,896.11	\$	189.61	\$	296.62	\$	4,765.14
2045	\$	2,501.10	\$	1,776.97	\$	177.70	\$	302.55	\$	4,758.31
2046	\$	2,625.03	\$	1,651.91	\$	165.19	\$	308.60	\$	4,750.73
2047	\$	2,760.23	\$	1,520.66	\$	152.07	\$	314.77	\$	4,747.72
2048	\$	2,895.42	\$	1,382.65	\$	138.26	\$	321.07	\$	4,737.40
2049	\$	3,041.88	\$	1,237.88	\$	123.79	\$	327.49	\$	4,731.03
2050	\$	3,193.98	\$	1,085.78	\$	108.58	\$	334.04	\$	4,722.37
2051	\$	3,351.70	\$	926.08	\$	92.61	\$	340.72	\$	4,711.11
2052	\$	3,520.70	\$	758.50	\$	75.85	\$	347.53	\$	4,702.58
2053	\$	3,695.32	\$	582.46	\$	58.25	\$	354.48	\$	4,690.51
2054	\$	3,881.21	\$	397.70	\$	39.77	\$	361.57	\$	4,680.25
2055	\$	4,072.74	\$	203.64	\$	20.36	\$	368.80	\$	4,665.55
Total ^[c]	\$	65,777.86	\$	62,586.98	\$	6,258.70	\$	8,457.13	\$	143,080.67

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-3.1 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-3.2 INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$1,140,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Solterra Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

2032	\$	23,000.00	\$	51,150.00	\$	5,115.00	\$	11,011.93	\$	90,276.93
2033	\$	24,000.00	\$	50,000.00	\$	5,000.00	\$	11,232.17	\$	90,232.17
2034	\$	25,000.00	\$	48,800.00	\$	4,880.00	\$	11,456.81	\$	90,136.81
2035	\$	27,000.00	\$	47,550.00	\$	4,755.00	\$	11,685.95	\$	90,990.95
2036	\$	28,000.00	\$	46,200.00	\$	4,620.00	\$	11,919.67	\$	90,739.67
2037	\$	29,000.00	\$	44,800.00	\$	4,480.00	\$	12,158.06	\$	90,438.06
2038	\$	31,000.00	\$	43,350.00	\$	4,335.00	\$	12,401.22	\$	91,086.22
2039	\$	32,000.00	\$	41,800.00	\$	4,180.00	\$	12,649.24	\$	90,629.24
2040	\$	34,000.00	\$	40,200.00	\$	4,020.00	\$	12,902.22	\$	91,122.22
2041	\$	36,000.00	\$	38,500.00	\$	3,850.00	\$	13,160.26	\$	91,510.26
2042	\$	38,000.00	\$	36,700.00	\$	3,670.00	\$	13,423.47	\$	91,793.47
2043	\$	39,000.00	\$	34,800.00	\$	3,480.00	\$	13,691.94	\$	90,971.94
2044	\$	41,000.00	\$	32,850.00	\$	3,285.00	\$	13,965.78	\$	91,100.78
2045	\$	43,000.00	\$	30,800.00	\$	3,080.00	\$	14,245.10	\$	91,125.10
2046	\$	46,000.00	\$	28,650.00	\$	2,865.00	\$	14,530.00	\$	92,045.00
2047	\$	48,000.00	\$	26,350.00	\$	2,635.00	\$	14,820.60	\$	91,805.60
2048	\$	50,000.00	\$	23,950.00	\$	2,395.00	\$	15,117.01	\$	91,462.01
2049	\$	53,000.00	\$	21,450.00	\$	2,145.00	\$	15,419.35	\$	92,014.35
2050	\$	55,000.00	\$	18,800.00	\$	1,880.00	\$	15,727.74	\$	91,407.74
2051	\$	58,000.00	\$	16,050.00	\$	1,605.00	\$	16,042.29	\$	91,697.29
2052	\$	61,000.00	\$	13,150.00	\$	1,315.00	\$	16,363.14	\$	91,828.14
2053	\$	64,000.00	\$	10,100.00	\$	1,010.00	\$	16,690.40	\$	91,800.40
2054	\$	67,000.00	\$	6,900.00	\$	690.00	\$	17,024.21	\$	91,614.21
2055	\$	71,000.00	\$	3,550.00	\$	355.00	\$	17,364.69	\$	92,269.69
Total ^[c]		\$ 1,140,000.00	\$ 1,084,700.00	\$ 108,470.00	\$ 388,423.54	\$ 2,721,593.54				

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-3.2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

⁴To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-3.2 LOT TYPE 20 PRINCIPAL ASSESSMENT: \$28,389.11

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	547.86	\$	1,382.27	\$	138.22	\$	288.83	\$	2,247.93	
2032	\$	572.76	\$	1,273.77	\$	127.38	\$	274.23	\$	2,248.14	
2033	\$	597.67	\$	1,245.14	\$	124.51	\$	279.71	\$	2,247.03	
2034	\$	622.57	\$	1,215.25	\$	121.53	\$	285.31	\$	2,244.65	
2035	\$	672.37	\$	1,184.12	\$	118.41	\$	291.01	\$	2,265.92	
2036	\$	697.28	\$	1,150.51	\$	115.05	\$	296.83	\$	2,259.66	
2037	\$	722.18	\$	1,115.64	\$	111.56	\$	302.77	\$	2,252.15	
2038	\$	771.98	\$	1,079.53	\$	107.95	\$	308.82	\$	2,268.29	
2039	\$	796.89	\$	1,040.93	\$	104.09	\$	315.00	\$	2,256.91	
2040	\$	846.69	\$	1,001.09	\$	100.11	\$	321.30	\$	2,269.19	
2041	\$	896.50	\$	958.75	\$	95.88	\$	327.73	\$	2,278.85	
2042	\$	946.30	\$	913.93	\$	91.39	\$	334.28	\$	2,285.91	
2043	\$	971.21	\$	866.61	\$	86.66	\$	340.97	\$	2,265.45	
2044	\$	1,021.01	\$	818.05	\$	81.81	\$	347.79	\$	2,268.66	
2045	\$	1,070.82	\$	767.00	\$	76.70	\$	354.74	\$	2,269.26	
2046	\$	1,145.53	\$	713.46	\$	71.35	\$	361.84	\$	2,292.17	
2047	\$	1,195.33	\$	656.19	\$	65.62	\$	369.07	\$	2,286.21	
2048	\$	1,245.14	\$	596.42	\$	59.64	\$	376.45	\$	2,277.65	
2049	\$	1,319.84	\$	534.16	\$	53.42	\$	383.98	\$	2,291.41	
2050	\$	1,369.65	\$	468.17	\$	46.82	\$	391.66	\$	2,276.30	
2051	\$	1,444.36	\$	399.69	\$	39.97	\$	399.50	\$	2,283.51	
2052	\$	1,519.07	\$	327.47	\$	32.75	\$	407.49	\$	2,286.77	
2053	\$	1,593.77	\$	251.52	\$	25.15	\$	415.64	\$	2,286.08	
2054	\$	1,668.48	\$	171.83	\$	17.18	\$	423.95	\$	2,281.44	
2055	\$	1,768.09	\$	88.40	\$	8.84	\$	432.43	\$	2,297.77	
Total ^[d]		\$	28,389.11	\$	27,011.98	\$	2,701.20	\$	9,672.80	\$	67,775.09

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-3.2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-3.2 LOT TYPE 21 PRINCIPAL ASSESSMENT: \$34,007.78

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	686.12	\$	1,525.88	\$	152.59	\$	328.50	\$	2,693.09
2032	\$	686.12	\$	1,525.88	\$	152.59	\$	328.50	\$	2,693.09
2033	\$	715.95	\$	1,491.57	\$	149.16	\$	335.07	\$	2,691.75
2034	\$	745.78	\$	1,455.77	\$	145.58	\$	341.77	\$	2,688.91
2035	\$	805.45	\$	1,418.48	\$	141.85	\$	348.61	\$	2,714.39
2036	\$	835.28	\$	1,378.21	\$	137.82	\$	355.58	\$	2,706.89
2037	\$	865.11	\$	1,336.45	\$	133.64	\$	362.69	\$	2,697.89
2038	\$	924.77	\$	1,293.19	\$	129.32	\$	369.95	\$	2,717.23
2039	\$	954.60	\$	1,246.95	\$	124.70	\$	377.34	\$	2,703.60
2040	\$	1,014.27	\$	1,199.22	\$	119.92	\$	384.89	\$	2,718.30
2041	\$	1,073.93	\$	1,148.51	\$	114.85	\$	392.59	\$	2,729.88
2042	\$	1,133.59	\$	1,094.81	\$	109.48	\$	400.44	\$	2,738.33
2043	\$	1,163.42	\$	1,038.13	\$	103.81	\$	408.45	\$	2,713.82
2044	\$	1,223.09	\$	979.96	\$	98.00	\$	416.62	\$	2,717.66
2045	\$	1,282.75	\$	918.81	\$	91.88	\$	424.95	\$	2,718.39
2046	\$	1,372.24	\$	854.67	\$	85.47	\$	433.45	\$	2,745.83
2047	\$	1,431.91	\$	786.06	\$	78.61	\$	442.12	\$	2,738.69
2048	\$	1,491.57	\$	714.46	\$	71.45	\$	450.96	\$	2,728.44
2049	\$	1,581.06	\$	639.88	\$	63.99	\$	459.98	\$	2,744.92
2050	\$	1,640.73	\$	560.83	\$	56.08	\$	469.18	\$	2,726.82
2051	\$	1,730.22	\$	478.79	\$	47.88	\$	478.56	\$	2,735.46
2052	\$	1,819.71	\$	392.28	\$	39.23	\$	488.14	\$	2,739.36
2053	\$	1,909.21	\$	301.30	\$	30.13	\$	497.90	\$	2,738.53
2054	\$	1,998.70	\$	205.84	\$	20.58	\$	507.86	\$	2,732.98
2055	\$	2,118.03	\$	105.90	\$	10.59	\$	518.01	\$	2,752.53
Total ^[c]	\$	34,007.78	\$	32,358.11	\$	3,235.81	\$	11,587.21	\$	81,188.91

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-3.2 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-4 INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$7,582,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Solterra Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

2032	\$ 153,000.00	\$ 340,250.00	\$ 34,025.00	\$ 32,328.46	\$ 559,603.46
2033	\$ 161,000.00	\$ 332,600.00	\$ 33,260.00	\$ 32,975.03	\$ 559,835.03
2034	\$ 169,000.00	\$ 324,550.00	\$ 32,455.00	\$ 33,634.53	\$ 559,639.53
2035	\$ 177,000.00	\$ 316,100.00	\$ 31,610.00	\$ 34,307.22	\$ 559,017.22
2036	\$ 186,000.00	\$ 307,250.00	\$ 30,725.00	\$ 34,993.36	\$ 558,968.36
2037	\$ 195,000.00	\$ 297,950.00	\$ 29,795.00	\$ 35,693.23	\$ 558,438.23
2038	\$ 205,000.00	\$ 288,200.00	\$ 28,820.00	\$ 36,407.09	\$ 558,427.09
2039	\$ 215,000.00	\$ 277,950.00	\$ 27,795.00	\$ 37,135.23	\$ 557,880.23
2040	\$ 226,000.00	\$ 267,200.00	\$ 26,720.00	\$ 37,877.93	\$ 557,797.93
2041	\$ 237,000.00	\$ 255,900.00	\$ 25,590.00	\$ 38,635.49	\$ 557,125.49
2042	\$ 249,000.00	\$ 244,050.00	\$ 24,405.00	\$ 39,408.20	\$ 556,863.20
2043	\$ 261,000.00	\$ 231,600.00	\$ 23,160.00	\$ 40,196.36	\$ 555,956.36
2044	\$ 275,000.00	\$ 218,550.00	\$ 21,855.00	\$ 41,000.29	\$ 556,405.29
2045	\$ 288,000.00	\$ 204,800.00	\$ 20,480.00	\$ 41,820.30	\$ 555,100.30
2046	\$ 303,000.00	\$ 190,400.00	\$ 19,040.00	\$ 42,656.71	\$ 555,096.71
2047	\$ 318,000.00	\$ 175,250.00	\$ 17,525.00	\$ 43,509.84	\$ 554,284.84
2048	\$ 334,000.00	\$ 159,350.00	\$ 15,935.00	\$ 44,380.04	\$ 553,665.04
2049	\$ 350,000.00	\$ 142,650.00	\$ 14,265.00	\$ 45,267.64	\$ 552,182.64
2050	\$ 368,000.00	\$ 125,150.00	\$ 12,515.00	\$ 46,172.99	\$ 551,837.99
2051	\$ 386,000.00	\$ 106,750.00	\$ 10,675.00	\$ 47,096.45	\$ 550,521.45
2052	\$ 406,000.00	\$ 87,450.00	\$ 8,745.00	\$ 48,038.38	\$ 550,233.38
2053	\$ 426,000.00	\$ 67,150.00	\$ 6,715.00	\$ 48,999.15	\$ 548,864.15
2054	\$ 447,000.00	\$ 45,850.00	\$ 4,585.00	\$ 49,979.13	\$ 547,414.13
2055	\$ 470,000.00	\$ 23,500.00	\$ 2,350.00	\$ 50,978.71	\$ 546,828.71
Total^[a]	\$ 7,582,000.00	\$ 7,213,500.00	\$ 721,350.00	\$ 1,176,304.43	\$ 16,693,154.43

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-4 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

⁴To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

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

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-4 LOT TYPE 22 PRINCIPAL ASSESSMENT: \$45,922.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	804.18	\$	2,103.82	\$	110.30	\$	193.97	\$	3,392.77
2032	\$	926.68	\$	2,060.81	\$	206.08	\$	195.81	\$	3,389.37
2033	\$	975.14	\$	2,014.47	\$	201.45	\$	199.72	\$	3,390.78
2034	\$	1,023.59	\$	1,965.72	\$	196.57	\$	203.72	\$	3,389.59
2035	\$	1,072.04	\$	1,914.54	\$	191.45	\$	207.79	\$	3,385.82
2036	\$	1,126.55	\$	1,860.93	\$	186.09	\$	211.95	\$	3,385.53
2037	\$	1,181.06	\$	1,804.61	\$	180.46	\$	216.18	\$	3,382.32
2038	\$	1,241.63	\$	1,745.55	\$	174.56	\$	220.51	\$	3,382.25
2039	\$	1,302.20	\$	1,683.47	\$	168.35	\$	224.92	\$	3,378.94
2040	\$	1,368.82	\$	1,618.36	\$	161.84	\$	229.42	\$	3,378.44
2041	\$	1,435.45	\$	1,549.92	\$	154.99	\$	234.01	\$	3,374.37
2042	\$	1,508.13	\$	1,478.15	\$	147.81	\$	238.69	\$	3,372.78
2043	\$	1,580.81	\$	1,402.74	\$	140.27	\$	243.46	\$	3,367.28
2044	\$	1,665.60	\$	1,323.70	\$	132.37	\$	248.33	\$	3,370.00
2045	\$	1,744.34	\$	1,240.42	\$	124.04	\$	253.29	\$	3,362.10
2046	\$	1,835.19	\$	1,153.20	\$	115.32	\$	258.36	\$	3,362.08
2047	\$	1,926.04	\$	1,061.44	\$	106.14	\$	263.53	\$	3,357.16
2048	\$	2,022.95	\$	965.14	\$	96.51	\$	268.80	\$	3,353.41
2049	\$	2,119.86	\$	863.99	\$	86.40	\$	274.17	\$	3,344.43
2050	\$	2,228.88	\$	758.00	\$	75.80	\$	279.66	\$	3,342.34
2051	\$	2,337.90	\$	646.56	\$	64.66	\$	285.25	\$	3,334.37
2052	\$	2,459.04	\$	529.66	\$	52.97	\$	290.96	\$	3,332.62
2053	\$	2,580.17	\$	406.71	\$	40.67	\$	296.78	\$	3,324.33
2054	\$	2,707.36	\$	277.70	\$	27.77	\$	302.71	\$	3,315.55
2055	\$	2,846.67	\$	142.33	\$	14.23	\$	308.76	\$	3,312.00
Total ^[c]	\$	45,922.22	\$	43,690.31	\$	4,369.03	\$	7,124.57	\$	101,106.13

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-4 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-4 LOT TYPE 23 PRINCIPAL ASSESSMENT: \$48,339.18

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2032	\$	975.45	\$	2,169.27	\$	216.93	\$	206.11	\$	3,567.76	
2033	\$	1,026.46	\$	2,120.50	\$	212.05	\$	210.23	\$	3,569.24	
2034	\$	1,077.46	\$	2,069.17	\$	206.92	\$	214.44	\$	3,567.99	
2035	\$	1,128.47	\$	2,015.30	\$	201.53	\$	218.73	\$	3,564.02	
2036	\$	1,185.85	\$	1,958.88	\$	195.89	\$	223.10	\$	3,563.71	
2037	\$	1,243.23	\$	1,899.59	\$	189.96	\$	227.56	\$	3,560.33	
2038	\$	1,306.98	\$	1,837.42	\$	183.74	\$	232.11	\$	3,560.26	
2039	\$	1,370.74	\$	1,772.08	\$	177.21	\$	236.76	\$	3,556.78	
2040	\$	1,440.87	\$	1,703.54	\$	170.35	\$	241.49	\$	3,556.25	
2041	\$	1,511.00	\$	1,631.50	\$	163.15	\$	246.32	\$	3,551.96	
2042	\$	1,587.50	\$	1,555.95	\$	155.59	\$	251.25	\$	3,550.29	
2043	\$	1,664.01	\$	1,476.57	\$	147.66	\$	256.27	\$	3,544.51	
2044	\$	1,753.27	\$	1,393.37	\$	139.34	\$	261.40	\$	3,547.37	
2045	\$	1,836.15	\$	1,305.71	\$	130.57	\$	266.63	\$	3,539.05	
2046	\$	1,931.78	\$	1,213.90	\$	121.39	\$	271.96	\$	3,539.03	
2047	\$	2,027.41	\$	1,117.31	\$	111.73	\$	277.40	\$	3,533.85	
2048	\$	2,129.42	\$	1,015.94	\$	101.59	\$	282.95	\$	3,529.90	
2049	\$	2,231.43	\$	909.47	\$	90.95	\$	288.60	\$	3,520.45	
2050	\$	2,346.19	\$	797.90	\$	79.79	\$	294.38	\$	3,518.25	
2051	\$	2,460.95	\$	680.59	\$	68.06	\$	300.26	\$	3,509.86	
2052	\$	2,588.46	\$	557.54	\$	55.75	\$	306.27	\$	3,508.02	
2053	\$	2,715.97	\$	428.12	\$	42.81	\$	312.39	\$	3,499.29	
2054	\$	2,849.86	\$	292.32	\$	29.23	\$	318.64	\$	3,490.05	
2055	\$	2,996.49	\$	149.82	\$	14.98	\$	325.02	\$	3,486.32	
Total ^[c]		\$	48,339.18	\$	45,989.80	\$	4,598.98	\$	7,499.55	\$	106,427.51

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-4 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-4 LOT TYPE 24 PRINCIPAL ASSESSMENT: \$58,007.01

