

VG-364-2022-202200228734

Dallas County
John F. Warren
Dallas County Clerk

✓ Instrument Number: 202200228734

Real Property Recordings

Recorded On: August 24, 2022 08:02 AM

Number of Pages: 67

" Examined and Charged as Follows: "

Total Recording: \$286.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202200228734
Receipt Number: 20220824000034
Recorded Date/Time: August 24, 2022 08:02 AM
User: Pamela G
Station: CC22

Record and Return To:

CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185



STATE OF TEXAS
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

ORDINANCE NO. 4970

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE IRON HORSE PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE FISCAL YEAR 2022-2023 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on June 3, 2019, after notice, the City Council convened a public hearing at which all interested persons were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, on June 3, 2019, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, adopted Ordinance No. 4680 (the "**Assessment Ordinance**") approving a Service and Assessment Plan for the District (the "**Service and Assessment Plan**") and Assessment Roll and the levy of assessments on property in the District; and

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

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

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be reviewed and updated annually for the purpose of determining the annual budget for improvements (the “**Annual Service Plan Update**”); and

WHEREAS, on August 3, 2020, the City Council adopted Ordinance No. 4796 approving the Fiscal Year 2020-2021 Annual Service Plan Update and updated Assessment Roll for the District; and

WHEREAS, on July 6, 2021, the City Council adopted Ordinance No. 4874 approving the Fiscal Year 2021-2022 Annual Service Plan Update and updated Assessment Roll for the District; and

WHEREAS, the annual service plan update for the District’s Fiscal Year 2022-2023 attached hereto as Exhibit A and made a part hereof for all purposes (the “**FY 2022-2023 Annual Service Plan Update**”), and the updated Assessment Roll for Fiscal Year 2022-2023 attached thereto, conform the original Assessment Roll to the principal and interest payment schedule required for the Bonds and update the Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District public improvements that occur during the District’s Fiscal Year 2022-2023, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and Service and Assessment Plan and approves and adopts the FY 2022-2023 Annual Service Plan Update and the updated Assessment Roll for Fiscal Year 2022-2023 attached thereto, in conformity with the requirements of the Act.

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

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

SECTION 2. Annual Service Plan Update. The FY 2022-2023 Annual Service Plan Update with updated Assessment Roll, attached hereto as Exhibit A, is hereby accepted and approved and complies with the Act in all matters as required.

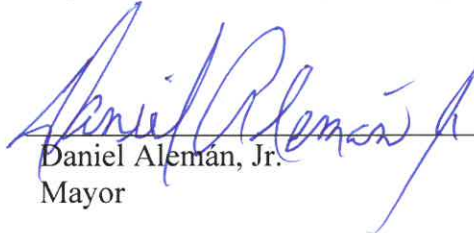
SECTION 3. Cumulative Repealer. This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time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

SECTION 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. Effective Date. This Ordinance shall take effect, and the provisions and terms of the FY 2022-2023 Annual Service Plan Update and the updated Assessment Roll for Fiscal Year 2022-2023 attached thereto, shall be and become effective upon passage and execution hereof.

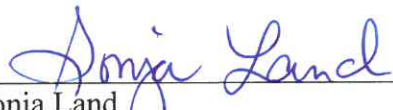
SECTION 6. Property Records. This Ordinance and the 2022-2023 Annual Service Plan Update shall be filed in the real property records of Dallas and/or Kaufman County within seven (7) days of the Effective Date.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 15th day of August 2022.




Daniel Aleman, Jr.
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



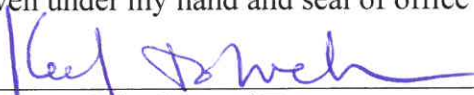
David L. Paschall
City Attorney

THE STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this August 16, 2022.



Notary Public, State of Texas

[NOTARY STAMP]

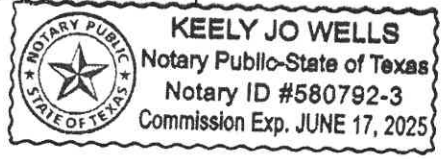


EXHIBIT A



**IRON HORSE
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE**

AUGUST 15, 2022

INTRODUCTION

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

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

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

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

On July 6, 2021, the City Council approved Ordinance No. 4874, which approved the 2021 Annual Service Plan Update for the District and updated the Assessment Rolls for 2021.

The SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2022.

The City Council also adopted an Assessment Roll identifying the Assessment on each Parcel within the District, based on the method of assessment identified in the SAP. This 2022 Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

The following plats have been recorded in the District.

- The final plat of Iron Horse Phase 1 was filed and recorded with the County on October 27, 2020 and consists of 165 residential Lots and 16 Lots of Non-Benefited Property.
- The final plat of Iron Horse Phase 2 was filed and recorded with the County on October 27, 2020 and consists of 171 residential Lots and 22 Lots of Non-Benefited Property.