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	2,110.55	\$	2,030.57	\$	209.50	\$	242.40	\$	4,201.54
2032	\$	1,170.55	\$	2,603.12	\$	260.31	\$	247.33	\$	4,281.31
2033	\$	1,231.75	\$	2,544.60	\$	254.46	\$	252.28	\$	4,283.09
2034	\$	1,292.96	\$	2,483.01	\$	248.30	\$	257.33	\$	4,281.59
2035	\$	1,354.16	\$	2,418.36	\$	241.84	\$	262.47	\$	4,276.83
2036	\$	1,423.02	\$	2,350.65	\$	235.07	\$	267.72	\$	4,276.46
2037	\$	1,491.87	\$	2,279.50	\$	227.95	\$	273.08	\$	4,272.40
2038	\$	1,568.38	\$	2,204.91	\$	220.49	\$	278.54	\$	4,272.31
2039	\$	1,644.88	\$	2,126.49	\$	212.65	\$	284.11	\$	4,268.13
2040	\$	1,729.04	\$	2,044.25	\$	204.42	\$	289.79	\$	4,267.50
2041	\$	1,813.20	\$	1,957.79	\$	195.78	\$	295.59	\$	4,262.36
2042	\$	1,905.00	\$	1,867.13	\$	186.71	\$	301.50	\$	4,260.35
2043	\$	1,996.81	\$	1,771.88	\$	177.19	\$	307.53	\$	4,253.41
2044	\$	2,103.92	\$	1,672.04	\$	167.20	\$	313.68	\$	4,256.85
2045	\$	2,203.38	\$	1,566.85	\$	156.68	\$	319.95	\$	4,246.86
2046	\$	2,318.14	\$	1,456.68	\$	145.67	\$	326.35	\$	4,246.83
2047	\$	2,432.90	\$	1,340.77	\$	134.08	\$	332.88	\$	4,240.62
2048	\$	2,555.31	\$	1,219.13	\$	121.91	\$	339.53	\$	4,235.88
2049	\$	2,677.72	\$	1,091.36	\$	109.14	\$	346.33	\$	4,224.54
2050	\$	2,815.43	\$	957.48	\$	95.75	\$	353.25	\$	4,221.90
2051	\$	2,953.14	\$	816.70	\$	81.67	\$	360.32	\$	4,211.83
2052	\$	3,106.15	\$	669.05	\$	66.90	\$	367.52	\$	4,209.63
2053	\$	3,259.16	\$	513.74	\$	51.37	\$	374.87	\$	4,199.15
2054	\$	3,419.83	\$	350.78	\$	35.08	\$	382.37	\$	4,188.06
2055	\$	3,595.79	\$	179.79	\$	17.98	\$	390.02	\$	4,183.58
Total ^[c]	\$	58,007.01	\$	55,187.76	\$	5,518.78	\$	8,999.46	\$	127,713.01

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area A-4 Assessments will be the interest rate of the Improvement Area A-2, A-3.1, A-3.2, A-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA A-5 LOT TYPE 25 PRINCIPAL ASSESSMENT: \$12,888.89

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2032	\$	222.22	\$	577.78	\$	240.00	\$	1,040.00	
2033	\$	222.22	\$	566.67	\$	244.80	\$	1,033.69	
2034	\$	333.33	\$	555.56	\$	249.69	\$	1,138.58	
2035	\$	333.33	\$	538.89	\$	254.69	\$	1,126.91	
2036	\$	333.33	\$	522.22	\$	259.78	\$	1,115.34	
2037	\$	333.33	\$	505.56	\$	264.98	\$	1,103.86	
2038	\$	333.33	\$	488.89	\$	270.28	\$	1,092.50	
2039	\$	333.33	\$	472.22	\$	275.68	\$	1,081.24	
2040	\$	333.33	\$	455.56	\$	281.19	\$	1,070.08	
2041	\$	444.44	\$	438.89	\$	286.82	\$	1,170.15	
2042	\$	444.44	\$	416.67	\$	292.56	\$	1,153.67	
2043	\$	444.44	\$	394.44	\$	298.41	\$	1,137.30	
2044	\$	444.44	\$	372.22	\$	304.37	\$	1,121.04	
2045	\$	444.44	\$	350.00	\$	310.46	\$	1,104.91	
2046	\$	555.56	\$	327.78	\$	316.67	\$	1,200.00	
2047	\$	555.56	\$	300.00	\$	323.00	\$	1,178.56	
2048	\$	555.56	\$	272.22	\$	329.46	\$	1,157.24	
2049	\$	555.56	\$	244.44	\$	336.05	\$	1,136.05	
2050	\$	666.67	\$	216.67	\$	342.77	\$	1,226.11	
2051	\$	666.67	\$	183.33	\$	349.63	\$	1,199.63	
2052	\$	666.67	\$	150.00	\$	356.62	\$	1,173.29	
2053	\$	777.78	\$	116.67	\$	363.75	\$	1,258.20	
2054	\$	777.78	\$	77.78	\$	371.03	\$	1,226.59	
2055	\$	777.78	\$	38.89	\$	378.45	\$	1,195.12	
Total ^[c]		\$	12,888.89	\$	12,283.33	\$	8,645.49	\$	33,817.71

Footnotes:

[a] Interest is calculated at a 5.00% rate, which is not higher than 2% above the Bond Buyer Revenue Bond Index of 5.17% stated September 2025, as allowed by the PID Act.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-1 LOT TYPE 10 PRINCIPAL ASSESSMENT: \$ \$40,516.47

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$	808.78	\$	2,069.67	\$	188.07	\$	219.82	\$	3,286.35
2031	\$	844.46	\$	2,032.27	\$	184.03	\$	224.22	\$	3,284.98
2032	\$	886.09	\$	1,986.88	\$	179.81	\$	228.70	\$	3,281.48
2033	\$	933.67	\$	1,939.25	\$	175.38	\$	233.28	\$	3,281.57
2034	\$	981.24	\$	1,889.07	\$	170.71	\$	237.94	\$	3,278.96
2035	\$	1,034.77	\$	1,836.32	\$	165.80	\$	242.70	\$	3,279.59
2036	\$	1,088.29	\$	1,780.71	\$	160.63	\$	247.56	\$	3,277.18
2037	\$	1,147.76	\$	1,722.21	\$	155.19	\$	252.51	\$	3,277.66
2038	\$	1,207.23	\$	1,660.52	\$	149.45	\$	257.56	\$	3,274.75
2039	\$	1,272.64	\$	1,595.63	\$	143.41	\$	262.71	\$	3,274.39
2040	\$	1,344.01	\$	1,527.23	\$	137.05	\$	267.96	\$	3,276.24
2041	\$	1,415.37	\$	1,454.98	\$	130.33	\$	273.32	\$	3,274.00
2042	\$	1,492.68	\$	1,378.91	\$	123.25	\$	278.79	\$	3,273.63
2043	\$	1,569.99	\$	1,298.68	\$	115.79	\$	284.36	\$	3,268.82
2044	\$	1,659.19	\$	1,214.29	\$	107.94	\$	290.05	\$	3,271.47
2045	\$	1,754.35	\$	1,120.96	\$	99.64	\$	295.85	\$	3,270.80
2046	\$	1,855.44	\$	1,022.28	\$	90.87	\$	301.77	\$	3,270.36
2047	\$	1,956.54	\$	917.91	\$	81.59	\$	307.81	\$	3,263.85
2048	\$	2,069.53	\$	807.85	\$	71.81	\$	313.96	\$	3,263.16
2049	\$	2,188.47	\$	691.44	\$	61.46	\$	320.24	\$	3,261.62
2050	\$	2,319.30	\$	568.34	\$	50.52	\$	326.65	\$	3,264.81
2051	\$	2,450.14	\$	437.88	\$	38.92	\$	333.18	\$	3,260.12
2052	\$	2,592.86	\$	300.06	\$	26.67	\$	339.84	\$	3,259.44
2053	\$	2,741.54	\$	154.21	\$	13.71	\$	346.64	\$	3,256.10
Total ^[c]	\$	40,516.47	\$	40,029.23	\$	3,611.37	\$	7,589.87	\$	91,746.94

Footnotes:

[a] Interest on the Improvement Area C-1 Bonds is calculated at a 4.625%, 5.375%, and 5.625% rate for bonds maturing 2030, 2043, and 2053, respectively.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-1 LOT TYPE 11 PRINCIPAL ASSESSMENT: \$ \$43,113.68

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$	860.63	\$	2,202.35	\$	200.13	\$	233.91	\$	3,497.02
2031	\$	898.60	\$	2,162.54	\$	195.82	\$	238.59	\$	3,495.56
2032	\$	942.89	\$	2,114.24	\$	191.33	\$	243.36	\$	3,491.83
2033	\$	993.52	\$	2,063.56	\$	186.62	\$	248.23	\$	3,491.93
2034	\$	1,044.14	\$	2,010.16	\$	181.65	\$	253.20	\$	3,489.15
2035	\$	1,101.10	\$	1,954.04	\$	176.43	\$	258.26	\$	3,489.82
2036	\$	1,158.05	\$	1,894.85	\$	170.92	\$	263.43	\$	3,487.25
2037	\$	1,221.33	\$	1,832.61	\$	165.13	\$	268.69	\$	3,487.77
2038	\$	1,284.61	\$	1,766.96	\$	159.03	\$	274.07	\$	3,484.67
2039	\$	1,354.22	\$	1,697.91	\$	152.60	\$	279.55	\$	3,484.29
2040	\$	1,430.16	\$	1,625.12	\$	145.83	\$	285.14	\$	3,486.26
2041	\$	1,506.10	\$	1,548.25	\$	138.68	\$	290.84	\$	3,483.88
2042	\$	1,588.37	\$	1,467.30	\$	131.15	\$	296.66	\$	3,483.48
2043	\$	1,670.63	\$	1,381.93	\$	123.21	\$	302.59	\$	3,478.36
2044	\$	1,765.55	\$	1,292.13	\$	114.86	\$	308.65	\$	3,481.18
2045	\$	1,866.80	\$	1,192.82	\$	106.03	\$	314.82	\$	3,480.47
2046	\$	1,974.38	\$	1,087.81	\$	96.69	\$	321.11	\$	3,480.00
2047	\$	2,081.96	\$	976.75	\$	86.82	\$	327.54	\$	3,473.07
2048	\$	2,202.20	\$	859.64	\$	76.41	\$	334.09	\$	3,472.34
2049	\$	2,328.76	\$	735.77	\$	65.40	\$	340.77	\$	3,470.70
2050	\$	2,467.98	\$	604.77	\$	53.76	\$	347.58	\$	3,474.09
2051	\$	2,607.20	\$	465.95	\$	41.42	\$	354.54	\$	3,469.10
2052	\$	2,759.07	\$	319.29	\$	28.38	\$	361.63	\$	3,468.38
2053	\$	2,917.28	\$	164.10	\$	14.59	\$	368.86	\$	3,464.82
Total ^[c]	\$	43,113.68	\$	42,595.21	\$	3,842.86	\$	8,076.40	\$	97,628.15

Footnotes:

[a] Interest on the Improvement Area C-1 Bonds is calculated at a 4.625%, 5.375%, and 5.625% rate for bonds maturing 2030, 2043, and 2053, respectively.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-2 LOT TYPE 12 PRINCIPAL ASSESSMENT: \$ \$32,311.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2029	\$	643.24	\$	1,705.08	\$	132.81	\$	230.80	\$	2,750.33	
2030	\$	671.21	\$	1,673.93	\$	149.39	\$	255.82	\$	2,750.34	
2031	\$	689.85	\$	1,642.89	\$	146.03	\$	260.93	\$	2,739.71	
2032	\$	727.14	\$	1,604.08	\$	142.59	\$	266.15	\$	2,739.96	
2033	\$	764.43	\$	1,563.18	\$	138.95	\$	271.47	\$	2,738.04	
2034	\$	801.72	\$	1,520.18	\$	135.13	\$	276.90	\$	2,733.93	
2035	\$	839.01	\$	1,475.09	\$	131.12	\$	282.44	\$	2,727.66	
2036	\$	885.62	\$	1,427.89	\$	126.92	\$	288.09	\$	2,728.53	
2037	\$	932.23	\$	1,378.07	\$	122.50	\$	293.85	\$	2,726.66	
2038	\$	978.85	\$	1,325.64	\$	117.83	\$	299.73	\$	2,722.04	
2039	\$	1,025.46	\$	1,270.58	\$	112.94	\$	305.72	\$	2,714.70	
2040	\$	1,081.39	\$	1,212.89	\$	107.81	\$	311.84	\$	2,713.94	
2041	\$	1,137.33	\$	1,152.07	\$	102.41	\$	318.07	\$	2,709.87	
2042	\$	1,193.26	\$	1,088.09	\$	96.72	\$	324.44	\$	2,702.51	
2043	\$	1,258.52	\$	1,020.97	\$	90.75	\$	330.92	\$	2,701.16	
2044	\$	1,323.77	\$	950.18	\$	84.46	\$	337.54	\$	2,695.95	
2045	\$	1,389.03	\$	875.72	\$	77.84	\$	344.29	\$	2,686.88	
2046	\$	1,463.61	\$	797.58	\$	70.90	\$	351.18	\$	2,683.27	
2047	\$	1,547.51	\$	715.26	\$	63.58	\$	358.20	\$	2,684.55	
2048	\$	1,622.09	\$	628.21	\$	55.84	\$	365.37	\$	2,671.50	
2049	\$	1,715.31	\$	536.97	\$	47.73	\$	372.67	\$	2,672.68	
2050	\$	1,808.53	\$	440.48	\$	39.15	\$	380.13	\$	2,668.30	
2051	\$	1,901.76	\$	338.75	\$	30.11	\$	387.73	\$	2,658.35	
2052	\$	2,004.30	\$	231.78	\$	20.60	\$	395.48	\$	2,652.17	
2053	\$	2,116.17	\$	119.03	\$	10.58	\$	403.39	\$	2,649.18	
Total ^[c]		\$	32,311.22	\$	31,971.52	\$	2,850.40	\$	8,859.00	\$	75,992.13

Footnotes:

[a] Interest on the Improvement Area C-2 Bonds is calculated at a 4.625% and 5.625% rate for bonds maturing 2030 and 2053, respectively.

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

[c] Totals may not sum due to rounding.

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

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-2 LOT TYPE 13 PRINCIPAL ASSESSMENT: \$ \$34,382.45

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$	714.23	\$	1,781.23	\$	158.97	\$	272.21	\$	2,926.65
2031	\$	734.07	\$	1,748.20	\$	155.40	\$	277.66	\$	2,915.33
2032	\$	773.75	\$	1,706.91	\$	151.73	\$	283.21	\$	2,915.60
2033	\$	813.43	\$	1,663.39	\$	147.86	\$	288.88	\$	2,913.55
2034	\$	853.11	\$	1,617.63	\$	143.79	\$	294.65	\$	2,909.19
2035	\$	892.79	\$	1,569.64	\$	139.52	\$	300.55	\$	2,902.50
2036	\$	942.39	\$	1,519.42	\$	135.06	\$	306.56	\$	2,903.43
2037	\$	991.99	\$	1,466.41	\$	130.35	\$	312.69	\$	2,901.44
2038	\$	1,041.59	\$	1,410.61	\$	125.39	\$	318.94	\$	2,896.53
2039	\$	1,091.19	\$	1,352.02	\$	120.18	\$	325.32	\$	2,888.72
2040	\$	1,150.71	\$	1,290.64	\$	114.72	\$	331.83	\$	2,887.91
2041	\$	1,210.23	\$	1,225.92	\$	108.97	\$	338.46	\$	2,883.58
2042	\$	1,269.75	\$	1,157.84	\$	102.92	\$	345.23	\$	2,875.74
2043	\$	1,339.19	\$	1,086.42	\$	96.57	\$	352.14	\$	2,874.32
2044	\$	1,408.63	\$	1,011.09	\$	89.87	\$	359.18	\$	2,868.77
2045	\$	1,478.07	\$	931.85	\$	82.83	\$	366.36	\$	2,859.12
2046	\$	1,557.43	\$	848.71	\$	75.44	\$	373.69	\$	2,855.27
2047	\$	1,646.71	\$	761.11	\$	67.65	\$	381.16	\$	2,856.63
2048	\$	1,726.07	\$	668.48	\$	59.42	\$	388.79	\$	2,842.75
2049	\$	1,825.27	\$	571.39	\$	50.79	\$	396.56	\$	2,844.01
2050	\$	1,924.47	\$	468.72	\$	41.66	\$	404.49	\$	2,839.34
2051	\$	2,023.66	\$	360.47	\$	32.04	\$	412.58	\$	2,828.76
2052	\$	2,132.78	\$	246.63	\$	21.92	\$	420.84	\$	2,822.18
2053	\$	2,251.82	\$	126.67	\$	11.26	\$	429.25	\$	2,819.00
Total^[c]	\$	34,382.45	\$	34,020.97	\$	3,033.12	\$	9,426.88	\$	80,863.42

Footnotes:

[a] Interest on the Improvement Area C-2 Bonds is calculated at a 4.625% and 5.625% rate for bonds maturing 2030 and 2053, respectively.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-3 LOT TYPE 14 PRINCIPAL ASSESSMENT: \$ \$34,675.24

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2030	\$ 706.19	\$ 1,639.03	\$ 160.76	\$ 175.24	\$ 2,681.22
2031	\$ 732.35	\$ 1,609.02	\$ 157.23	\$ 178.75	\$ 2,677.34
2032	\$ 765.04	\$ 1,577.89	\$ 153.56	\$ 182.32	\$ 2,678.82
2033	\$ 804.27	\$ 1,539.64	\$ 149.74	\$ 185.97	\$ 2,679.62
2034	\$ 850.04	\$ 1,499.43	\$ 145.72	\$ 189.69	\$ 2,684.88
2035	\$ 895.82	\$ 1,456.93	\$ 141.47	\$ 193.48	\$ 2,687.69
2036	\$ 941.59	\$ 1,412.13	\$ 136.99	\$ 197.35	\$ 2,688.06
2037	\$ 993.90	\$ 1,365.06	\$ 132.28	\$ 201.30	\$ 2,692.53
2038	\$ 1,039.67	\$ 1,315.36	\$ 127.31	\$ 205.32	\$ 2,687.66
2039	\$ 1,098.52	\$ 1,263.38	\$ 122.11	\$ 209.43	\$ 2,693.44
2040	\$ 1,157.37	\$ 1,208.45	\$ 116.62	\$ 213.62	\$ 2,696.06
2041	\$ 1,216.22	\$ 1,150.58	\$ 110.83	\$ 217.89	\$ 2,695.52
2042	\$ 1,281.60	\$ 1,089.77	\$ 104.75	\$ 222.25	\$ 2,698.38
2043	\$ 1,346.99	\$ 1,025.69	\$ 98.34	\$ 226.69	\$ 2,697.72
2044	\$ 1,418.92	\$ 958.34	\$ 91.61	\$ 231.23	\$ 2,700.10
2045	\$ 1,497.38	\$ 887.40	\$ 84.51	\$ 235.85	\$ 2,705.15
2046	\$ 1,582.39	\$ 808.78	\$ 77.03	\$ 240.57	\$ 2,708.77
2047	\$ 1,667.39	\$ 725.71	\$ 69.12	\$ 245.38	\$ 2,707.60
2048	\$ 1,758.94	\$ 638.17	\$ 60.78	\$ 250.29	\$ 2,708.17
2049	\$ 1,857.02	\$ 545.83	\$ 51.98	\$ 255.29	\$ 2,710.12
2050	\$ 1,961.64	\$ 448.33	\$ 42.70	\$ 260.40	\$ 2,713.07
2051	\$ 2,072.80	\$ 345.35	\$ 32.89	\$ 265.61	\$ 2,716.64
2052	\$ 2,190.50	\$ 236.52	\$ 22.53	\$ 270.92	\$ 2,720.47
2053	\$ 2,314.73	\$ 121.52	\$ 11.57	\$ 276.34	\$ 2,724.17
Total^[c]	\$ 34,675.24	\$ 31,698.73	\$ 3,077.71	\$ 5,941.97	\$ 75,393.66

Footnotes:

[a] Interest on the Improvement Area C-3 Bonds is calculated at a 4.25%, 5.00%, and 5.25% rate for bonds maturing 2031, 2044, and 2053, respectively.