PARCEL AND HOME SALES UPDATE

Per the Quarterly Report dated March 31, 2022, there are an anticipated 198 townhomes, 57 row homes, 51 bungalow homes, and 30 villas to be built in the District, for the total of 336 Lots. Out of the total 336 Lots, 151 townhomes, 31 row homes, 43 bungalows, and 28 villas have been sold to home builders. 15 townhomes, 0 town homes, 3 bungalows, and 16 villas have been built. 136 townhomes, 31 row homes, 40 bungalows, and 12 villas are under construction. 0 townhomes, 0 row homes, 0 bungalows, and 16 villas have been sold to end-users. There is also an additional 17 acres of land anticipated to be subdivided into 3 General Retail Tracts.

See **Exhibit D** for buyer disclosures, and **Exhibit B** for the Lot Type Classification Map.

AUTHORIZED IMPROVEMENTS

Per the Quarterly Report dated March 31, 2022, the Developer has completed the Authorized Improvements listed in the SAP and the Authorized Improvements have been dedicated to the City.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$9,895,000.00.

TIRZ ANNUAL CREDIT

The Annual Installment for an Assessed Property shall receive a TIRZ No. 1 Annual Credit Amount equal to the TIRZ No. 1 Revenue generated by the Assessed Property for the previous Tax Year (i.e. TIRZ No. 1 Revenue collected from the Assessed Property for Tax Year 2022 shall be applied as the TIRZ No. 1 Annual Credit Amount applicable to the Assessed Property's Annual Installment to be collected in Tax Year 2023), but in no event shall the TIRZ No. 1 Annual Credit Amount exceed the amounts shown below pursuant to the SAP. The total TIRZ No. 1 Revenue generated

by the Assessed Property for the previous Tax Year available for the TIRZ No. 1 Annual Credit Amount was \$72,303.72.

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

Notes:

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

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$740,212.50.
- **TIRZ No. 1 Annual Credit Amount** – The total TIRZ No. 1 Annual Credit Amount, credited against the principal required for the Annual Installment, is \$72,303.72.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$85,918.36, and a breakdown has been provided below.

Annual Collection Costs Breakdown Residential Parcel	
Administration	\$ 34,934.19
City Auditor	1,828.85
Filing Fees	731.54
County Collection	146.31
Misc	731.54
PID Trustees Fees	5,980.33
Dissemination Agent	2,560.39
Dev/Issuer CDA Review	731.54
Bond Counsel Ann. Fee	1,828.85
Past Due Invoices - Residential Parcel	9,144.50
Past Due Invoices - General Retail Parcel	-
Total Annual Collection Costs	\$ 58,618.04

Annual Collection Costs Breakdown General Retail Parcel	
Administration	\$ 12,820.17
City Auditor	671.15
Filing Fees	268.46
County Collection	53.69
Misc	268.46
PID Trustees Fees	2,194.67
Dissemination Agent	939.61
Dev/Issuer CDA Review	268.46
Bond Counsel Ann. Fee	671.15
Past Due Invoices - Residential Parcel	-
Past Due Invoices - General Retail Parcel	9,144.50
Total Annual Collection Costs	\$ 27,300.32

- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$544,225 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in a Delinquency and Prepayment Reserve amount due of \$49,475.00.

Due January 31, 2023	
Principal	\$ 165,000.00
Interest	575,212.50
TIRZ No. 1 Annual Credit Amount	(72,303.72)
Annual Collection Costs	85,918.36
Additional Interest	49,475.00
Total Annual Installment	\$ 803,302.14

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

PREPAYMENT OF ASSESSMENTS IN FULL

No prepayments in full have occurred in the District.

PARTIAL PREPAYMENTS OF ASSESSMENTS

No partial prepayments have occurred within the District.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 165,000.00	\$ 170,000.00	\$ 180,000.00	\$ 190,000.00	\$ 200,000.00
Interest		575,212.50	566,962.50	558,462.50	549,012.50	539,037.50
TIRZ No. 1 Annual Credit Amount ¹		(72,303.72)	-	-	-	-
	(1)	\$ 667,908.78	\$ 736,962.50	\$ 738,462.50	\$ 739,012.50	\$ 739,037.50
Additional Interest	(2)	\$ 49,475.00	\$ 48,650.00	\$ 47,800.00	\$ 46,900.00	\$ 45,950.00
Annual Collection Costs	(3)	\$ 85,918.36	\$ 87,636.73	\$ 89,389.46	\$ 91,177.25	\$ 93,000.80
Total Annual Installment	(4) = (1) + (2) + (3)	\$803,302.14	\$873,249.23	\$875,651.96	\$877,089.75	\$877,988.30

Notes:

1) The TIRZ No. 1 Revenue generated by the Assessed Property for the previous Tax Year shall be applied pro rata based on the outstanding Assessment of each Lot to reduce the principal required for the Annual Installment due January 31, 2023. The TIRZ No. 1 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 1 Revenue is generated.

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bill for the 2022 Annual Installment which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
65007456510010000	General Retail - Tract 1A	\$ 200,354.99	\$ 16,681.53
65007456510010300	General Retail - Tract 1A	\$ 394,861.28	\$ 32,876.07
65007456510010400	General Retail - Tract 1A	\$ 541,228.40	\$ 45,062.55
65146264410030000	General Retail - Tract 1A	\$ 510,635.27	\$ 42,443.08
65146264410030100	General Retail - Tract 1D	\$ 278,990.57	\$ 23,870.36
381112500A0010000	Non-Benefited Property	\$ -	\$ -
381112500A0020000	3	\$ 24,519.10	\$ 2,033.65
381112500A0030000	3	\$ 24,519.10	\$ 2,033.65
381112500A0040000	3	\$ 24,519.10	\$ 2,033.65
381112500A0050000	3	\$ 24,519.10	\$ 2,033.65
381112500A0060000	3	\$ 24,519.10	\$ 2,033.65
381112500A0070000	3	\$ 24,519.10	\$ 2,033.65
381112500A0080000	3	\$ 24,519.10	\$ 2,033.65
381112500A0090000	3	\$ 24,519.10	\$ 2,033.65
381112500A0100000	3	\$ 24,519.10	\$ 2,033.65
381112500A0110000	3	\$ 24,519.10	\$ 2,033.65
381112500A0120000	3	\$ 24,519.10	\$ 2,033.65
381112500A0130000	3	\$ 24,519.10	\$ 2,033.65
381112500A0140000	3	\$ 24,519.10	\$ 2,033.65
381112500A0150000	3	\$ 24,519.10	\$ 2,033.65
381112500A0160000	3	\$ 24,519.10	\$ 2,033.65
381112500A0170000	3	\$ 24,519.10	\$ 2,033.65
381112500A0180000	Non-Benefited Property	\$ -	\$ -
381112500A0190000	1	\$ 19,978.52	\$ 1,631.85
381112500A0200000	1	\$ 19,978.52	\$ 1,631.85
381112500A0210000	1	\$ 19,978.52	\$ 1,631.85
381112500A0220000	1	\$ 19,978.52	\$ 1,631.85
381112500A0230000	1	\$ 19,978.52	\$ 1,631.85
381112500A0240000	1	\$ 19,978.52	\$ 1,631.85
381112500A0250000	1	\$ 19,978.52	\$ 1,631.85
381112500A0260000	1	\$ 19,978.52	\$ 1,631.85
381112500A0270000	Non-Benefited Property	\$ -	\$ -
381112500A0280000	1	\$ 19,978.52	\$ 1,631.85
381112500A0290000	1	\$ 19,978.52	\$ 1,631.85
381112500A0300000	1	\$ 19,978.52	\$ 1,631.85
381112500A0310000	1	\$ 19,978.52	\$ 1,631.85
381112500A0320000	1	\$ 19,978.52	\$ 1,631.85
381112500A0330000	1	\$ 19,978.52	\$ 1,631.85
381112500A0340000	1	\$ 19,978.52	\$ 1,631.85
381112500A0350000	Non-Benefited Property	\$ -	\$ -