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

[c] Totals may not sum due to rounding.

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

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-3 LOT TYPE 15 PRINCIPAL ASSESSMENT: \$ \$36,986.92

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$ 781.17	\$ 1,716.29	\$ 167.71	\$ 190.66	\$ 2,855.82
2032	\$ 816.04	\$ 1,683.09	\$ 163.80	\$ 194.48	\$ 2,857.41
2033	\$ 857.89	\$ 1,642.28	\$ 159.72	\$ 198.37	\$ 2,858.26
2034	\$ 906.71	\$ 1,599.39	\$ 155.43	\$ 202.33	\$ 2,863.87
2035	\$ 955.54	\$ 1,554.05	\$ 150.90	\$ 206.38	\$ 2,866.87
2036	\$ 1,004.36	\$ 1,506.28	\$ 146.12	\$ 210.51	\$ 2,867.26
2037	\$ 1,060.16	\$ 1,456.06	\$ 141.10	\$ 214.72	\$ 2,872.03
2038	\$ 1,108.98	\$ 1,403.05	\$ 135.80	\$ 219.01	\$ 2,866.84
2039	\$ 1,171.75	\$ 1,347.60	\$ 130.25	\$ 223.39	\$ 2,873.00
2040	\$ 1,234.52	\$ 1,289.01	\$ 124.39	\$ 227.86	\$ 2,875.79
2041	\$ 1,297.30	\$ 1,227.29	\$ 118.22	\$ 232.42	\$ 2,875.22
2042	\$ 1,367.04	\$ 1,162.42	\$ 111.73	\$ 237.07	\$ 2,878.27
2043	\$ 1,436.79	\$ 1,094.07	\$ 104.90	\$ 241.81	\$ 2,877.57
2044	\$ 1,513.51	\$ 1,022.23	\$ 97.72	\$ 246.64	\$ 2,880.10
2045	\$ 1,597.21	\$ 946.56	\$ 90.15	\$ 251.58	\$ 2,885.49
2046	\$ 1,687.88	\$ 862.70	\$ 82.16	\$ 256.61	\$ 2,889.35
2047	\$ 1,778.55	\$ 774.09	\$ 73.72	\$ 261.74	\$ 2,888.10
2048	\$ 1,876.20	\$ 680.71	\$ 64.83	\$ 266.97	\$ 2,888.72
2049	\$ 1,980.82	\$ 582.21	\$ 55.45	\$ 272.31	\$ 2,890.80
2050	\$ 2,092.41	\$ 478.22	\$ 45.54	\$ 277.76	\$ 2,893.94
2051	\$ 2,210.99	\$ 368.37	\$ 35.08	\$ 283.32	\$ 2,897.75
2052	\$ 2,336.53	\$ 252.29	\$ 24.03	\$ 288.98	\$ 2,901.83
2053	\$ 2,469.05	\$ 129.63	\$ 12.35	\$ 294.76	\$ 2,905.78
Total^[c]	\$ 36,986.92	\$ 33,811.98	\$ 3,282.89	\$ 6,338.11	\$ 80,419.90

Footnotes:

[a] Interest on the Improvement Area C-3 Bonds is calculated at a 4.25%, 5.00%, and 5.25% rate for bonds maturing 2031, 2044, and 2053, respectively.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-4 INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$14,043,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Solterra Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

2033	\$	297,000.00	\$	616,100.00	\$	61,610.00	\$	51,792.43	\$	1,026,502.43	
2034	\$	312,000.00	\$	601,250.00	\$	60,125.00	\$	52,828.28	\$	1,026,203.28	
2035	\$	328,000.00	\$	585,650.00	\$	58,565.00	\$	53,884.85	\$	1,026,099.85	
2036	\$	344,000.00	\$	569,250.00	\$	56,925.00	\$	54,962.55	\$	1,025,137.55	
2037	\$	361,000.00	\$	552,050.00	\$	55,205.00	\$	56,061.80	\$	1,024,316.80	
2038	\$	380,000.00	\$	534,000.00	\$	53,400.00	\$	57,183.04	\$	1,024,583.04	
2039	\$	399,000.00	\$	515,000.00	\$	51,500.00	\$	58,326.70	\$	1,023,826.70	
2040	\$	419,000.00	\$	495,050.00	\$	49,505.00	\$	59,493.23	\$	1,023,048.23	
2041	\$	439,000.00	\$	474,100.00	\$	47,410.00	\$	60,683.09	\$	1,021,193.09	
2042	\$	461,000.00	\$	452,150.00	\$	45,215.00	\$	61,896.75	\$	1,020,261.75	
2043	\$	484,000.00	\$	429,100.00	\$	42,910.00	\$	63,134.69	\$	1,019,144.69	
2044	\$	509,000.00	\$	404,900.00	\$	40,490.00	\$	64,397.38	\$	1,018,787.38	
2045	\$	534,000.00	\$	379,450.00	\$	37,945.00	\$	65,685.33	\$	1,017,080.33	
2046	\$	561,000.00	\$	352,750.00	\$	35,275.00	\$	66,999.04	\$	1,016,024.04	
2047	\$	589,000.00	\$	324,700.00	\$	32,470.00	\$	68,339.02	\$	1,014,509.02	
2048	\$	618,000.00	\$	295,250.00	\$	29,525.00	\$	69,705.80	\$	1,012,480.80	
2049	\$	649,000.00	\$	264,350.00	\$	26,435.00	\$	71,099.92	\$	1,010,884.92	
2050	\$	682,000.00	\$	231,900.00	\$	23,190.00	\$	72,521.92	\$	1,009,611.92	
2051	\$	716,000.00	\$	197,800.00	\$	19,780.00	\$	73,972.36	\$	1,007,552.36	
2052	\$	752,000.00	\$	162,000.00	\$	16,200.00	\$	75,451.81	\$	1,005,651.81	
2053	\$	789,000.00	\$	124,400.00	\$	12,440.00	\$	76,960.85	\$	1,002,800.85	
2054	\$	829,000.00	\$	84,950.00	\$	8,495.00	\$	78,500.07	\$	1,000,945.07	
2055	\$	870,000.00	\$	43,500.00	\$	4,350.00	\$	80,070.07	\$	997,920.07	
Total ^[c]		\$	14,043,000.00	\$	13,363,350.00	\$	1,336,335.00	\$	1,838,651.12	\$	30,581,336.12

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area C-4 Assessments will be the interest rate of the Improvement Area C-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-4 LOT TYPE 26 PRINCIPAL ASSESSMENT: \$54,984.34

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2032	\$	1,108.07	\$	2,467.70	\$	246.77	\$	198.81	\$	4,021.35	
2033	\$	1,162.88	\$	2,412.29	\$	241.23	\$	202.79	\$	4,019.20	
2034	\$	1,221.61	\$	2,354.15	\$	235.42	\$	206.85	\$	4,018.02	
2035	\$	1,284.26	\$	2,293.07	\$	229.31	\$	210.98	\$	4,017.62	
2036	\$	1,346.91	\$	2,228.86	\$	222.89	\$	215.20	\$	4,013.85	
2037	\$	1,413.47	\$	2,161.51	\$	216.15	\$	219.51	\$	4,010.64	
2038	\$	1,487.86	\$	2,090.84	\$	209.08	\$	223.90	\$	4,011.68	
2039	\$	1,562.26	\$	2,016.44	\$	201.64	\$	228.37	\$	4,008.72	
2040	\$	1,640.56	\$	1,938.33	\$	193.83	\$	232.94	\$	4,005.67	
2041	\$	1,718.87	\$	1,856.30	\$	185.63	\$	237.60	\$	3,998.41	
2042	\$	1,805.01	\$	1,770.36	\$	177.04	\$	242.35	\$	3,994.76	
2043	\$	1,895.07	\$	1,680.11	\$	168.01	\$	247.20	\$	3,990.39	
2044	\$	1,992.95	\$	1,585.36	\$	158.54	\$	252.14	\$	3,988.99	
2045	\$	2,090.84	\$	1,485.71	\$	148.57	\$	257.19	\$	3,982.30	
2046	\$	2,196.55	\$	1,381.17	\$	138.12	\$	262.33	\$	3,978.17	
2047	\$	2,306.19	\$	1,271.34	\$	127.13	\$	267.58	\$	3,972.24	
2048	\$	2,419.73	\$	1,156.03	\$	115.60	\$	272.93	\$	3,964.29	
2049	\$	2,541.11	\$	1,035.04	\$	103.50	\$	278.39	\$	3,958.05	
2050	\$	2,670.32	\$	907.99	\$	90.80	\$	283.95	\$	3,953.06	
2051	\$	2,803.45	\$	774.47	\$	77.45	\$	289.63	\$	3,945.00	
2052	\$	2,944.40	\$	634.30	\$	63.43	\$	295.43	\$	3,937.56	
2053	\$	3,089.27	\$	487.08	\$	48.71	\$	301.33	\$	3,926.39	
2054	\$	3,245.89	\$	332.62	\$	33.26	\$	307.36	\$	3,919.13	
2055	\$	3,406.42	\$	170.32	\$	17.03	\$	313.51	\$	3,907.28	
Total ^[c]		\$	54,984.34	\$	52,323.22	\$	5,232.32	\$	7,199.10	\$	119,738.98

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area C-4 Assessments will be the interest rate of the Improvement Area C-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

STREET ADDRESS

IMPROVEMENT AREA C-4 LOT TYPE 27 PRINCIPAL ASSESSMENT: \$58,649.96

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Solterra Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[illegible]

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

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

2031	\$	2,121.04	\$	2,000.55	\$	200.80	\$	207.91	\$	4,239.60
2032	\$	1,181.94	\$	2,632.21	\$	263.22	\$	212.07	\$	4,289.44
2033	\$	1,240.41	\$	2,573.11	\$	257.31	\$	216.31	\$	4,287.14
2034	\$	1,303.05	\$	2,511.09	\$	251.11	\$	220.63	\$	4,285.89
2035	\$	1,369.88	\$	2,445.94	\$	244.59	\$	225.05	\$	4,285.46
2036	\$	1,436.70	\$	2,377.45	\$	237.74	\$	229.55	\$	4,281.44
2037	\$	1,507.70	\$	2,305.61	\$	230.56	\$	234.14	\$	4,278.01
2038	\$	1,587.05	\$	2,230.23	\$	223.02	\$	238.82	\$	4,279.13
2039	\$	1,666.41	\$	2,150.87	\$	215.09	\$	243.60	\$	4,275.97
2040	\$	1,749.93	\$	2,067.55	\$	206.76	\$	248.47	\$	4,272.72
2041	\$	1,833.46	\$	1,980.06	\$	198.01	\$	253.44	\$	4,264.97
2042	\$	1,925.35	\$	1,888.38	\$	188.84	\$	258.51	\$	4,261.08
2043	\$	2,021.40	\$	1,792.12	\$	179.21	\$	263.68	\$	4,256.41
2044	\$	2,125.82	\$	1,691.05	\$	169.10	\$	268.95	\$	4,254.92
2045	\$	2,230.23	\$	1,584.76	\$	158.48	\$	274.33	\$	4,247.79
2046	\$	2,342.99	\$	1,473.24	\$	147.32	\$	279.82	\$	4,243.38
2047	\$	2,459.93	\$	1,356.10	\$	135.61	\$	285.41	\$	4,237.05
2048	\$	2,581.05	\$	1,233.10	\$	123.31	\$	291.12	\$	4,228.58
2049	\$	2,710.52	\$	1,104.05	\$	110.40	\$	296.95	\$	4,221.92
2050	\$	2,848.34	\$	968.52	\$	96.85	\$	302.88	\$	4,216.60
2051	\$	2,990.34	\$	826.10	\$	82.61	\$	308.94	\$	4,208.00
2052	\$	3,140.69	\$	676.59	\$	67.66	\$	315.12	\$	4,200.06
2053	\$	3,295.22	\$	519.55	\$	51.96	\$	321.42	\$	4,188.15
2054	\$	3,462.28	\$	354.79	\$	35.48	\$	327.85	\$	4,180.40
2055	\$	3,633.52	\$	181.68	\$	18.17	\$	334.41	\$	4,167.77
Total ^[c]	\$	58,649.96	\$	55,811.43	\$	5,581.14	\$	7,679.04	\$	127,721.58

Footnotes:

[a] Interest is calculated at a 5.00% rate, and is subject to change. Interest on the Improvement Area C-4 Assessments will be the interest rate of the Improvement Area C-4 Bonds plus Additional Interest.

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

[c] Totals may not sum due to rounding.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

months after the end of the Issuer's Fiscal Year. The Annual Financials Filing Date is currently September 30.

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

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

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

"Assessments" shall have the meaning assigned to "Improvement Area C-4 Assessments" in the Indenture.

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

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

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

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

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

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

on the internet at <http://emma.msrb.org>.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) For each Fiscal Year, commencing with the Fiscal Year ending September 30, 2026, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, the Annual Financial Information and the Annual Financial Statements.

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

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

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

(b) Not later than ten (10) days prior to the applicable Filing Date, the Issuer shall provide the Annual Financial Information or Annual Financial Statements, as applicable, to the Dissemination Agent together with written direction to file such Annual Financial Information or Annual Financial Statements with the MSRB. The Dissemination Agent shall provide such Annual Financial Information or Annual Financial Statements to the MSRB not later than ten (10) days from receipt of such Annual

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 5. Annual Collections Report.

(a) For each Fiscal Year succeeding the reporting Fiscal Year, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, not later than the Annual Collections

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

If by the fifth (5th) day before the Annual Collections Report Filing Date, the Dissemination Agent has not received a copy of the Annual Collections Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Collections Report pursuant to this subsection 5(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Collections Report no later than two (2) Business Days prior to the Annual Collections Report Filing Date; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Collections Report by the Annual Collections Report Filing Date, state the date by which the Annual Collections Report for such year will be provided and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Collections Report or the notice of failure to file, as applicable, to the MSRB, no later than the Annual Collections Report Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than on the last Business Day prior to the Annual Collections Report Filing Date; or the Issuer will notify the Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Collections Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Collections Report has been provided to the MSRB pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB prior to the second (2nd) Business Day prior to the Annual Collections Report Filing Date. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than the applicable Annual Collections Report Filing Date.

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

1. Principal and interest payment delinquencies.
2. Non-payment related defaults, if material.
3. Unscheduled draws on debt service reserves reflecting financial difficulties.
4. Unscheduled draws on credit enhancements reflecting financial difficulties.
5. Substitution of credit or liquidity providers, or their failure to perform.
6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.
7. Modifications to rights of Owners, if material.
8. Bond calls, if material, and tender offers.
9. Defeasances.
10. Release, substitution, or sale of property securing repayment of the bonds, if material.
11. Rating changes.
12. Bankruptcy, insolvency, receivership or similar event of the Issuer.
13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.
15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

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

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018. For the avoidance of doubt, the incurrence of Other Obligations without the filing of a corresponding official statement with the MSRB will constitute the incurrence of a material Financial Obligation for which a notice of a Listed Event in accordance with this Section 6 must be filed with the MSRB.

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

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

(b) The Dissemination Agent shall, promptly, and not more than five (5) Business Days after obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative in writing of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed in writing by the Disclosure Representative on behalf of the Issuer to report the occurrence of

be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

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

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

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

requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

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

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

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

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

this Disclosure Agreement shall be an action for mandamus or specific performance. A default under this Disclosure Agreement shall not be deemed a default under the Disclosure Agreement of Developer, and a default under the Disclosure Agreement of Developer shall not be deemed a default under this Disclosure Agreement.

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

(a) Except as otherwise provided herein, the Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to indemnify and hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only from Annual Collection Costs collected from the property owners in Improvement Area C-4, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the reasonable costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct; provided, however, that nothing herein shall be construed to require the Issuer to indemnify the Dissemination Agent for losses, expenses or liabilities arising from information provided to the Dissemination Agent by the Developer or the failure of the Developer to provide information to the Dissemination Agent as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. If the Issuer does not provide the Dissemination Agent with the Annual Financial Information or Annual Financial Statements in accordance with Section 3(a) and 3(b), respectively, or the Annual Collections Report in accordance with Section 5(a), the Dissemination Agent shall not be responsible for the failure to submit Annual Financial Information, Annual Financial Statements, or the Annual Collections Report, as applicable, to the MSRB. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The fact that the Dissemination Agent may have a banking or other business relationship with the Issuer or any person with whom the Issuer contracts in connection with the transaction described in the Indenture, apart from the relationship created by the Indenture or this Disclosure Agreement, shall not be construed to mean the Dissemination Agent has actual knowledge of any event described in Section 6 above, except as may be provided by written notice to the Dissemination Agent pursuant to this Disclosure Agreement.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the

Collection Costs collected from the property owners in Improvement Area C-4, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the reasonable costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's negligence or willful misconduct; provided, however, that nothing herein shall be construed to require the Issuer to indemnify the Administrator for losses, expenses or liabilities arising from information provided to the Administrator by third parties, or the failure of any third party to provide information to the Administrator as and when required under this Disclosure Agreement, or the failure of the Developer to provide information to the Administrator as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

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

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

SECTION 13. Assessment Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit D which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not

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

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

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

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

SECTION 19. Statutory Verifications. The Dissemination Agent and the Administrator, each respectively, make the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or the Administrator within the meaning of Securities and Exchange Commission Rule 405, 17 C.F.R. § 230.405, and exists to make a

Administrator is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent and the Administrator and each parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent or the Administrator, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

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

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

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

SECTION 20. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted herewith is a completed Form 1295 in connection with the Administrator’s participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission’s (the “TEC”) electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the “Form 1295”). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such

the State of Texas.

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

(Signature pages follow)

SIGNATURE PAGE OF CONTINUING DISCLOSURE AGREEMENT OF THE ISSUER

SIGNATURE PAGE OF CONTINUING DISCLOSURE AGREEMENT OF THE ISSUER

SIGNATURE PAGE OF CONTINUING DISCLOSURE AGREEMENT OF THE ISSUER

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

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

Dated: _____

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

By: _____

Title: _____

cc: Mesquite, Texas

Delivery Date: _____, 20__

CUSIP NOS: [insert CUSIP NOs.]

DISSEMINATION AGENT

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

Address:

City:

Telephone:

Contact Person: Attn:

Section 4(a)(i)(A)

BONDS OUTSTANDING

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

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.

¹ Excluding Annual Financial Statements of the Issuer.