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500A0360000	1	\$ 19,978.52	\$ 1,631.85
381112500A0370000	1	\$ 19,978.52	\$ 1,631.85
381112500A0380000	1	\$ 19,978.52	\$ 1,631.85
381112500A0390000	1	\$ 19,978.52	\$ 1,631.85
381112500A0400000	1	\$ 19,978.52	\$ 1,631.85
381112500A0410000	1	\$ 19,978.52	\$ 1,631.85
381112500A0420000	1	\$ 19,978.52	\$ 1,631.85
381112500A0430000	1	\$ 19,978.52	\$ 1,631.85
381112500A0440000	1	\$ 19,978.52	\$ 1,631.85
381112500A0450000	1	\$ 19,978.52	\$ 1,631.85
381112500A0460000	1	\$ 19,978.52	\$ 1,631.85
381112500A0470000	1	\$ 19,978.52	\$ 1,631.85
381112500A0480000	1	\$ 19,978.52	\$ 1,631.85
381112500A0490000	1	\$ 19,978.52	\$ 1,631.85
381112500A0500000	1	\$ 19,978.52	\$ 1,631.85
381112500A0510000	1	\$ 19,978.52	\$ 1,631.85
381112500A0520000	1	\$ 19,978.52	\$ 1,631.85
381112500A0530000	1	\$ 19,978.52	\$ 1,631.85
381112500A0540000	Non-Benefited Property	\$ -	\$ -
381112500A0550000	Non-Benefited Property	\$ -	\$ -
381112500A0560000	Non-Benefited Property	\$ -	\$ -
381112500A0570000	1	\$ 19,978.52	\$ 1,631.85
381112500A0580000	1	\$ 19,978.52	\$ 1,631.85
381112500A0590000	1	\$ 19,978.52	\$ 1,631.85
381112500A0600000	1	\$ 19,978.52	\$ 1,631.85
381112500A0610000	1	\$ 19,978.52	\$ 1,631.85
381112500A0620000	1	\$ 19,978.52	\$ 1,631.85
381112500A0630000	1	\$ 19,978.52	\$ 1,631.85
381112500A0640000	1	\$ 19,978.52	\$ 1,631.85
381112500A0650000	1	\$ 19,978.52	\$ 1,631.85
381112500A0660000	1	\$ 19,978.52	\$ 1,631.85
381112500A0670000	1	\$ 19,978.52	\$ 1,631.85
381112500A0680000	1	\$ 19,978.52	\$ 1,631.85
381112500A0690000	1	\$ 19,978.52	\$ 1,631.85
381112500A0700000	1	\$ 19,978.52	\$ 1,631.85
381112500A0710000	Non-Benefited Property	\$ -	\$ -
381112500A0720000	Non-Benefited Property	\$ -	\$ -
381112500B0010000	Non-Benefited Property	\$ -	\$ -
381112500B0020000	1	\$ 19,978.52	\$ 1,631.85
381112500B0030000	1	\$ 19,978.52	\$ 1,631.85

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500B0040000	1	\$ 19,978.52	\$ 1,631.85
381112500B0050000	1	\$ 19,978.52	\$ 1,631.85
381112500B0060000	1	\$ 19,978.52	\$ 1,631.85
381112500B0070000	1	\$ 19,978.52	\$ 1,631.85
381112500B0080000	1	\$ 19,978.52	\$ 1,631.85
381112500B0090000	1	\$ 19,978.52	\$ 1,631.85
381112500B0100000	1	\$ 19,978.52	\$ 1,631.85
381112500B0110000	1	\$ 19,978.52	\$ 1,631.85
381112500B0120000	1	\$ 19,978.52	\$ 1,631.85
381112500B0130000	1	\$ 19,978.52	\$ 1,631.85
381112500B0140000	1	\$ 19,978.52	\$ 1,631.85
381112500B0150000	1	\$ 19,978.52	\$ 1,631.85
381112500B0160000	1	\$ 19,978.52	\$ 1,631.85
381112500B0170000	1	\$ 19,978.52	\$ 1,631.85
381112500B0180000	1	\$ 19,978.52	\$ 1,631.85
381112500B0190000	1	\$ 19,978.52	\$ 1,631.85
381112500B0200000	1	\$ 19,978.52	\$ 1,631.85
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381112500B0220000	1	\$ 19,978.52	\$ 1,631.85
381112500B0230000	1	\$ 19,978.52	\$ 1,631.85
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381112500B0280000	1	\$ 19,978.52	\$ 1,631.85
381112500B0290000	1	\$ 19,978.52	\$ 1,631.85
381112500B0300000	1	\$ 19,978.52	\$ 1,631.85
381112500B0310000	1	\$ 19,978.52	\$ 1,631.85
381112500B0320000	1	\$ 19,978.52	\$ 1,631.85
381112500B0330000	1	\$ 19,978.52	\$ 1,631.85
381112500B0340000	1	\$ 19,978.52	\$ 1,631.85
381112500B0350000	1	\$ 19,978.52	\$ 1,631.85
381112500B0360000	1	\$ 19,978.52	\$ 1,631.85
381112500B0370000	1	\$ 19,978.52	\$ 1,631.85
381112500B0380000	1	\$ 19,978.52	\$ 1,631.85
381112500B0390000	1	\$ 19,978.52	\$ 1,631.85
381112500B0400000	1	\$ 19,978.52	\$ 1,631.85
381112500B0410000	1	\$ 19,978.52	\$ 1,631.85
381112500B0420000	1	\$ 19,978.52	\$ 1,631.85
381112500B0430000	Non-Benefited Property	\$ -	\$ -

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500B0440000	3	\$ 24,519.10	\$ 2,033.65
381112500B0450000	3	\$ 24,519.10	\$ 2,033.65
381112500B0460000	3	\$ 24,519.10	\$ 2,033.65
381112500B0470000	3	\$ 24,519.10	\$ 2,033.65
381112500B0480000	3	\$ 24,519.10	\$ 2,033.65
381112500B0490000	3	\$ 24,519.10	\$ 2,033.65
381112500B0500000	3	\$ 24,519.10	\$ 2,033.65
381112500B0510000	3	\$ 24,519.10	\$ 2,033.65
381112500B0520000	Non-Benefited Property	\$ -	\$ -
381112500B0530000	1	\$ 19,978.52	\$ 1,631.85
381112500B0540000	1	\$ 19,978.52	\$ 1,631.85
381112500B0550000	1	\$ 19,978.52	\$ 1,631.85
381112500B0560000	1	\$ 19,978.52	\$ 1,631.85
381112500B0570000	1	\$ 19,978.52	\$ 1,631.85
381112500B0580000	1	\$ 19,978.52	\$ 1,631.85
381112500B0590000	1	\$ 19,978.52	\$ 1,631.85
381112500B0600000	4	\$ 26,335.33	\$ 2,194.37
381112500B0610000	4	\$ 26,335.33	\$ 2,194.37
381112500B0620000	4	\$ 26,335.33	\$ 2,194.37
381112500B0630000	4	\$ 26,335.33	\$ 2,194.37
381112500B0640000	4	\$ 26,335.33	\$ 2,194.37
381112500B0650000	4	\$ 26,335.33	\$ 2,194.37
381112500B0660000	4	\$ 26,335.33	\$ 2,194.37
381112500B0670000	4	\$ 26,335.33	\$ 2,194.37
381112500B0680000	4	\$ 26,335.33	\$ 2,194.37
381112500B0690000	4	\$ 26,335.33	\$ 2,194.37
381112500B0700000	4	\$ 26,335.33	\$ 2,194.37
381112500B0710000	4	\$ 26,335.33	\$ 2,194.37
381112500B0720000	4	\$ 26,335.33	\$ 2,194.37
381112500B0730000	4	\$ 26,335.33	\$ 2,194.37
381112500B0740000	4	\$ 26,335.33	\$ 2,194.37
381112500B0750000	4	\$ 26,335.33	\$ 2,194.37
381112500C0010000	4	\$ 26,335.33	\$ 2,194.37
381112500C0020000	4	\$ 26,335.33	\$ 2,194.37
381112500C0030000	4	\$ 26,335.33	\$ 2,194.37
381112500C0040000	4	\$ 26,335.33	\$ 2,194.37
381112500C0050000	4	\$ 26,335.33	\$ 2,194.37
381112500C0060000	4	\$ 26,335.33	\$ 2,194.37
381112500C0070000	4	\$ 26,335.33	\$ 2,194.37
381112500C0080000	4	\$ 26,335.33	\$ 2,194.37

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500C0090000	4	\$ 26,335.33	\$ 2,194.37
381112500C0100000	4	\$ 26,335.33	\$ 2,194.37
381112500C0110000	4	\$ 26,335.33	\$ 2,194.37
381112500C0120000	4	\$ 26,335.33	\$ 2,194.37
381112500C0130000	4	\$ 26,335.33	\$ 2,194.37
381112500C0140000	4	\$ 26,335.33	\$ 2,194.37
381112500C0150000	Non-Benefited Property	\$ -	\$ -
381112500C0160000	3	\$ 24,519.10	\$ 2,033.65
381112500C0170000	3	\$ 24,519.10	\$ 2,033.65
381112500C0180000	3	\$ 24,519.10	\$ 2,033.65
381112500D0010000	Non-Benefited Property	\$ -	\$ -
381112500D0020000	1	\$ 19,978.52	\$ 1,631.85
381112500D0030000	1	\$ 19,978.52	\$ 1,631.85
381112500D0040000	1	\$ 19,978.52	\$ 1,631.85
381112500D0050000	1	\$ 19,978.52	\$ 1,631.85
381112500D0060000	1	\$ 19,978.52	\$ 1,631.85
381112500D0070000	1	\$ 19,978.52	\$ 1,631.85
381112500D0080000	1	\$ 19,978.52	\$ 1,631.85
381112500D0090000	1	\$ 19,978.52	\$ 1,631.85
381112500D0100000	1	\$ 19,978.52	\$ 1,631.85
381112500D0110000	1	\$ 19,978.52	\$ 1,631.85
381112500D0120000	1	\$ 19,978.52	\$ 1,631.85
381112500D0130000	1	\$ 19,978.52	\$ 1,631.85
381112500D0140000	1	\$ 19,978.52	\$ 1,631.85
381112500D0150000	Non-Benefited Property	\$ -	\$ -
381112500D0160000	Non-Benefited Property	\$ -	\$ -
381112500E0010000	3	\$ 24,519.10	\$ 1,989.63
381112500E0020000	3	\$ 24,519.10	\$ 1,989.63
381112500E0030000	3	\$ 24,519.10	\$ 1,989.63
381112500E0040000	3	\$ 24,519.10	\$ 1,989.63
381112500E0050000	3	\$ 24,519.10	\$ 1,989.63
381112500E0060000	3	\$ 24,519.10	\$ 1,989.63
381112500E0070000	3	\$ 24,519.10	\$ 1,989.63
381112500E0080000	3	\$ 24,519.10	\$ 1,989.63
381112500E0090000	Non-Benefited Property	\$ -	\$ -
381112500F0010000	Non-Benefited Property	\$ -	\$ -
381112500F0020000	3	\$ 24,519.10	\$ 1,989.63
381112500F0030000	3	\$ 24,519.10	\$ 1,989.63
381112500F0040000	3	\$ 24,519.10	\$ 1,989.63
381112500F0050000	3	\$ 24,519.10	\$ 1,989.63