Section 4(a)(i)(C)

ASSETS AND LIABILITIES OF TRUST ESTATE

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

September 30, 20[] Trust Statements: Audited Unaudited

Accounting Type: Cash Accrual Modified Accrual

Section 4(a)(ii)

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

<u>Debt Service Requirements on the Bonds</u>			
<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>

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

Foreclosure History Related to the Assessments for the Past Five Fiscal Years

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

[insert any necessary footnotes]

Collection and Delinquency History of Annual Installments for the Past Five Fiscal Years

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

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

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

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments Due

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

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

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

[Insert a line item for each applicable listing]

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Delivery Date: _____, 20__

CUSIP NOSs: [insert CUSIP Nos.]

DISSEMINATION AGENT

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

Address:

City:

Telephone:

Contact Person: Attn:

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

Foreclosure History Related To The Annual Installments⁽¹⁾

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

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

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

<u>Prepayment of Assessments</u> ⁽¹⁾				
<u>Succeeding Fiscal Year</u>	<u>Number of Prepayments</u>	<u>Amount of Prepayments</u> \$	<u>Bond Call Date</u>	<u>Amount of Bonds Redeemed</u> \$
⁽¹⁾ Period covered includes October 1, 20__ through March 1, 20__.				

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February 1	1	Assessments delinquent if not received.
February 15	15	Immediately upon receipt, but in no event later than February 15, Issuer forwards payment to Trustee for all collections received, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies Administrator should be aware if Reserve Fund needs to be utilized for debt service payments during the corresponding Fiscal Year. If there is to be a shortfall of any Annual Installments due to be paid that Fiscal Year, the Dissemination Agent should be immediately notified in writing. Administrator should determine if previously collected surplus funds, if any, plus actual Annual Installment collections will be fully adequate for debt service in the corresponding March and September.
March 15	43/44	Trustee pays Bond interest payments to Owners. Reserve Fund payment to Bond Fund may be required if Assessments are below approximately 50% collection rate. Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent in writing of the occurrence of draw on the Reserve Account and, following receipt of

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

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

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

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

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

August 15

197/198

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

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

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

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

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“Disclosure Agreement”) is executed and delivered by and among Lennar Homes Texas Land and Construction, Ltd., a Texas limited partnership (the “Developer”), P3Works, LLC (the “Administrator”), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc. (the “Dissemination Agent”) with respect to the above captioned bonds (the “Bonds”). The Developer, the Administrator and the Dissemination Agent covenant and agree as follows:

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

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

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

“Affiliates” shall mean an entity that owns property within Improvement Area C-4 and is controlled by, controls, or is under common control of the Developer.

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

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

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

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

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

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

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

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

“District” shall mean Solterra Public Improvement District.

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

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

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

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

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

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

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

“KL LB BUY 2” shall have the meaning assigned to such term in the Limited Offering Memorandum.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“Significant Homebuilder” shall mean a Homebuilder that then owns ten percent (10%)¹ or more

¹ At closing of the Bonds, based on the Service and Assessment Plan, ten percent (10%) of the total single family residential lots within Improvement Area C-4 is currently equal to approximately 25 lots.

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

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

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

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

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

Section 4. Event Reporting Obligations.

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

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

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

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

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

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

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

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

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

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

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

(iii) The consummation of a merger, consolidation, or acquisition involving such Significant Homebuilder or the sale of all or substantially all of the assets of the Significant Homebuilder, other than in the ordinary course of business, the entry into a definitive agreement

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

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

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

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

The Developer and each Significant Homebuilder, if any, shall only be responsible for reporting the occurrence of a Listed Event applicable to such Reporting Party and shall not be responsible for reporting the occurrence of a Listed Event applicable to any other Reporting Party, regardless if such

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

(e) If the Dissemination Agent has been notified in writing by the Developer or Significant Homebuilder to report the occurrence of a Listed Event in accordance with subsections (c) or (d) of this Section 4, the Dissemination Agent shall file a notice of such occurrence with the MSRB within one (1) Business Day after its receipt of such written instructions from the Developer or Significant Homebuilder, as applicable; provided that all such notices must be filed no later than the date specified in subsection (c) of this Section 4 for such Listed Event. The Dissemination Agent shall, within three (3) Business Days of obtaining actual knowledge of the occurrence of any Listed Event, notify the Issuer and the Developer of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Developer to do so. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Developer and/or Significant Homebuilder and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Developer as an accommodation to assist it in monitoring the occurrence of such event but is under no obligation to investigate whether any such event has occurred. As used above, “actual knowledge” means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Participating Underwriter, the Issuer, the Developer or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

initially elects to provide any or all Quarterly Information on behalf of such Significant Homebuilder, the Developer may elect in the future to cause such Significant Homebuilder to comply with the disclosure obligations, as described in (i) above.

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

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

Section 6. Termination of Reporting Obligations.

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

(b) The reporting obligations of a Significant Homebuilder, if any, under this Disclosure Agreement shall terminate upon the earlier of when (i) none of the Bonds remain Outstanding, or (ii) the

² At closing of the Bonds, based on the Service and Assessment Plan, ten percent (10%) of the total single family residential lots (proposed or actual) within Improvement Area C-4 is currently equal to approximately 25 lots.

Agreement (the “Termination Notice”). If such Termination Notice with respect to a Reporting Party occurs while any of the Bonds remain Outstanding, the Administrator shall immediately provide, or cause to be provided, the Termination Notice to the Dissemination Agent, and the Dissemination Agent shall provide such Termination Notice to the MSRB, the Issuer, the Trustee, the applicable Reporting Party and the Participating Underwriter on or before the next succeeding Quarterly Filing Date.

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

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

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

³ At closing of the Bonds, based on the Service and Assessment Plan, ten percent (10%) of the total single family residential lots within Improvement Area C-4 is currently equal to approximately 25 lots.

Owners or beneficial owners of the Bonds. No amendment which adversely affects the Dissemination Agent or the Issuer may be made without the respective party's prior written consent (which consent will not be unreasonably withheld or delayed).

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

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

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

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

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

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

(b) Except as otherwise provided herein, the Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. The Developer agrees to hold harmless the Administrator, its officers, directors, employees and agents against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's breach, negligence or willful misconduct. The obligations of the Developer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action

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

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

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

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

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

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

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

[Signature pages follow.]

SIGNATURE PAGE OF CONTINUING DISCLOSURE AGREEMENT OF DEVELOPER

D-2-15

Name: _____
Title: _____

SIGNATURE PAGE OF CONTINUING DISCLOSURE AGREEMENT OF DEVELOPER

Title: _____

SIGNATURE PAGE OF CONTINUING DISCLOSURE AGREEMENT OF DEVELOPER

D-2-17

Delivery Date: _____, 20__

CUSIP Numbers: [Insert CUSIP Numbers]

DISSEMINATION AGENT

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

Address:

City:

Telephone: (____) - _____

Contact Person: Attn: _____

I. Expenditures Paid from Accounts under Indenture

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

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

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

II. Status of Improvement Area C-4 Projects

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

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

III. Unit Mix in Improvement Area C-4

<u>Product Type</u>	<u>Number of Units</u>
Single Family 40'	
Single Family 40'	

V. Ownership of Lots/Units in Improvement Area C-4

PLANNED LOTS IN IMPROVEMENT AREA C-4: 246

Of the 246 lots in Improvement Area C-4:

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

VI. Home Sales Information in Improvement Area C-4

PLANNED HOMES IN IMPROVEMENT AREA C-4: 246

Of the 246 homes planned for Improvement Area C-4:

1. How many total building permits were issued **during the current quarter**? _____
 - a. Number of building permits issued during the current quarter for [*insert name of Homebuilder*]: _____²
 - b. Number of building permits issued during the current quarter for [*insert name of Homebuilder*]: _____²
2. How many total homes have closed with homebuyers **during the current quarter**? _____
 - a. Number of homes closed with homebuyers during the current quarter for [*insert name of Homebuilder*]: _____²
 - b. Number of homes closed with homebuyers during the current quarter for [*insert name of Homebuilder*]: _____]⁶
3. How many total homes have closed with homebuyers **cumulatively**? _____
 - a. Number of homes closed with homebuyers cumulatively for [*insert name of Homebuilder*]: _____³

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

⁵ Include a line item for each individual Homebuilder.

⁶ Include a line item for each individual Homebuilder.

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

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

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

Dated: _____

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

By: _____

Title: _____

cc: City of Mesquite, Texas

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

CUSIP Numbers. [insert CUSIP Numbers]

Date of Delivery: _____, 20__

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

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

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

[DEVELOPER][SIGNIFICANT HOMEBUILDER]

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

Dated: _____

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

By: _____

Title: _____

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

CUSIP Numbers. [insert CUSIP Numbers]

Date of Delivery: _____, 20__

Re: Quarterly Report for Solterra Public Improvement District – Improvement Area C-4

To whom it may concern:

Pursuant to the Continuing Disclosure Agreement of Developer dated as of November 15, 2025 by and among Lennar Homes Texas Land and Construction, Ltd.¹ (the “Developer”), P3Works, LLC, as the “Administrator”, and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as the “Dissemination Agent,” this letter constitutes the certificate stating that the Quarterly Information, provided by [Developer][_____, as a “Significant Homebuilder”], contained in this Quarterly Report herein submitted by the Administrator, on behalf of the [Developer][Significant Homebuilder], constitutes the [portion of the] Quarterly Report required to be furnished by the [Developer][Significant Homebuilder]. Any and all Quarterly Information, provided by the [Developer][Significant Homebuilder], contained in this Quarterly Report for the three month period ending on [Insert Quarterly Ending Date], to the best of my knowledge, is true and correct, as of [insert date].

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

Lennar Homes Texas Land and Construction, Ltd.,
a Texas limited partnership
(as Developer)

By: _____
Name: _____
Title: _____

OR

[SIGNIFICANT HOMEBUILDER]
(as Significant Homebuilder)

By: _____
Title: _____

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

**Re: Solterra Public Improvement District Improvement Area C-4 – Continuing Disclosure
Obligation**

Dear _____,

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

Pursuant to Section 2 of the Continuing Disclosure Agreement of Developer dated as of November 15, 2025, (the “Disclosure Agreement of Developer”) by and among Lennar Homes Texas Land and Construction, Ltd. (the “Initial Developer”), P3Works, LLC (the “Administrator”), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc. (the “Dissemination Agent”) with respect to the “City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2025 (Solterra Public Improvement District Improvement Area C-4 Projects),” any person or entity that owns 25 or more of the single-family residential lots within Improvement Area C-4 of the District is defined as a Significant Homebuilder.

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

Sincerely,

[SIGNIFICANT HOMEBUILDER]

(as Significant Homebuilder)

By: _____

Title: _____

Acknowledged by:

[INSERT ASSIGNEE NAME]

By: _____

Title: _____

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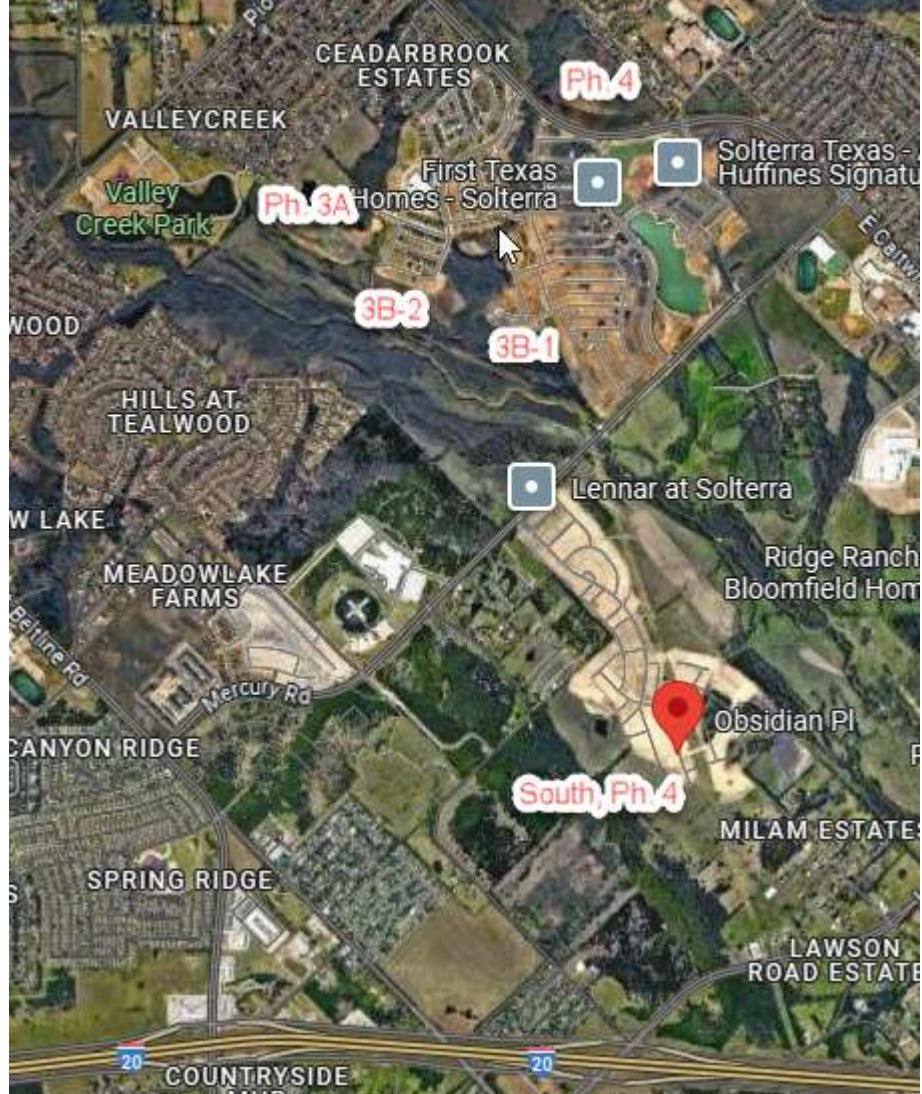
Prepared For:
FMSbonds, Inc.

Date of the Report:
October 9, 2025

Report Format:
Appraisal Report

IRR - Dallas
File Number: 191-2025-0359







October 9, 2025

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

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

Dear Mr. Davenport, III:

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

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

be included in a limited offering memorandum for PID bonds.

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

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

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

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

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

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



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

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

Extraordinary Assumptions and Hypothetical Conditions

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

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

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

1. None

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



the concluded opinions and forecasts are based partly on data obtained from interviews and third-party sources, which are not always completely reliable. Although the findings are considered reasonable based on available evidence, IRR is not responsible for the effects of future, unforeseen occurrences.

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

Respectfully submitted,

Integra Realty Resources - Dallas



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Texas Licensed Residential Real Estate
Appraiser
License TX #1333354 L
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Identification of the Appraisal Problem	5
Subject Description	5
Sale History	6
Pending Transactions	6
Appraisal Purpose	7
Value Type Definitions	7
Appraisal Premise Definitions	8
Property Rights Definitions	8
Client and Intended User(s)	8
Intended Use	8
Applicable Requirements	9
Report Format	9
Prior Services	9
Appraiser Competency	9
Scope of Work	10
Economic Analysis	12
Dallas County Area Analysis	12
Surrounding Area Analysis	17
Residential Analysis	24
Property Analysis	26
Land Description and Analysis	26
General Description - Solterra Public Improvement District	30
Allocation of Authorized Improvements	65
Maps of Improvement Area – A-2	90
Real Estate Taxes	137
Highest and Best Use	138
Valuation	140
Valuation Methodology	140
Sales Comparison Approach	141
35' Frontage Lots (35' x 115' = 4,025 SF)	142

50' Frontage Lots (50' x 120' = 6,000 SF)	164
50' Frontage Lots (50' x 120' = 6,000 SF)	171
50' Frontage Lots (50' x 120' = 6,000 SF)	178
60' Frontage Lots (60' x 120' = 7,200 SF)	185
Summary of Land Values	193
Cumulative Retail Lot Values	194
Reconciliation and Conclusion of Value	195
Conclusion	195
Exposure Time	197
Marketing Time	197
Certification	198
Assumptions and Limiting Conditions	200
Addenda	
A. Appraiser Qualifications	
B. IRR Quality Assurance Survey	
C. Definitions	
D. Property Information	
E. Comparable Data	
Land Sales - 35' Frontage Lots	
Land Sales - 40' Frontage Lots	
Land Sales - 40' Frontage Lots	
Land Sales - 50' Frontage Lots	
Land Sales - 50' Frontage Lots	
Land Sales - 50' Frontage Lots	
Land Sales - 60' Frontage Lots	

designation, or is, at a minimum, a named Director with at least ten years of valuation experience.

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

Designated IRR Certified Reviewer

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

Legal Description	J. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas		
School District	Mesquite ISD		
Land Areas:			
Solterra South, Phase 4 (Zone C)	73.243 gross acres		
Proposed Lots	246 lots: 40' - 105 lots; 50' - 141 lots		
Solterra, Phase 3A (Zone A)	49.238 gross acres		
Proposed Lots	199 lots: 50' - 130 lots; 60' - 69 lots		
Solterra, Phases 3B-1 & 3B-2 (Zone A)	118.826 gross acres		
Proposed Lots	36 lots: 50' - 15 lots; 60' - 21 lots		
Solterra, Phase 2 (Zone A)	52.080 gross acres		
Proposed Lots	216 lots: 40' - 45 lots; 50' - 171 lots		
Solterra, Phase 4 (Zone A)	33.732 gross acres		
Proposed Lots	153 lots: 35' - 19 lots; 40' - 110 lots; 50' - 24 lots		
Zoning Designation	Planned Development, Planned Development, Single-Family		
Highest and Best Use	Single-family residential use		
Exposure Time; Marketing Period	6 - 12 months; 6 - 12 months		
Effective Dates of the Appraisal	October 31, 2025, September 1, 2025, December 1, 2025		
Date of the Report	October 9, 2025		
Property Interest Appraised	Fee Simple		
Value Conclusions		Date of Value	
35' Frontage Lots	\$82,250	(\$2,350/Front Footage)	December 1, 2025
40' Frontage Lots	\$92,000	(\$2,300/Front Footage)	October 31, 2025
40' Frontage Lots	\$92,000	(\$2,300/Front Footage)	December 1, 2025
50' Frontage Lots	\$109,000	(\$2,180/Front Footage)	October 31, 2025
50' Frontage Lots	\$108,000	(\$2,160/Front Footage)	September 1, 2025
50' Frontage Lots	\$110,000	(\$2,200/Front Footage)	December 1, 2025
60' Frontage Lots	\$123,600	(\$2,060/Front Footage)	September 1, 2025
Value Conclusions			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Prospective Cumulative Retail Market Value Upon Completion (Zone C, Solterra South, Phase 4 - 246 Lots)	Fee Simple	October 31, 2025	\$25,029,000
Prospective Cumulative Retail Market Value Upon Completion (Zone A, Solterra, Phases 3A, 3B-1, and 3B-2 - 235 Lots)	Fee Simple	September 1, 2025	\$26,784,000
Prospective Cumulative Retail Market Value Upon Completion (Zone A, Solterra, Phases 2 and 4 - 369 Lots)	Fee Simple	December 1, 2025	\$37,272,750
The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than FMSbonds, Inc. may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.			

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



Central Appraisal District is assumed to be correct.

2. The subject is proposed construction. Therefore, this report contains prospective opinions of value. As such, we have assumed that the market conditions as discussed and considered within this report will be similar on the prospective valuation dates. Further, we cannot be held responsible for unforeseeable events that alter market conditions prior to the prospective effective dates.
3. Our opinions of prospective market value at completion assumes that the proposed improvements are completed in accordance with plans and specifications as of October 31, 2025 (Zone C, Solterra South, Phase 4), September 1, 2025 (Zone A, Solterra, Phases 3A, 3B1, and 3B2), and December 1, 2025 (Zone A, Solterra, Phases 2 and 4), the effective appraisal dates.
4. The values presented within this report are prospective in nature. As such, we assume that local and regional lending institutions appear to remain active within the subject's market for specific projects. Therefore, we specifically assume that the financial markets will continue to function in a competitive, efficient fashion.
5. It is noted that portions of each phase of development are located within a flood hazard area. However, our valuation has assumed all the proposed lots are outside the flood plain areas

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

1. None

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

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

Weaknesses

- Potential competition from other developments
- Land loss to floodplain

Opportunities

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

Threats

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

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

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

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

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



Sure Price	\$0,999,999	\$10,249,999
Recording Instrument Number	202400100847	202400120479
Comments	Represents the purchase of 237.562 acres which is planned for 407 lots in future Phases 4 and 5 (\$21,956/paper lot or \$37,615/acre). Subsequent to the acquisition, the buyer entered into an option agreement with Lennar Homes of Texas Land and Construction, LTD.	Represents the purchase of a pod comprised of 49.238 acres (Phase 3A, 199 lots) equating to \$4.78/SF or \$51,474/paper lot. The buyer is responsible for developing the property and an additional fee to the seller of \$1,500/lot. All future PID cost reimbursements are retained by the seller.

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

Pending Transactions

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

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

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

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

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

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

Value Type Definitions

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

Market Value

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

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

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

prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

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

Prospective Market Value As Completed

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

Property Rights Definitions

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

Fee Simple Estate

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

Client and Intended User(s)

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

Intended Use

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

² Compiled and summarized from several industry sources

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

Report Format

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

Prior Services

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

Appraiser Competency

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

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

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

Research and Analysis

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

Subject Property Data Sources

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

Inspection

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

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



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

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

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

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

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

Population

Dallas County has an estimated 2025 population of 2,645,240, which represents an average annual 0.2% increase over the 2020 census of 2,613,539. Dallas County added an average of 6,340 residents per year over the 2020-2025 period, but its annual growth rate lagged the Dallas MSA rate of 1.8%.

Looking forward, Dallas County's population is projected to increase at a 0.5% annual rate from 2025-2030, equivalent to the addition of an average of 14,508 residents per year. Dallas County's growth rate is expected to lag that of the Dallas MSA, which is projected to be 1.4%.

Population Trends					
	Population			Compound Ann. % Chng	
	2020 Census	2025 Estimate	2030 Projection	2020 - 2025	2025 - 2030
Dallas County, TX	2,613,539	2,645,240	2,717,778	0.2%	0.5%
Dallas-Fort Worth-Arlington, TX	7,637,387	8,365,633	8,960,094	1.8%	1.4%
Texas	29,145,505	31,245,372	33,006,956	1.4%	1.1%
USA	331,449,281	337,643,652	345,735,705	0.4%	0.5%

Source: Claritas

Employment

Total employment in Dallas County was estimated at 1,820,885 jobs as of June 2024. Between year-end 2014 and 2024, employment rose by 227,916 jobs, equivalent to a 14.3% increase over the entire period. There were gains in employment in eight out of the past ten years. Although Dallas County's employment rose over the last decade, it underperformed the Dallas MSA, which experienced an increase in employment of 23.2% or 755,689 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Dallas County unemployment rate has been consistently higher than that of the Dallas MSA, with an average unemployment rate of 4.6% in comparison to a 4.3% rate for the Dallas MSA. A higher unemployment rate is a negative indicator.

Year	Dallas County	Change	Dallas MSA	Change	Dallas County	Dallas MSA
2014	1,592,969		3,254,583		5.5%	5.1%
2015	1,650,696	3.6%	3,360,668	3.3%	4.3%	4.1%
2016	1,689,422	2.3%	3,441,839	2.4%	4.0%	3.9%
2017	1,717,458	1.7%	3,526,930	2.5%	4.0%	3.7%
2018	1,742,213	1.4%	3,606,436	2.3%	3.8%	3.6%
2019	1,788,166	2.6%	3,719,023	3.1%	3.5%	3.3%
2020	1,704,984	-4.7%	3,595,494	-3.3%	7.8%	7.2%
2021	1,806,405	5.9%	3,829,259	6.5%	5.6%	5.1%
2022	1,840,907	1.9%	3,966,180	3.6%	3.8%	3.6%
2023	1,856,849	0.9%	4,048,493	2.1%	3.8%	3.7%
2024*	1,820,885	-1.9%	4,010,272	-0.9%	4.0%	3.9%
Overall Change 2014-2024	227,916	14.3%	755,689	23.2%		
Avg Unemp. Rate 2014-2024					4.6%	4.3%
Unemployment Rate - December 2024					3.6%	3.5%

*Total employment data is as of June 2024.

Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Quarterly Census of Employment and Wages (QCEW). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Major employers in Dallas County are shown in the following table.

Major Employers - Dallas County, TX

	Name	Number of Employees
1	UT Southwestern Medical Center	28,817
2	Dallas Independent School District	23,271
3	City of Dallas	16,000
4	Southwest Airlines Co.	14,618
5	Parkland Health & Hospital System	13,000
6	Medical City Dallas	10,974
7	Dallas County Community Collge	8,230
8	Texas Instruments Inc.	7,722
9	Dallas County	6,500
10	Methodist Dallas Medical Center	6,452

Source: Dallas Economic Development

than the Dallas MSA overall during the past decade. Dallas County has grown at a 3.5% average annual rate while the Dallas MSA has grown at a 3.9% rate. Dallas County continues to underperform the Dallas MSA. GDP for Dallas County rose by 2.3% in 2023 while the Dallas MSA's GDP rose by 3.2%.

Dallas County has a per capita GDP of \$116,835, which is 54% greater than the Dallas MSA's GDP of \$75,726. This means that Dallas County industries and employers are adding relatively more value to the economy than their counterparts in the Dallas MSA.

Gross Domestic Product				
Year	(\$,000s) Dallas County	% Change	(\$,000s) Dallas MSA	% Change
2013	215,384,269	—	419,597,444	—
2014	222,343,503	3.2%	435,538,151	3.8%
2015	234,206,841	5.3%	456,229,575	4.8%
2016	239,842,516	2.4%	466,825,711	2.3%
2017	248,044,414	3.4%	483,732,021	3.6%
2018	258,127,596	4.1%	506,219,605	4.6%
2019	269,487,935	4.4%	526,158,780	3.9%
2020	263,512,844	-2.2%	520,197,747	-1.1%
2021	283,619,145	7.6%	562,114,928	8.1%
2022	297,641,177	4.9%	594,463,828	5.8%
2023	304,515,038	2.3%	613,381,002	3.2%
Compound % Chg (2013-2023)		3.5%		3.9%
GDP Per Capita 2023	\$116,835		\$75,726	

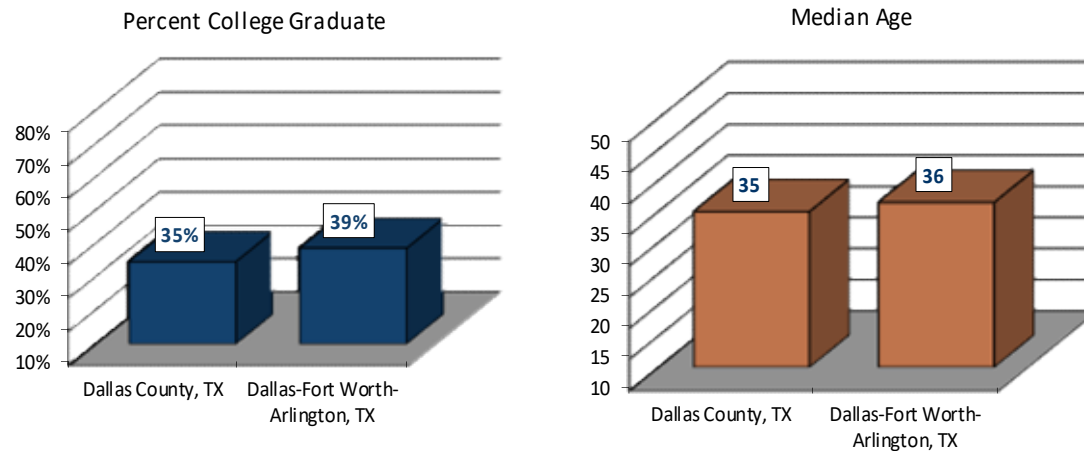
Source: U.S. Bureau of Economic Analysis and Moody's Analytics; data released December 2024.
The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2017 dollars.



Dallas County, TX	\$75,161
Dallas-Fort Worth-Arlington, TX	\$88,165
Comparison of Dallas County, TX to Dallas-Fort Worth-Arlington	- 14.7%
Source: Claritas	

Residents of Dallas County have a lower level of educational attainment than those of the Dallas MSA. An estimated 35% of Dallas County residents are college graduates with four-year degrees, versus 39% of Dallas MSA residents. People in Dallas County are slightly younger than their Dallas MSA counterparts. The median age for Dallas County is 35 years, while the median age for the Dallas MSA is 36 years.

Education & Age - 2025



Source: Claritas

Conclusion

The Dallas County economy will be affected by a growing population base and lower income and education levels. Dallas County experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. It is anticipated that the Dallas County economy will improve, and employment will grow, strengthening the demand for real estate.



Boundaries & Delineation

Boundaries

Market Area	Dallas-Fort Worth, TX
Submarket	Mesquite
Area Type	Suburban

Delineation

North	US-80
South	IH-20
East	Dallas County Boundary Lines
West	IH-635

A map identifying the location of the property follows this section.

Access and Linkages

Access & Linkages

Vehicular Access

Major Highways	IH-635, IH-30, US-80
Primary Corridors	Belt Line Road, Faithon P. Lucas Sr. Boulevard
Vehicular Access Rating	Average

Airport(s)

Name	Dallas/Fort Worth International Airport
Distance	40 Miles
Driving Time	40 Minutes

Primary Transportation Mode	Automobile
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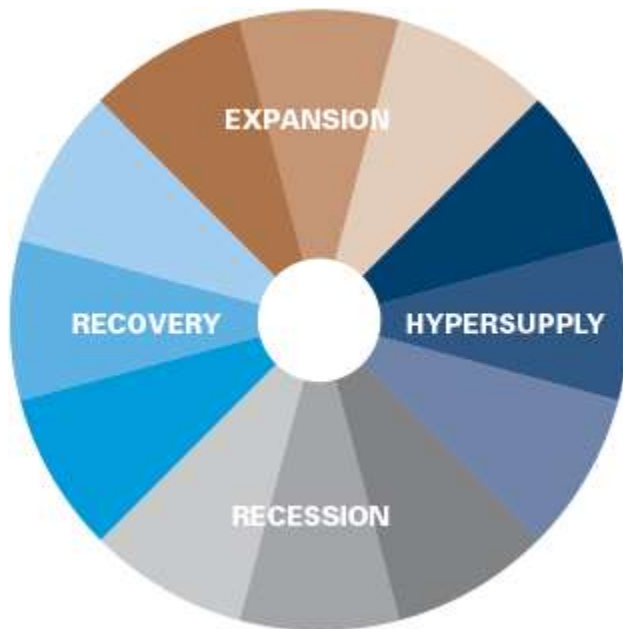
- Growth – a period during which the market area gains public favor and acceptance
- Stability – a period of equilibrium without marked gains or losses
- Decline – a period of diminishing demand
- Revitalization – a period of renewal, redevelopment, modernization, and increasing demand

The subject's market area is in the growth stage of the Market Area Life Cycle.

The Real Estate Cycle also impacts a neighborhood. The stages of the Real Estate Cycle include:

- Expansion – Sustained growth in demand, increasing construction
- Hypersupply – Positive but falling demand, increasing vacancy
- Recession – Falling demand, increasing vacancy
- Recovery – Increasing demand, decreasing vacancy

These stages are illustrated below, along with a summary of common characteristics of each stage of the Real Estate Cycle. The subject is in the expansion stage of the Real Estate Cycle.



⁴ Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020)

Demographic Factors

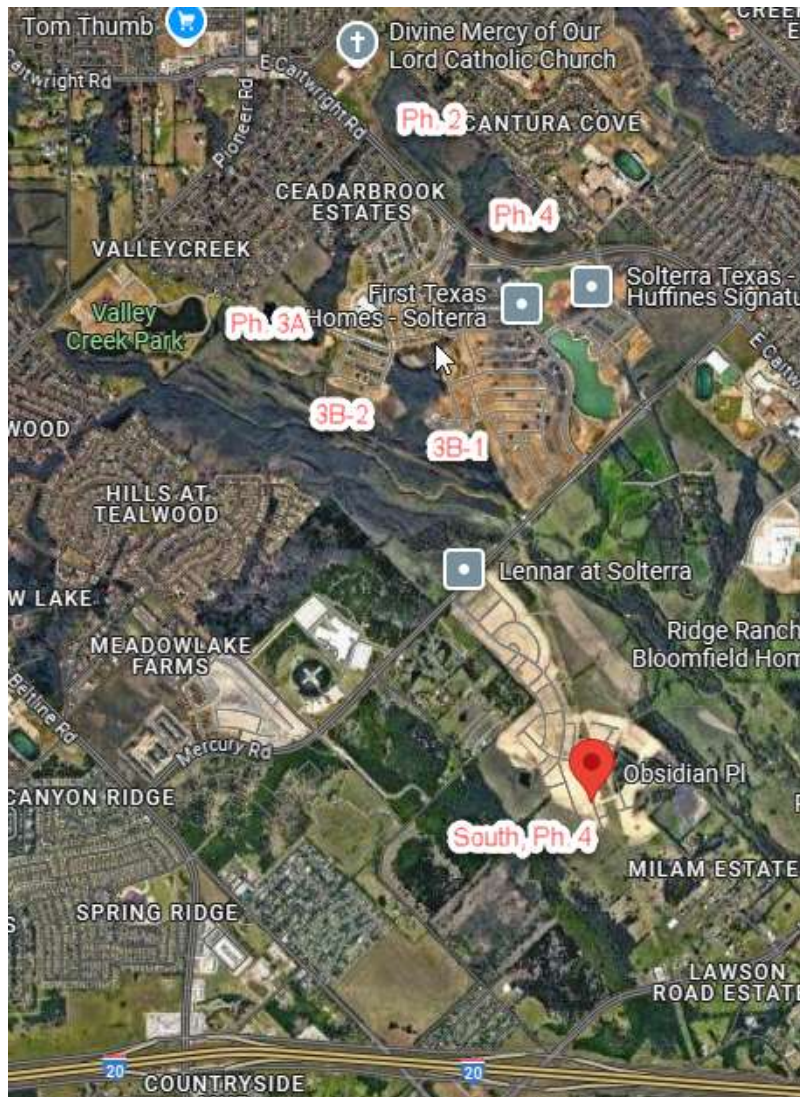
A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2024 Estimates	3-Minute Drive Time	5-Minute Drive Time	10-Minute Drive Time	Dallas County, TX	Dallas-Fort Worth-Arlington, TX
Population 2020	295	6,076	43,349	2,613,539	7,637,387
Population 2024	301	6,187	43,155	2,612,729	8,126,208
Population 2029	308	6,349	43,327	2,630,719	8,541,837
Compound % Change 2020-2024	0.5%	0.5%	-0.1%	0.0%	1.6%
Compound % Change 2024-2029	0.5%	0.5%	0.1%	0.1%	1.0%
Households 2020	91	1,869	13,130	965,537	2,760,991
Households 2024	94	1,883	13,018	971,311	2,938,027
Households 2029	97	1,931	13,058	983,747	3,091,922
Compound % Change 2020-2024	0.8%	0.2%	-0.2%	0.1%	1.6%
Compound % Change 2024-2029	0.6%	0.5%	0.1%	0.3%	1.0%
Median Household Income 2024	\$108,917	\$94,418	\$81,997	\$69,306	\$82,381
Average Household Size	3.2	3.3	3.3	2.7	2.7
College Graduate %	38%	28%	20%	33%	38%
Median Age	37	36	35	36	37
Owner Occupied %	89%	83%	79%	48%	59%
Renter Occupied %	11%	17%	21%	52%	41%
Median Owner Occupied Housing Value	\$290,705	\$275,426	\$252,913	\$293,526	\$351,083
Median Year Structure Built	1995	1996	1993	1982	1992
Average Travel Time to Work in Minutes	39	40	37	30	30
Source: Claritas					

As shown above, the current population within a 5-minute drive time of the subject is 6,187, and the average household size is 3.3. Population in the area has grown since the 2020 census, and this trend is projected to continue over the next five years. Compared to Dallas County overall, the population within a 5-minute drive time is projected to grow at a faster rate.

Median household income is \$94,418, which is higher than the household income for Dallas County. Residents within a 5-minute drive time have a lower level of educational attainment than those of Dallas County, while median owner-occupied home values are lower.

North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential



Solterra Public Improvement District encompasses 1,424.398 acres and is being developed with approximately 3,900 single-family residential units and mixed uses. The development is located south and west of E. Cartwright Road and both northwest and southeast of Faithon P. Lucas, Sr. Boulevard in Dallas County. Amenities will include an amenity center with retail and restaurant use, 603 acres of open space with an extensive trail system, and other amenities.

The Verde at Peachtree is a 60.31-acre, \$250 million mixed-use medical campus to be constructed in multiple phases to provide a location for health, wellness, and active living. The project is located between IH-635 and N. Peachtree Road, just south of Gross Road. Building highlights include a natural water feature, green space/park, hotel, hiking and biking trails, plaza, pool and spray fountain, healing garden, and cascading waterfalls.

Iron Horse Public Improvement District encompasses a 54-acre mixed-use development consisting of retail, restaurant, office and residential uses known as “Iron Horse Village”. The development is located north of Rodeo Drive, south of Scyene Road, east of Stadium Drive, and west of Rodeo Center Boulevard in Dallas County. The development includes bungalow homes, single-family villas, urban row homes, townhomes, 130,000 square feet of restaurant and retail space, and 4.5 acres of green space. The development is adjacent to the Mesquite Rodeo Arena and Convention Center and includes \$4 million in upgrades to the rodeo complex.

Polo Ridge Public Improvement District encompasses an 805.79-acre residential tract, and a 27.4-acre retail tract located south of FM-740, west of FM-2757, and north of Kelly Road in Kaufman County. The development is planned with 1,007 residential lots within six phases.

Mesquite ISD district spans 60 square miles along the IH-635 corridor from IH-20 to IH-30 including the communities of Mesquite, Garland, and Balch Springs, as well as areas of the city of Dallas. The district serves 38,378 students within 52 schools with 34 elementary schools, 10 middle schools, and six high schools, one Mesquite Academy and one Learning Center.

Ashley Furniture HomeStore Distribution Center is an 877,230 square foot, \$65-million distribution and fulfillment center located at 4000 E. Scyene Road in Mesquite, Texas. The center services the south-central market area. The center employs about 350 fulltime employees.

Mesquite Metro Airport – HQZ is a public use airport in Dallas County and is located three miles east of the Mesquite central business district. The airport covers 448 acres with a single, concrete runway.

UPS LNG Fuel Station – United Parcel Service continues to be a leading employer and taxpayer in Mesquite and the expansion of its liquid natural gas fueling station and parking lot have been made in response to continued growth of its business in Mesquite.