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500F0060000	3	\$ 24,519.10	\$ 1,989.63
381112500F0070000	3	\$ 24,519.10	\$ 1,989.63
381112500F0080000	3	\$ 24,519.10	\$ 1,989.63
381112500F0090000	3	\$ 24,519.10	\$ 1,989.63
381112500F0100000	3	\$ 24,519.10	\$ 1,989.63
381112500F0110000	3	\$ 24,519.10	\$ 1,989.63
381112500F0120000	3	\$ 24,519.10	\$ 1,989.63
381112500F0130000	3	\$ 24,519.10	\$ 1,989.63
381112500F0140000	3	\$ 24,519.10	\$ 1,989.63
381112500F0150000	3	\$ 24,519.10	\$ 1,989.63
381112500F0160000	3	\$ 24,519.10	\$ 1,989.63
381112500F0170000	3	\$ 24,519.10	\$ 1,989.63
381112500G0010000	Non-Benefited Property	\$ -	\$ -
381112500G0020000	Non-Benefited Property	\$ -	\$ -
381112500G0030000	2	\$ 21,794.75	\$ 1,748.56
381112500G0040000	2	\$ 21,794.75	\$ 1,748.56
381112500G0050000	2	\$ 21,794.75	\$ 1,748.56
381112500G0060000	2	\$ 21,794.75	\$ 1,748.56
381112500G0070000	2	\$ 21,794.75	\$ 1,748.56
381112500G0080000	2	\$ 21,794.75	\$ 1,748.56
381112500G0090000	2	\$ 21,794.75	\$ 1,748.56
381112500G0100000	2	\$ 21,794.75	\$ 1,748.56
381112500G0110000	2	\$ 21,794.75	\$ 1,748.56
381112500G0120000	2	\$ 21,794.75	\$ 1,748.56
381112500G0130000	2	\$ 21,794.75	\$ 1,748.56
381112500G0140000	2	\$ 21,794.75	\$ 1,748.56
381112500G0150000	2	\$ 21,794.75	\$ 1,748.56
381112500G0160000	2	\$ 21,794.75	\$ 1,748.56
381112500G0170000	2	\$ 21,794.75	\$ 1,748.56
381112500G0180000	2	\$ 21,794.75	\$ 1,748.56
381112500G0190000	2	\$ 21,794.75	\$ 1,748.56
381112500G0200000	2	\$ 21,794.75	\$ 1,748.56
381112500G0210000	2	\$ 21,794.75	\$ 1,748.56
381112500G0220000	2	\$ 21,794.75	\$ 1,748.56
381112500G0230000	2	\$ 21,794.75	\$ 1,748.56
381112500G0240000	2	\$ 21,794.75	\$ 1,748.56
381112500G0250000	2	\$ 21,794.75	\$ 1,748.56
381112500G0260000	2	\$ 21,794.75	\$ 1,748.56
381112500H0010000	2	\$ 21,794.75	\$ 1,748.56
381112500H0020000	2	\$ 21,794.75	\$ 1,748.56

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500H0030000	2	\$ 21,794.75	\$ 1,748.56
381112500H0040000	2	\$ 21,794.75	\$ 1,748.56
381112500H0050000	2	\$ 21,794.75	\$ 1,748.56
381112500H0060000	2	\$ 21,794.75	\$ 1,748.56
381112500H0070000	2	\$ 21,794.75	\$ 1,748.56
381112500H0080000	2	\$ 21,794.75	\$ 1,748.56
381112500H0090000	2	\$ 21,794.75	\$ 1,748.56
381112500H0100000	Non-Benefited Property	\$ -	\$ -
381112500I0010000	Non-Benefited Property	\$ -	\$ -
381112500I0020000	2	\$ 21,794.75	\$ 1,748.56
381112500I0030000	2	\$ 21,794.75	\$ 1,748.56
381112500I0040000	2	\$ 21,794.75	\$ 1,748.56
381112500I0050000	2	\$ 21,794.75	\$ 1,748.56
381112500I0060000	2	\$ 21,794.75	\$ 1,748.56
381112500I0070000	Non-Benefited Property	\$ -	\$ -
381112500I0080000	2	\$ 21,794.75	\$ 1,748.56
381112500I0090000	2	\$ 21,794.75	\$ 1,748.56
381112500I0100000	2	\$ 21,794.75	\$ 1,748.56
381112500I0110000	2	\$ 21,794.75	\$ 1,748.56
381112500I0120000	2	\$ 21,794.75	\$ 1,748.56
381112500I0130000	2	\$ 21,794.75	\$ 1,748.56
381112500I0140000	2	\$ 21,794.75	\$ 1,748.56
381112500I0150000	2	\$ 21,794.75	\$ 1,748.56
381112500I0160000	2	\$ 21,794.75	\$ 1,748.56
381112500I0170000	2	\$ 21,794.75	\$ 1,748.56
381112500I0180000	Non-Benefited Property	\$ -	\$ -
381112500J0010000	Non-Benefited Property	\$ -	\$ -
381112500J0020000	2	\$ 21,794.75	\$ 1,748.56
381112500J0030000	2	\$ 21,794.75	\$ 1,748.56
381112500J0040000	2	\$ 21,794.75	\$ 1,748.56
381112500J0050000	2	\$ 21,794.75	\$ 1,748.56
381112500J0060000	Non-Benefited Property	\$ -	\$ -
381112500J0070000	Non-Benefited Property	\$ -	\$ -
381112500J0080000	2	\$ 21,794.75	\$ 1,748.56
381112500J0090000	2	\$ 21,794.75	\$ 1,748.56
381112500J0100000	2	\$ 21,794.75	\$ 1,748.56
381112500J0110000	2	\$ 21,794.75	\$ 1,748.56
381112500J0120000	2	\$ 21,794.75	\$ 1,748.56
381112500J0130000	Non-Benefited Property	\$ -	\$ -
381112500K0010000	Non-Benefited Property	\$ -	\$ -

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500K0020000	1	\$ 19,978.52	\$ 1,587.84
381112500K0030000	1	\$ 19,978.52	\$ 1,587.84
381112500K0040000	1	\$ 19,978.52	\$ 1,587.84
381112500K0050000	1	\$ 19,978.52	\$ 1,587.84
381112500K0060000	1	\$ 19,978.52	\$ 1,587.84
381112500K0070000	1	\$ 19,978.52	\$ 1,587.84
381112500K0080000	1	\$ 19,978.52	\$ 1,587.84
381112500K0090000	1	\$ 19,978.52	\$ 1,587.84
381112500K0100000	1	\$ 19,978.52	\$ 1,587.84
381112500K0110000	1	\$ 19,978.52	\$ 1,587.84
381112500K0120000	1	\$ 19,978.52	\$ 1,587.84
381112500K0130000	1	\$ 19,978.52	\$ 1,587.84
381112500K0140000	1	\$ 19,978.52	\$ 1,587.84
381112500K0150000	1	\$ 19,978.52	\$ 1,587.84
381112500K0160000	Non-Benefited Property	\$ -	\$ -
381112500K0170000	Non-Benefited Property	\$ -	\$ -
381112500L0010000	1	\$ 19,978.52	\$ 1,587.84
381112500L0020000	1	\$ 19,978.52	\$ 1,587.84
381112500L0030000	1	\$ 19,978.52	\$ 1,587.84
381112500L0040000	1	\$ 19,978.52	\$ 1,587.84
381112500L0050000	1	\$ 19,978.52	\$ 1,587.84
381112500L0060000	1	\$ 19,978.52	\$ 1,587.84
381112500L0070000	1	\$ 19,978.52	\$ 1,587.84
381112500L0080000	1	\$ 19,978.52	\$ 1,587.84
381112500L0090000	1	\$ 19,978.52	\$ 1,587.84
381112500L0100000	1	\$ 19,978.52	\$ 1,587.84
381112500L0110000	1	\$ 19,978.52	\$ 1,587.84
381112500L0120000	1	\$ 19,978.52	\$ 1,587.84
381112500L0130000	1	\$ 19,978.52	\$ 1,587.84
381112500L0140000	1	\$ 19,978.52	\$ 1,587.84
381112500L0150000	1	\$ 19,978.52	\$ 1,587.84
381112500L0160000	1	\$ 19,978.52	\$ 1,587.84
381112500L0170000	1	\$ 19,978.52	\$ 1,587.84
381112500L0180000	Non-Benefited Property	\$ -	\$ -
381112500L0190000	Non-Benefited Property	\$ -	\$ -
381112500L0200000	1	\$ 19,978.52	\$ 1,587.84
381112500L0210000	1	\$ 19,978.52	\$ 1,587.84
381112500L0220000	1	\$ 19,978.52	\$ 1,587.84
381112500L0230000	1	\$ 19,978.52	\$ 1,587.84
381112500L0240000	1	\$ 19,978.52	\$ 1,587.84