Apple Grove Villas, a large multi-family development within the Towne Centre Tax Increment Reinvestment Zone.

Town East Mall located in Mesquite has a vast number of stores with more than 160 specialty shops as well as an 850-seat food court with over 25 eateries.

Skyline Business Park is a 1.7 million square-foot complex spanning across 112 acres located in east Dallas, just south of US-80 and west of IH-635.

Outlook and Conclusions

The area is in the revitalization stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will increase in the near future.

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developed into single-family residential uses. The immediate area surrounding the subject is residential in nature.

During the past decade, the residential real estate market has seen many positive changes. With the steady increase in multifamily residential rental rates, coupled with the low interest rates and the large numbers pertaining to job growth, there has been a trend of individuals choosing to purchase homes rather than to rent apartments and multifamily housing. Furthermore, with the decline in the availability of vacant developable land, population growth has quickly expanded into the suburban areas of the Dallas/Fort Worth area. As such, the proposed absorption of single-family home lots in the subject’s neighborhood will be analyzed using historical absorption data provided by Zonda, a nationally recognized information provider, as well as information obtained from area market participants and developers. It is important to note that our absorption data is based on historical trends. Inasmuch as we are forecasting an economy for this area that is at least equal to recent trends, using these historical trends is felt to be quite justifiable. The subject development is physically located within the city of Mesquite in Dallas County and is within the Mesquite Independent School District. Therefore, data obtained from Zonda as of Fourth Quarter 2024 for the defined area of “Mesquite ISD”, as shown in the following map, will be analyzed with a summary of the details following.

Defined Submarket Map Area – Mesquite ISD

Following is a map of the defined submarket area as well as a chart provided by Zonda summarizing the historical home/lot absorption from the past several years for the defined submarket area:



Historical Housing Activity Summary – Mesquite ISD

Following is a chart provided by Zonda summarizing the historical home/lot absorption from the past four years for the defined submarket area:

	4Q 2021	4Q 2022	4Q 2023	4Q 2024	YOY Change
Vacant Developed Lots	828	768	1,144	1,516	32.52%
Housing Inventory Lots	193	447	357	502	40.62%
Quarterly Starts	88	167	185	236	
Annual Starts	310	658	538	726	



	Annual	
Year 1 (2021)	310	
Year 2 (2022)	658	
Year 3 (2023)	538	
Year 4 (2024)	726	
Historical Annual Average	558	
Existing VDL	1,516	
Historical Absorption Average	558	
Past 12 Months	726	
Lot Supply (4.0± Year Historical)	2.7	Years Supply
Lot Supply (12 Months)	2.1	Years Supply

As can be seen, since 2021 (4.0 years), the annual average of homes/lots absorbed was 558 homes/lots. Utilizing the more recent 12-month absorption of homes/lots, the number of homes/lots absorbed significantly increases to 726 homes/lots in the submarket. According to Zonda, the existing supply of available housing is currently within ideal levels in the submarket. The number of vacant developed lots in the submarket has also substantially increased due to increasing demand levels from a low of 768 vacant lots in Fourth Quarter 2022 to its current level of 1,516 lots in Fourth Quarter 2024.

Based upon the Zonda absorption figures of the past 4.0 years, there is currently a 2.7±-year (1,516 lots ÷ 558 lots = 2.7±-years) total supply of existing lots available in the submarket. This total supply is considered to be just slightly above the optimum lot supply levels of 2.0 to 2.5 years per Zonda. However, when utilizing the more current 12-month absorption of 726 home/lots, the total supply of existing lots available in the subject's defined submarket decreases to only 2.1±-years (1,516 lots ÷ 726 lots/year = 2.1±-years), which is near the low end of optimum lot supply levels in the submarket.

Thus, the total lot supply within the subject's submarket is estimated to be between 2.1±-years to 2.7± years. Currently, this total lot supply is considered to be within the optimum supply levels. Furthermore, taking into consideration that new developments require a typical nine to 12-month construction period, with increasing demand and dwindling lot supply, it appears that additional lot product in the submarket is feasible at the current time.

The general location of the subject properties being valued are summarized as follows:

- **Zone C - Solterra South, Phase 4:** Southeast side of McKenzie Road, southeast of Faithon P. Lucas Sr Boulevard
- **Zone A - Solterra Phases 3A, 3B-1, and 3B-2:** Southeast end of Creekside Drive and northwest end of Fall Creek Cove, northwest of Faithon P. Lucas Sr Boulevard and southwest of E. Cartwright Road
- **Zone A - Solterra, Phases 2 and 4:** Northeast side of E. Cartwright Road, south of Eulane Drive, northwest of Faithon P. Lucas Sr Boulevard

Land/Lot Areas

The following table summarizes the subject's land and lot areas within each of the proposed phases of development:

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

Shape and Dimensions

The sites are irregular in shape, with site utility based on shape and dimensions considered to be average.

Topography

The sites are generally level and at street grade. The topography does not result in any particular development limitations.

The following table indicates applicable flood hazard information for the subject property, as determined by review of available flood maps obtained from the Federal Emergency Management Agency (FEMA).

Flood Hazard Status		
Community Panel Number	48113C0530K	48113C0530K
Date	July 7, 2014	July 7, 2014
Zone	X	AE
Description	Outside 500-year floodplain	Within 100-year floodplain
Insurance Required?	No	Yes
Comments: It is noted that portions of each phase of development are located within a flood hazard area. However, our valuation has assumed all the proposed lots are outside the flood plain areas.		

It is noted that portions of each phase of development are located within a flood hazard area. However, our valuation has assumed all the proposed lots are outside the flood plain areas.

Environmental Hazards

An environmental assessment report was not provided for review, and during the inspection, no obvious signs of contamination on or near the subject were observed. However, environmental issues are beyond the scope of expertise of the assignment participants. It is assumed the property is not adversely affected by environmental hazards.

Ground Stability

A soils report was not provided for review. Based on the viewing of the subject and development on nearby sites, there are no apparent ground stability problems. However, soils analyses are beyond the scope of expertise of the assignment participants. It is assumed the subject’s soil bearing capacity is sufficient to support a variety of uses, including those permitted by zoning.



- **Zone A - Solterra Phases 3A, 3B-1, and 3B-2:** Southeast end of Creekside Drive and northwest end of Fall Creek Cove, northwest of Faithon P. Lucas Sr Boulevard and southwest of E. Cartwright Road
- **Zone A - Solterra, Phases 2 and 4:** Northeast side of E. Cartwright Road, south of Eulane Drive, northwest of Faithon P. Lucas Sr Boulevard

Streets, Access and Frontage								
Solterra South, Ph. 4			Solterra, Phs. 3A, 3B-1, & 3B-2			Solterra, Phs. 2 & 4		
Street	McKenzie Road	Daisy Hollow Loop (U/C)	Creekside Drive	Fall Creek Cove	Acorn Creek Circle (U/C)	E. Cartwright Road	Mesquite Valley Road	
Frontage Feet (±)	1,169	1,500	60'	60'	546	4,006	908	
Paving	Asphalt	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete	
Curbs	None	Yes	Yes	Yes	Yes	Yes	None	
Sidewalks	None	Yes	Yes	Yes	Yes	None	None	
Lanes	2 way, 1 lane each way	2 way, 1 lane each way	2 way, 1 lane each way	2 way, 1 lane each way	2 way, 1 lane each way	2 way, 3 lanes each way	2 way, 1 lane each way	
Direction of Traffic	Northeast/Southwest	East/West	Northwest/Southeast	Northwest/Southeast	East/West	Northwest/Southeast	Northwest/Southeast	
Condition	Fair	U/C	Average	Average	U/C	Average	Average	
Traffic Levels	Low	Low	Low	Low	Low	Moderate	Low	
Signals/Traffic Control	None	None	None	None	None	None	None	
Access/Curb Cuts	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Visibility	Average	Average	Average	Average	Average	Average	Average	

Utilities

Utilities available to the subject are summarized below.

Utilities	
Service	Provider
Water	City of Mesquite, Texas
Sewer	City of Mesquite, Texas

Zoning Jurisdiction	City of Mesquite, Texas
Zoning Designation	Planned Development
Description	Planned Development, Single-Family
Legally Conforming?	Not Applicable
Zoning Change Likely?	No
Permitted Uses	Detached single-family residential use

According to the local planning department, there are no pending or prospective zoning changes.

Interpretation of zoning ordinances is beyond the scope of expertise of the assignment participants. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

Other Land Use Regulations

There are no other known land use regulations that would affect the property.

Easements, Encroachments and Restrictions

Based upon a review of the final plats, there are no apparent easements, encroachments, or restrictions that would adversely affect value. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Conclusion of Site Analysis

Overall, the physical characteristics and the availability of utilities result in a functional site, suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include detached single-family residential use. No other restrictions on development are apparent.

being developed simultaneously with 233 lots with 30' and 60' frontages and with an expected completion date of September 1, 2025, as well as Solterra, Phases 2 and 4 which are being developed simultaneously with 369 lots with 35', 40', and 50' frontages and an expected completion date of December 1, 2025.

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

Improvements will also include concrete streets with curbs and gutters, streetlights, landscaping, and entry features.

The subject's phases of development within the Solterra Public Improvement District are summarized in the following exhibit:

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



Phase 3



Phase 3



Phase 3



Creekside Drive



Fall Creek Cove



McKenzie Road



E. Cartwright Road



E. Cartwright Road



Phases 2 & 4



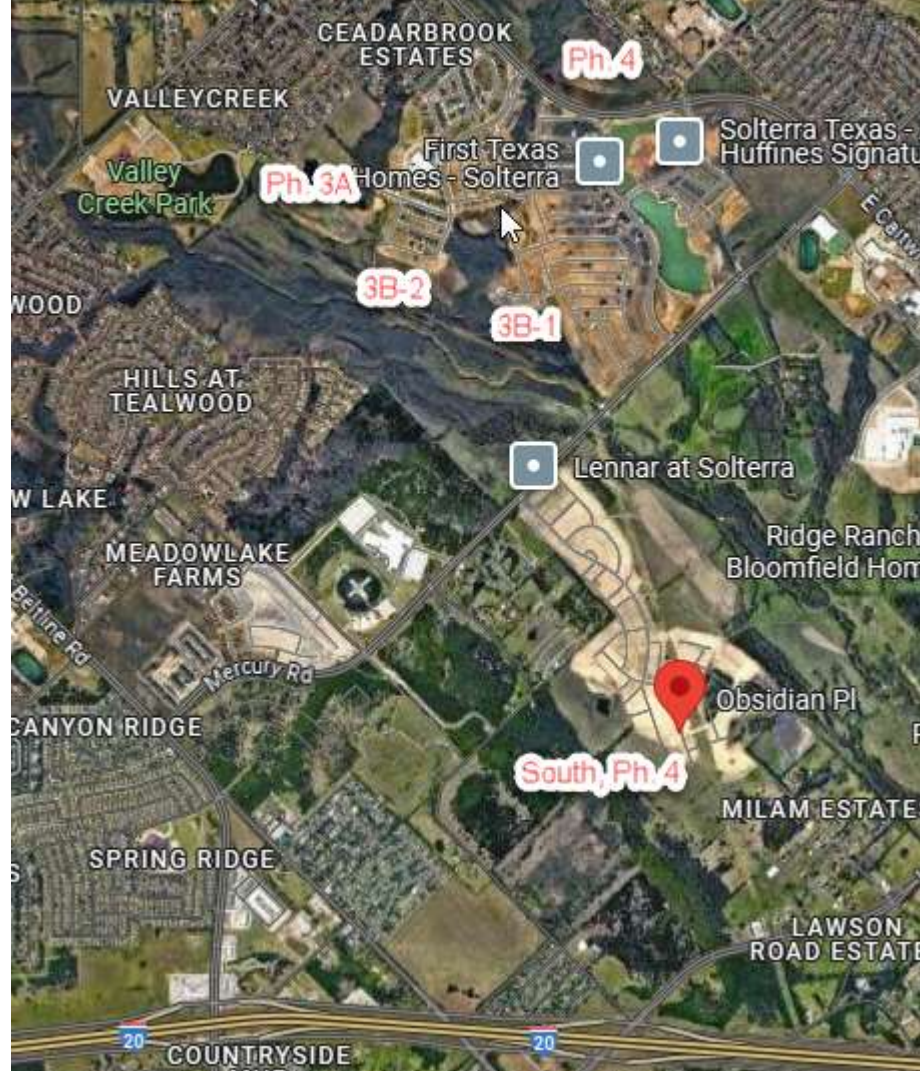
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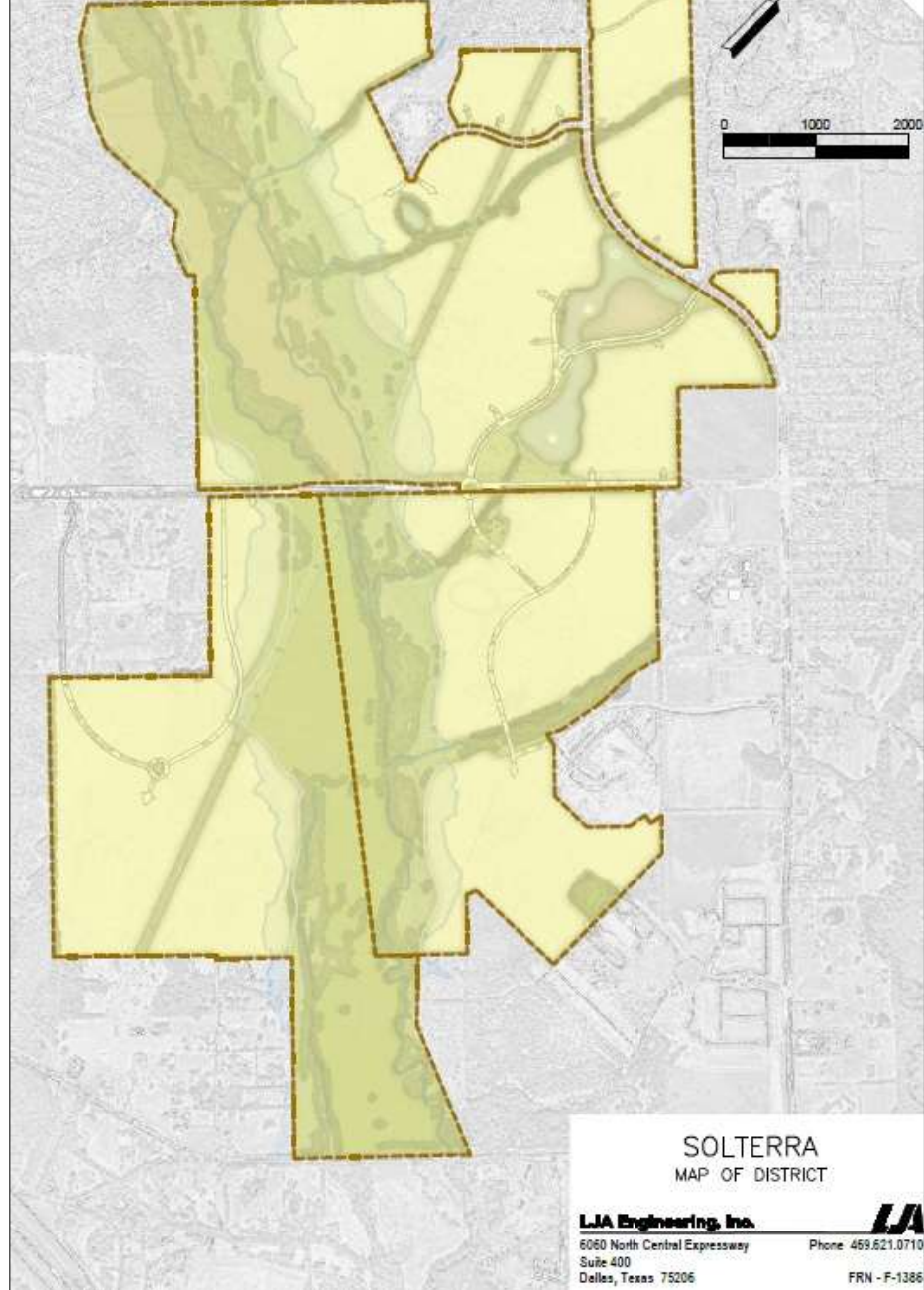


Phase 3



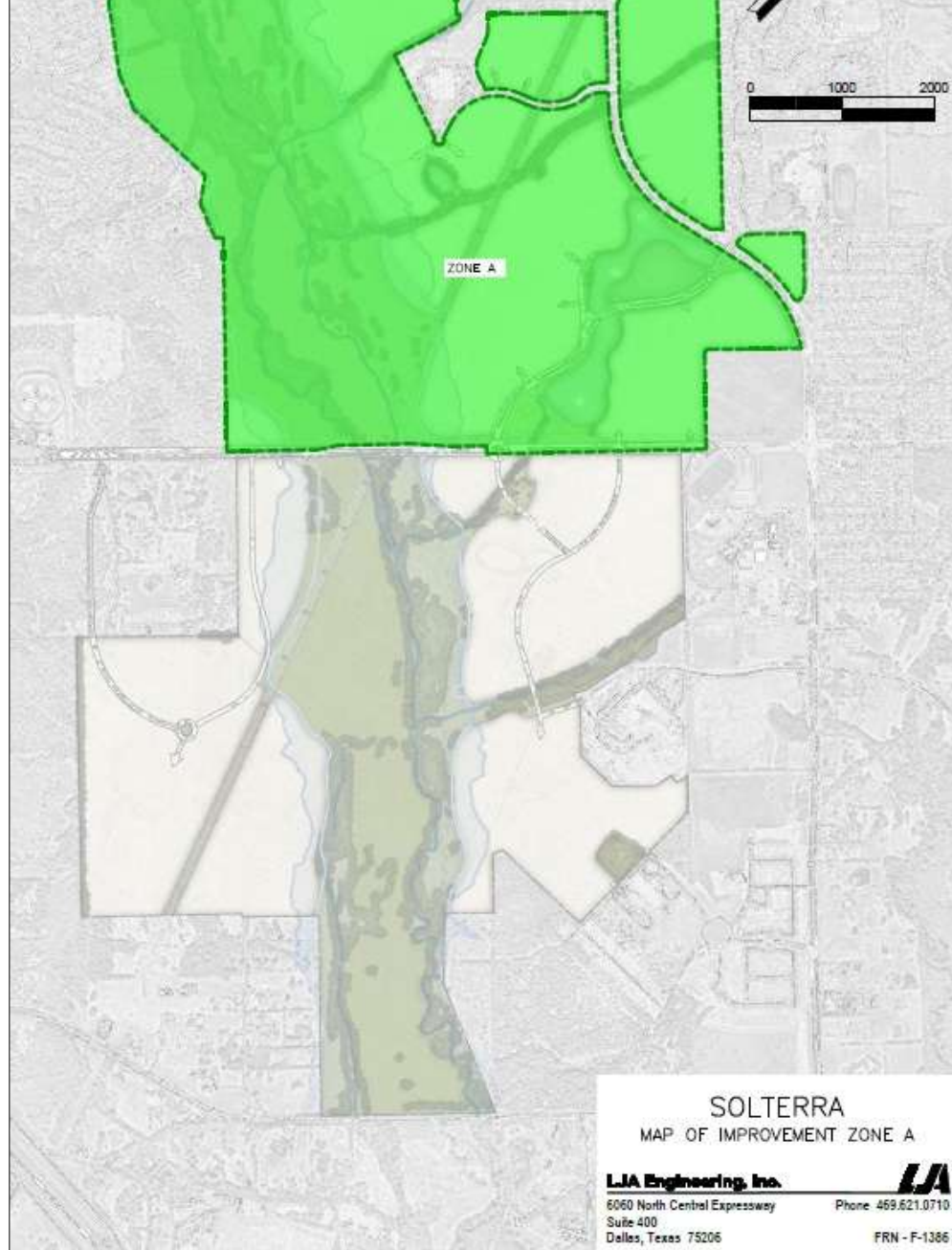
Main Entrance to Solterra Development





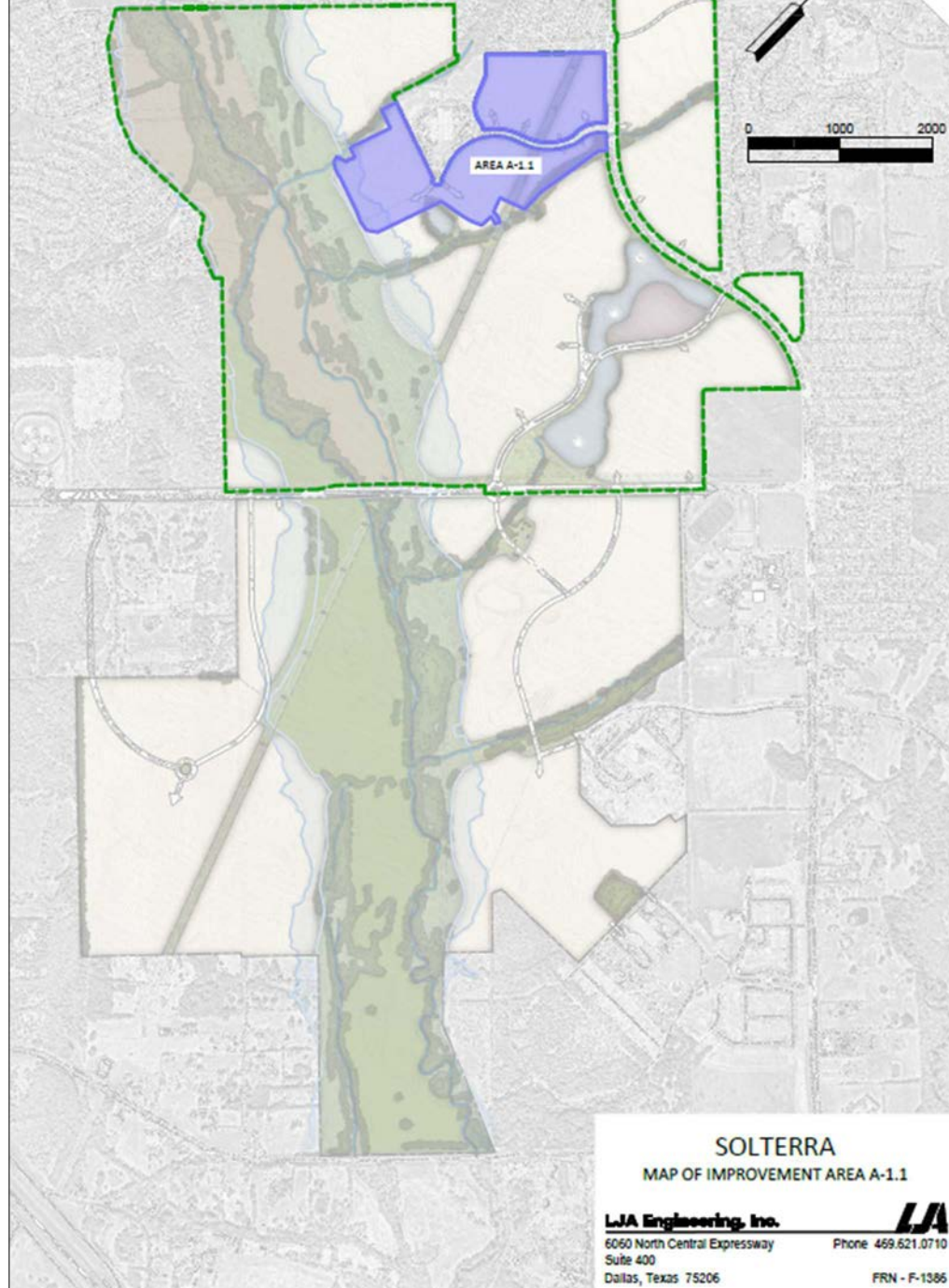
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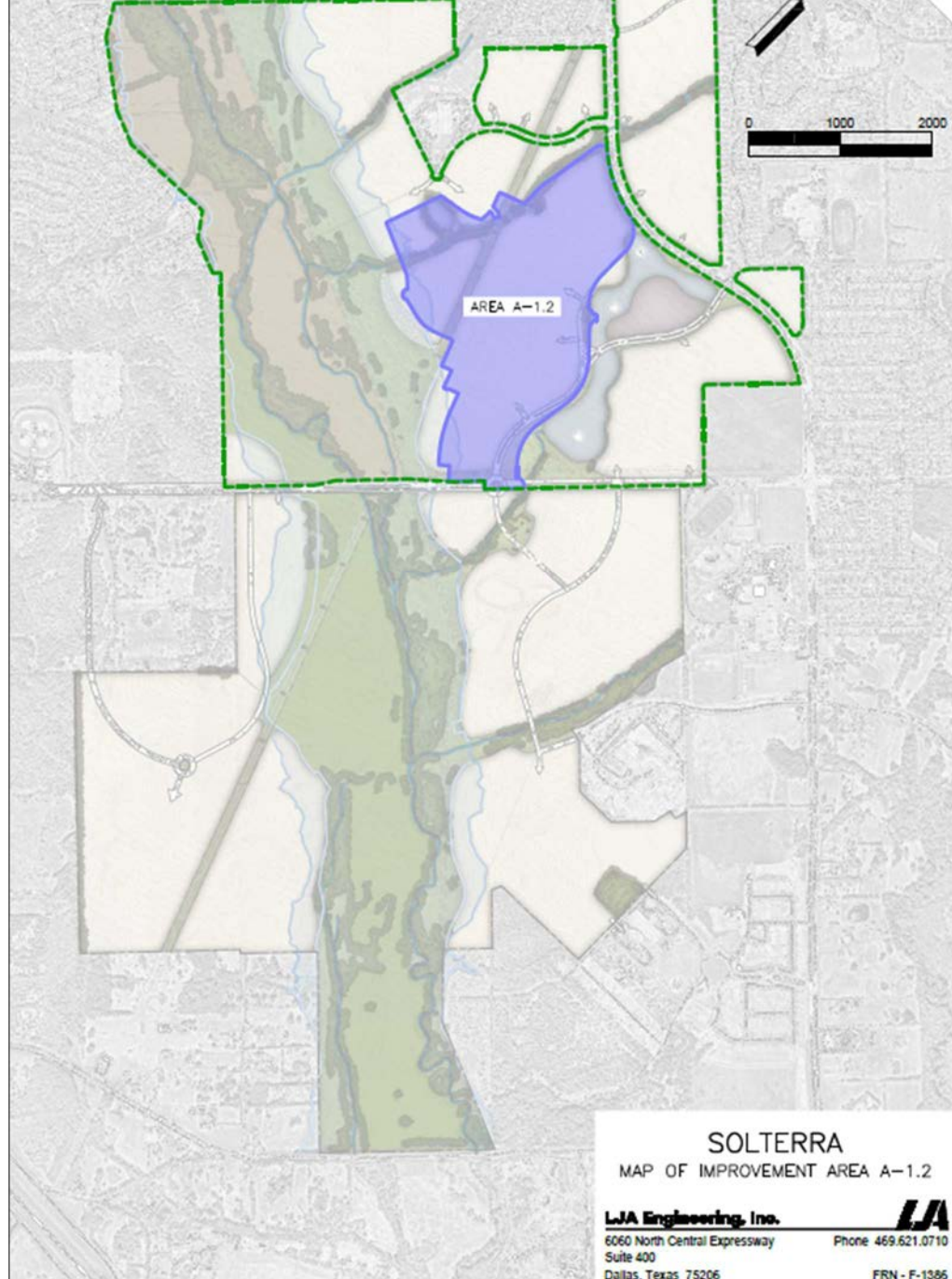
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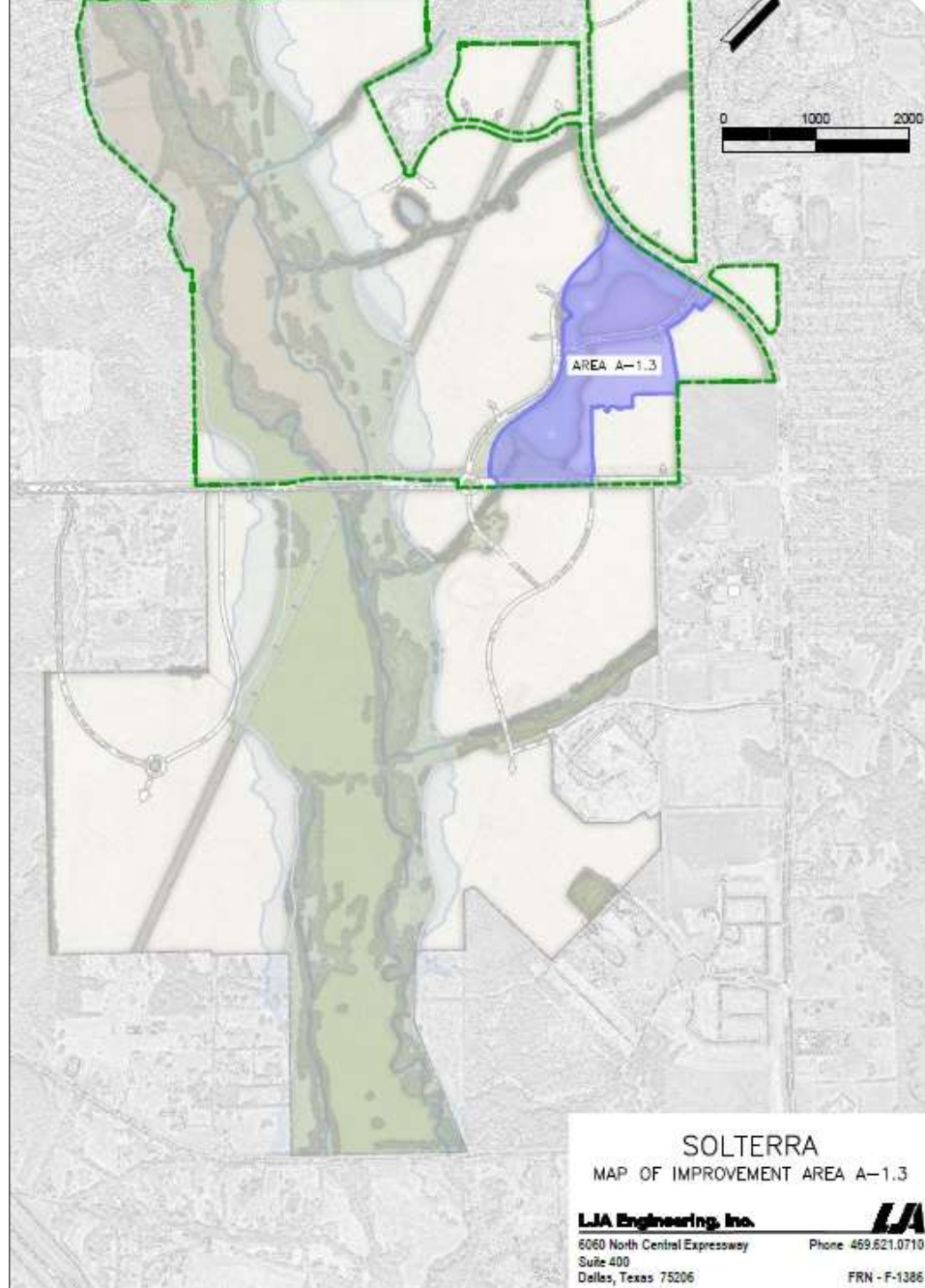
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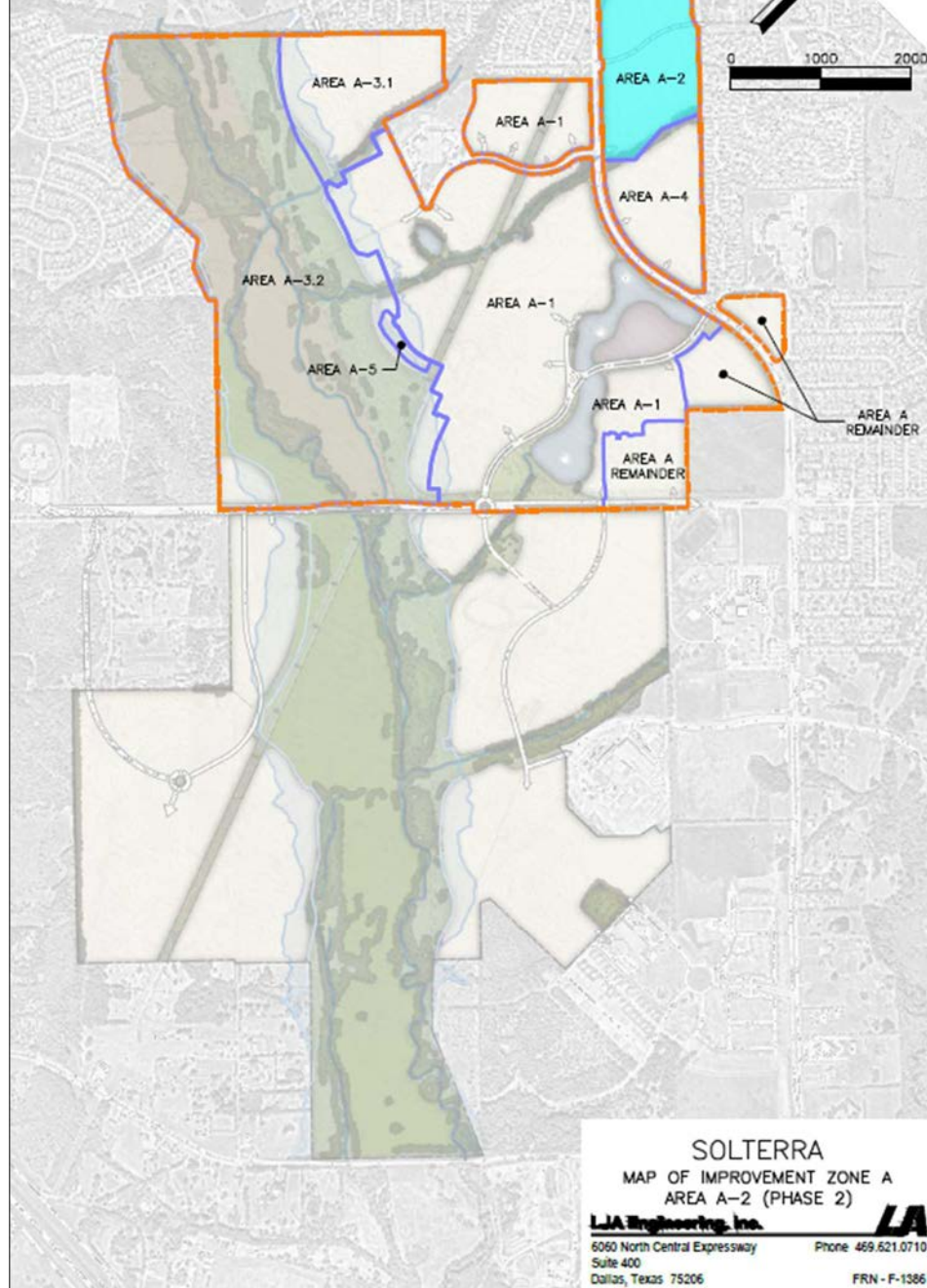


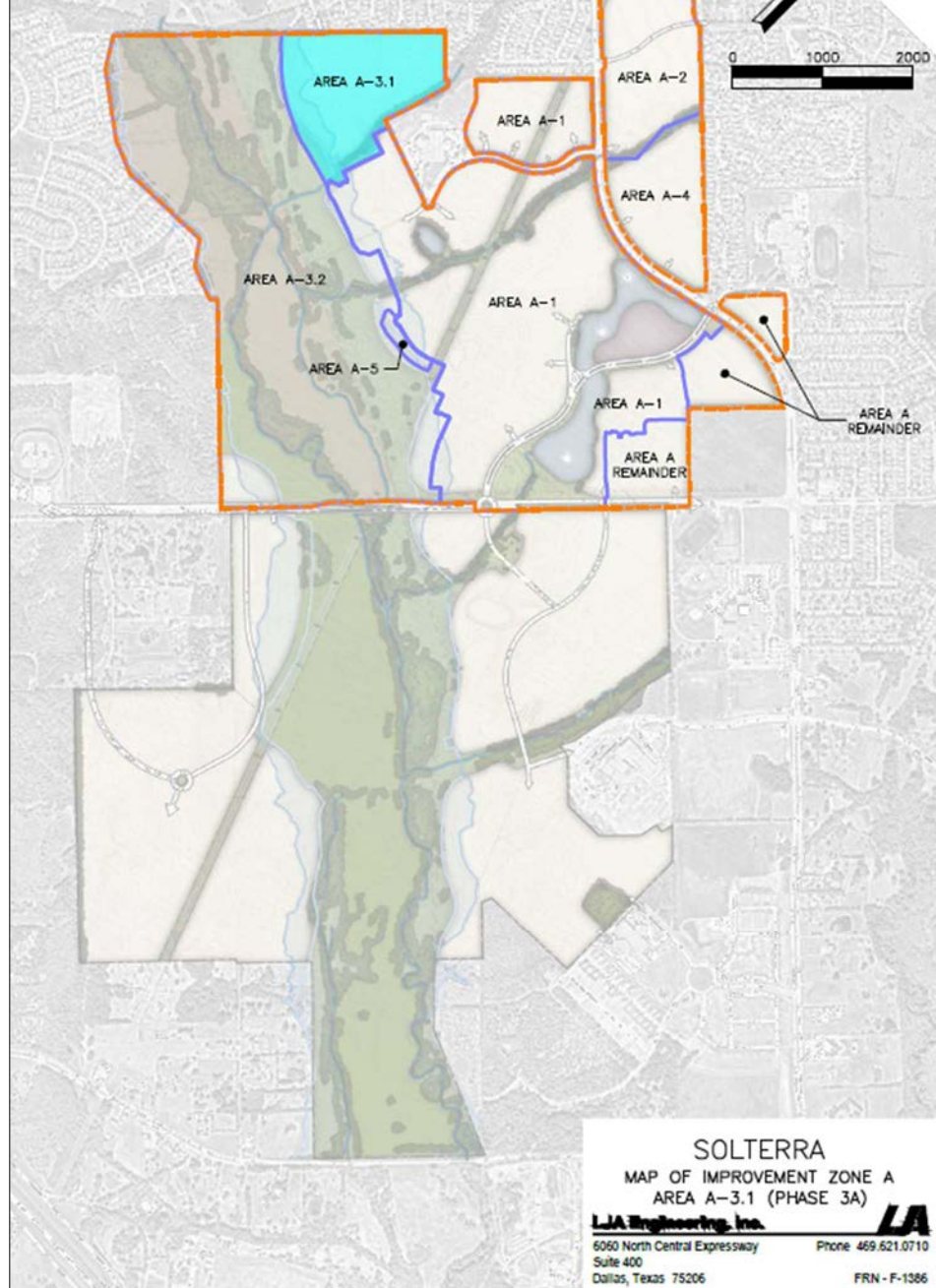


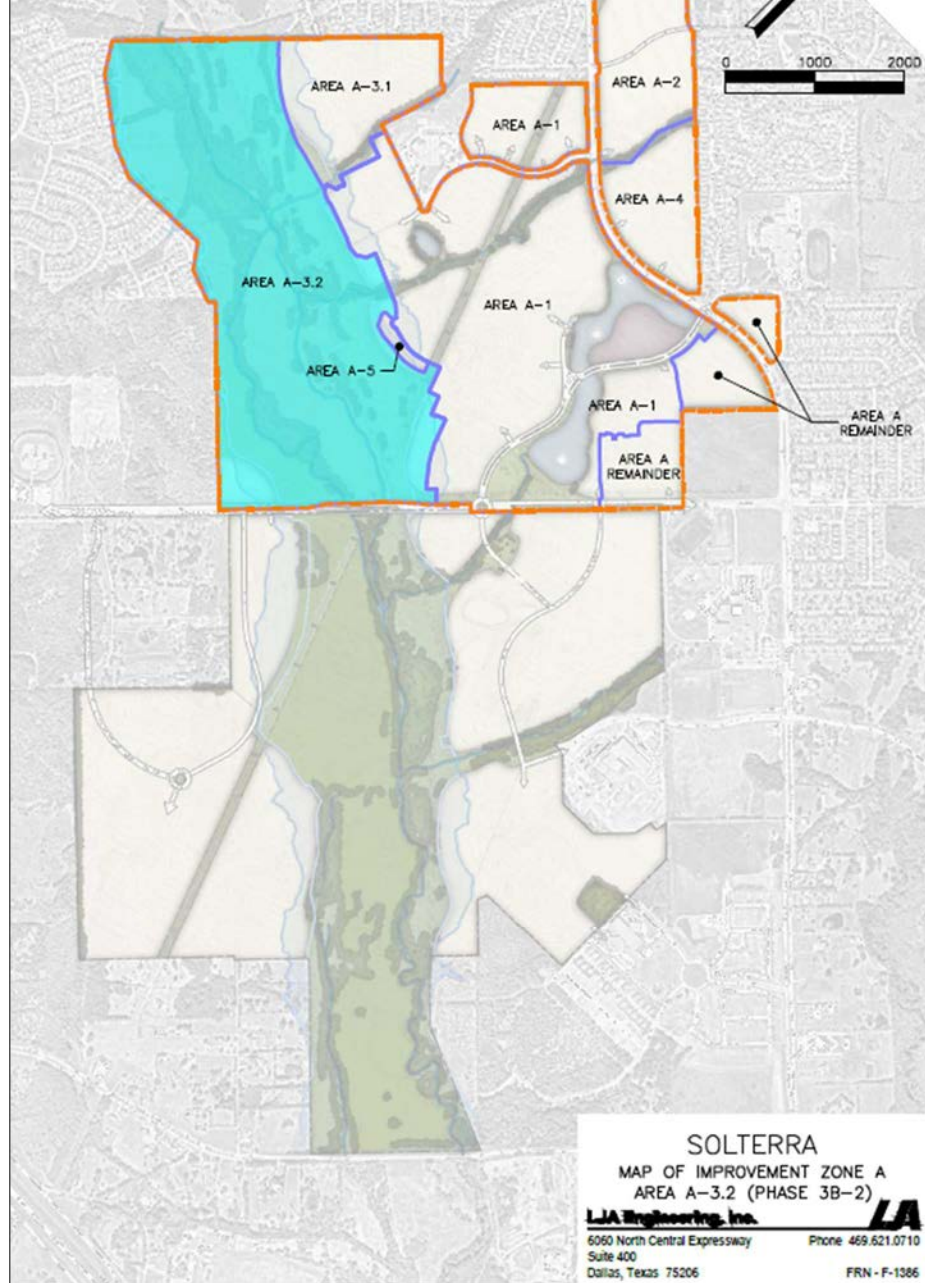
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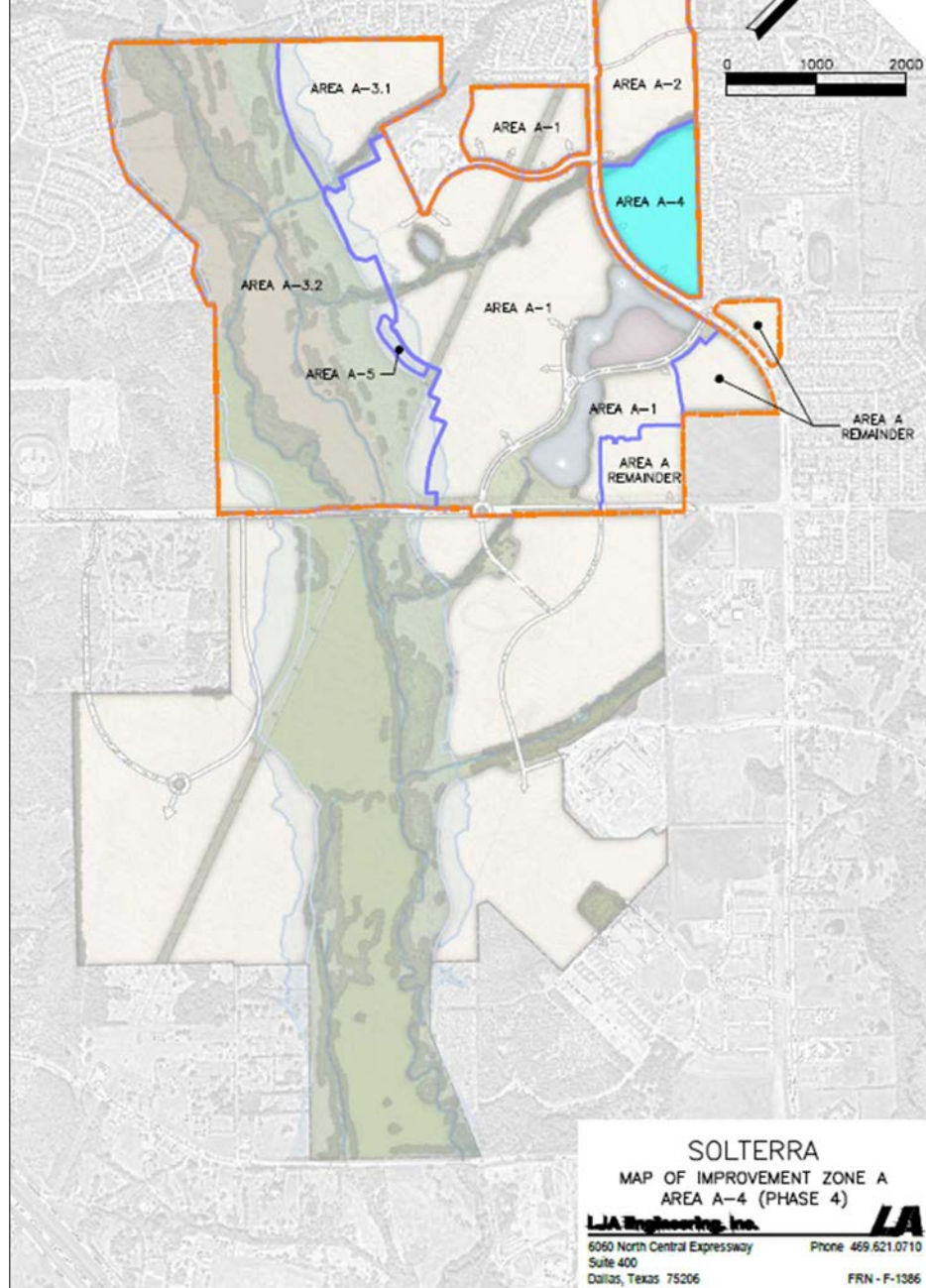


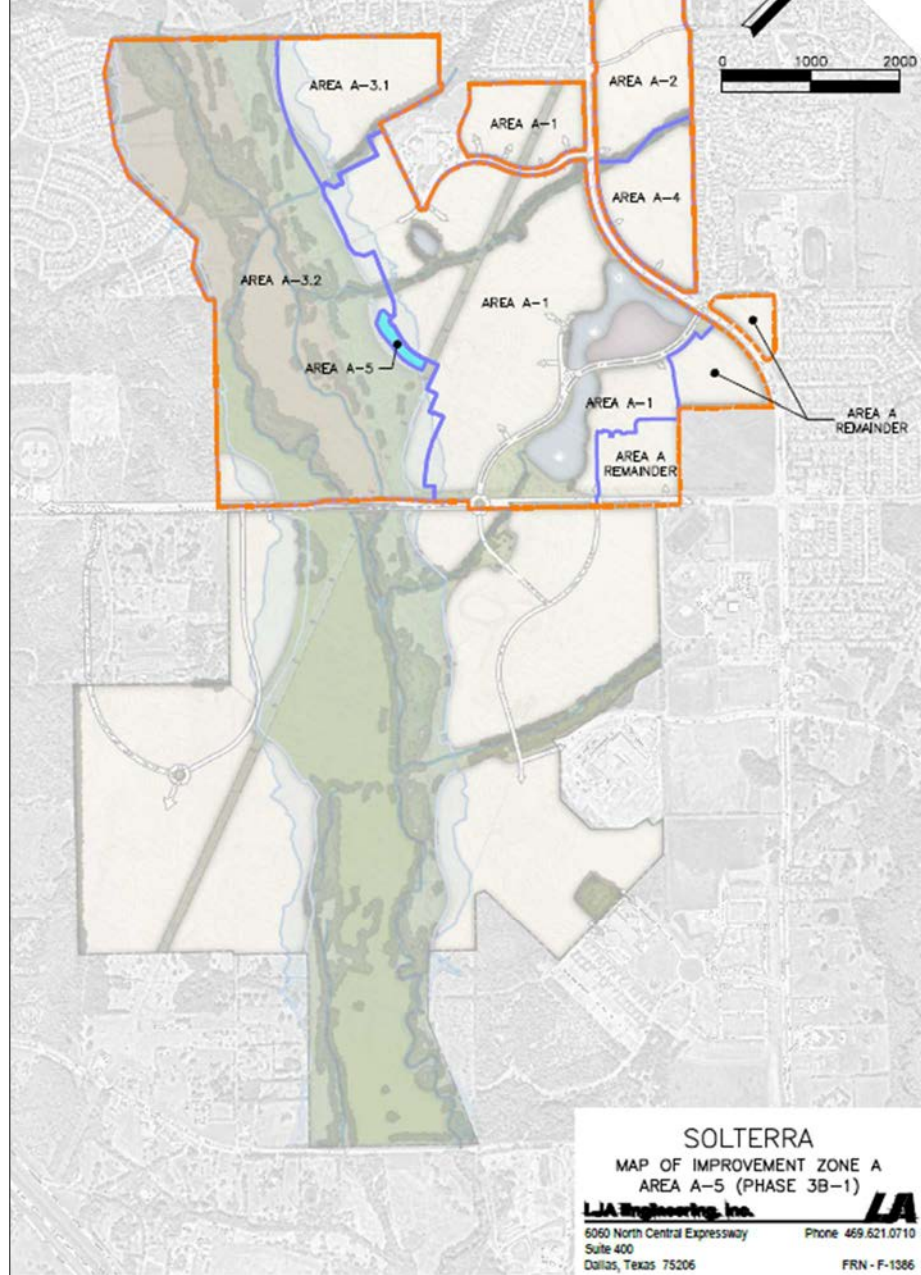


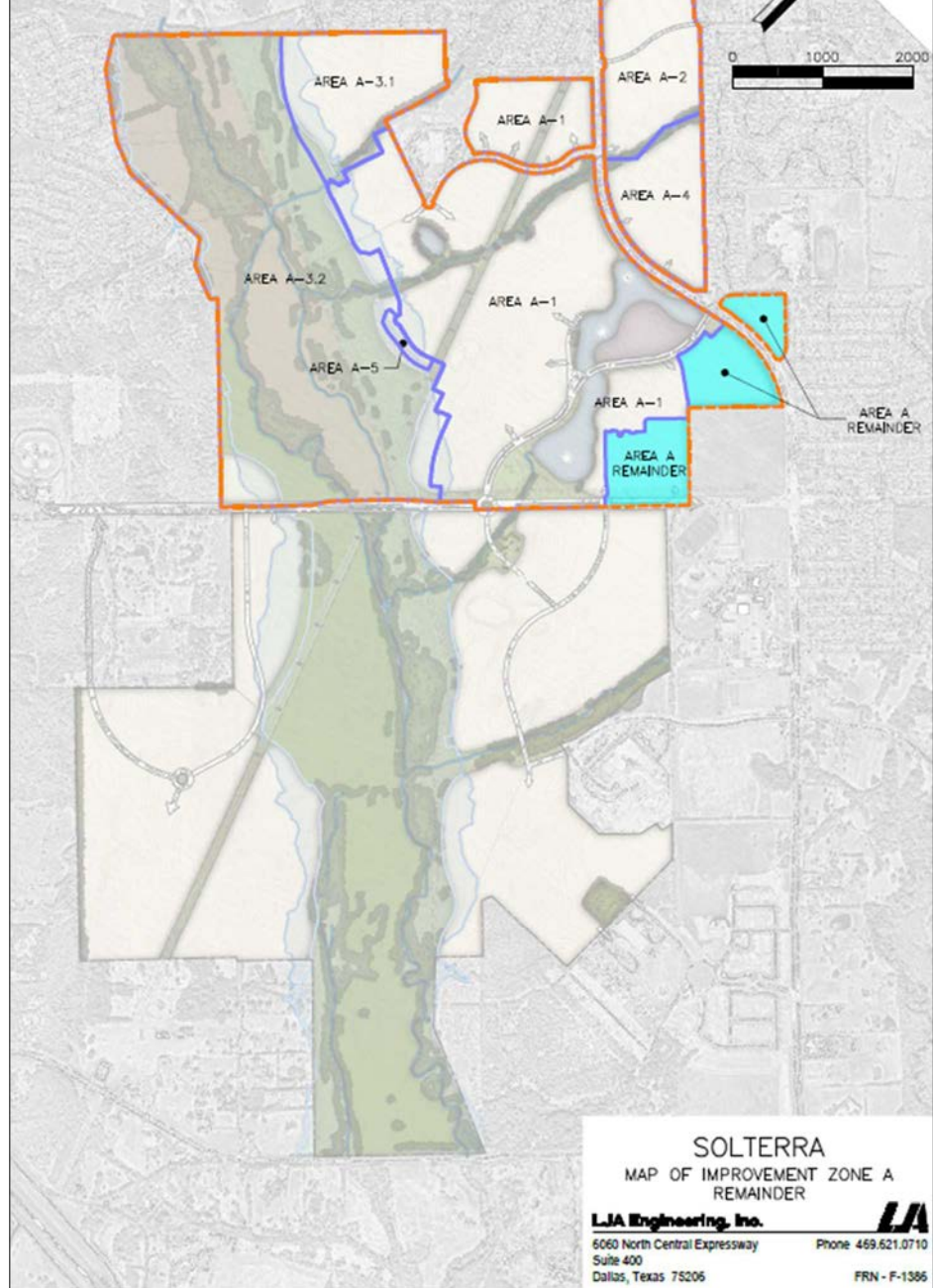


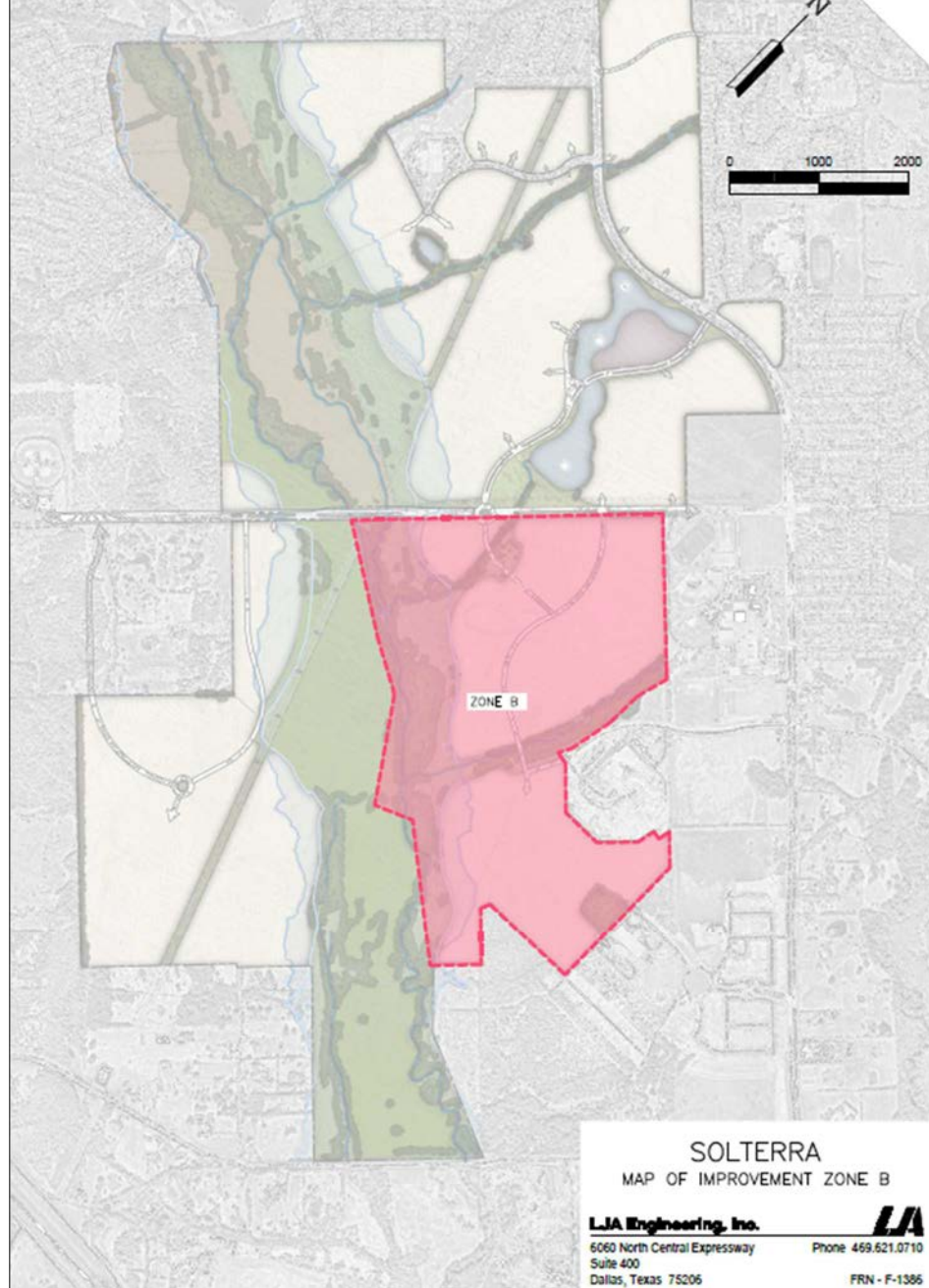












Solterra Public Improvement District