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500L0250000	1	\$ 19,978.52	\$ 1,587.84
381112500L0260000	1	\$ 19,978.52	\$ 1,587.84
381112500L0270000	1	\$ 19,978.52	\$ 1,587.84
381112500L0280000	1	\$ 19,978.52	\$ 1,587.84
381112500L0290000	1	\$ 19,978.52	\$ 1,587.84
381112500L0300000	1	\$ 19,978.52	\$ 1,587.84
381112500L0310000	1	\$ 19,978.52	\$ 1,587.84
381112500L0320000	1	\$ 19,978.52	\$ 1,587.84
381112500L0330000	1	\$ 19,978.52	\$ 1,587.84
381112500L0340000	1	\$ 19,978.52	\$ 1,587.84
381112500L0350000	1	\$ 19,978.52	\$ 1,587.84
381112500L0360000	1	\$ 19,978.52	\$ 1,587.84
381112500L0370000	1	\$ 19,978.52	\$ 1,587.84
381112500L0380000	1	\$ 19,978.52	\$ 1,587.84
381112500L0390000	1	\$ 19,978.52	\$ 1,587.84
381112500M0010000	Non-Benefited Property	\$ -	\$ -
381112500M0020000	1	\$ 19,978.52	\$ 1,587.84
381112500M0030000	1	\$ 19,978.52	\$ 1,587.84
381112500M0040000	1	\$ 19,978.52	\$ 1,587.84
381112500M0050000	1	\$ 19,978.52	\$ 1,587.84
381112500M0060000	1	\$ 19,978.52	\$ 1,587.84
381112500M0070000	1	\$ 19,978.52	\$ 1,587.84
381112500M0080000	1	\$ 19,978.52	\$ 1,587.84
381112500M0090000	1	\$ 19,978.52	\$ 1,587.84
381112500M0100000	1	\$ 19,978.52	\$ 1,587.84
381112500M0110000	1	\$ 19,978.52	\$ 1,587.84
381112500M0120000	1	\$ 19,978.52	\$ 1,587.84
381112500M0130000	1	\$ 19,978.52	\$ 1,587.84
381112500M0140000	1	\$ 19,978.52	\$ 1,587.84
381112500M0150000	1	\$ 19,978.52	\$ 1,587.84
381112500M0160000	1	\$ 19,978.52	\$ 1,587.84
381112500M0170000	1	\$ 19,978.52	\$ 1,587.84
381112500M0180000	1	\$ 19,978.52	\$ 1,587.84
381112500M0190000	1	\$ 19,978.52	\$ 1,587.84
381112500M0200000	1	\$ 19,978.52	\$ 1,587.84
381112500M0210000	Non-Benefited Property	\$ -	\$ -
381112500M0220000	1	\$ 19,978.52	\$ 1,587.84
381112500M0230000	1	\$ 19,978.52	\$ 1,587.84
381112500M0240000	1	\$ 19,978.52	\$ 1,587.84
381112500M0250000	1	\$ 19,978.52	\$ 1,587.84

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/23 ^{[a],[b],[c]}
381112500M0260000	1	\$ 19,978.52	\$ 1,587.84
381112500M0270000	1	\$ 19,978.52	\$ 1,587.84
381112500M0280000	1	\$ 19,978.52	\$ 1,587.84
381112500M0290000	1	\$ 19,978.52	\$ 1,587.84
381112500M0300000	1	\$ 19,978.52	\$ 1,587.84
381112500M0310000	1	\$ 19,978.52	\$ 1,587.84
381112500M0320000	1	\$ 19,978.52	\$ 1,587.84
381112500M0330000	1	\$ 19,978.52	\$ 1,587.84
381112500M0340000	1	\$ 19,978.52	\$ 1,587.84
381112500M0350000	1	\$ 19,978.52	\$ 1,587.84
381112500M0360000	1	\$ 19,978.52	\$ 1,587.84
381112500M0370000	1	\$ 19,978.52	\$ 1,587.84
381112500M0380000	1	\$ 19,978.52	\$ 1,587.84
381112500M0390000	1	\$ 19,978.52	\$ 1,587.84
381112500M0400000	1	\$ 19,978.52	\$ 1,587.84
381112500M0410000	1	\$ 19,978.52	\$ 1,587.84
381112500M0420000	Non-Benefited Property	\$ -	\$ -
381112500M0430000	Non-Benefited Property	\$ -	\$ -
381112500M0440000	Non-Benefited Property	\$ -	\$ -
381620000A0010000	General Retail - Tract 1A	\$ 548,576.75	\$ 46,374.80
382275300A0010000	General Retail - Tract 2B	\$ 181,770.64	\$ 8,873.81
Total		\$ 9,895,000.00	\$ 803,486.29

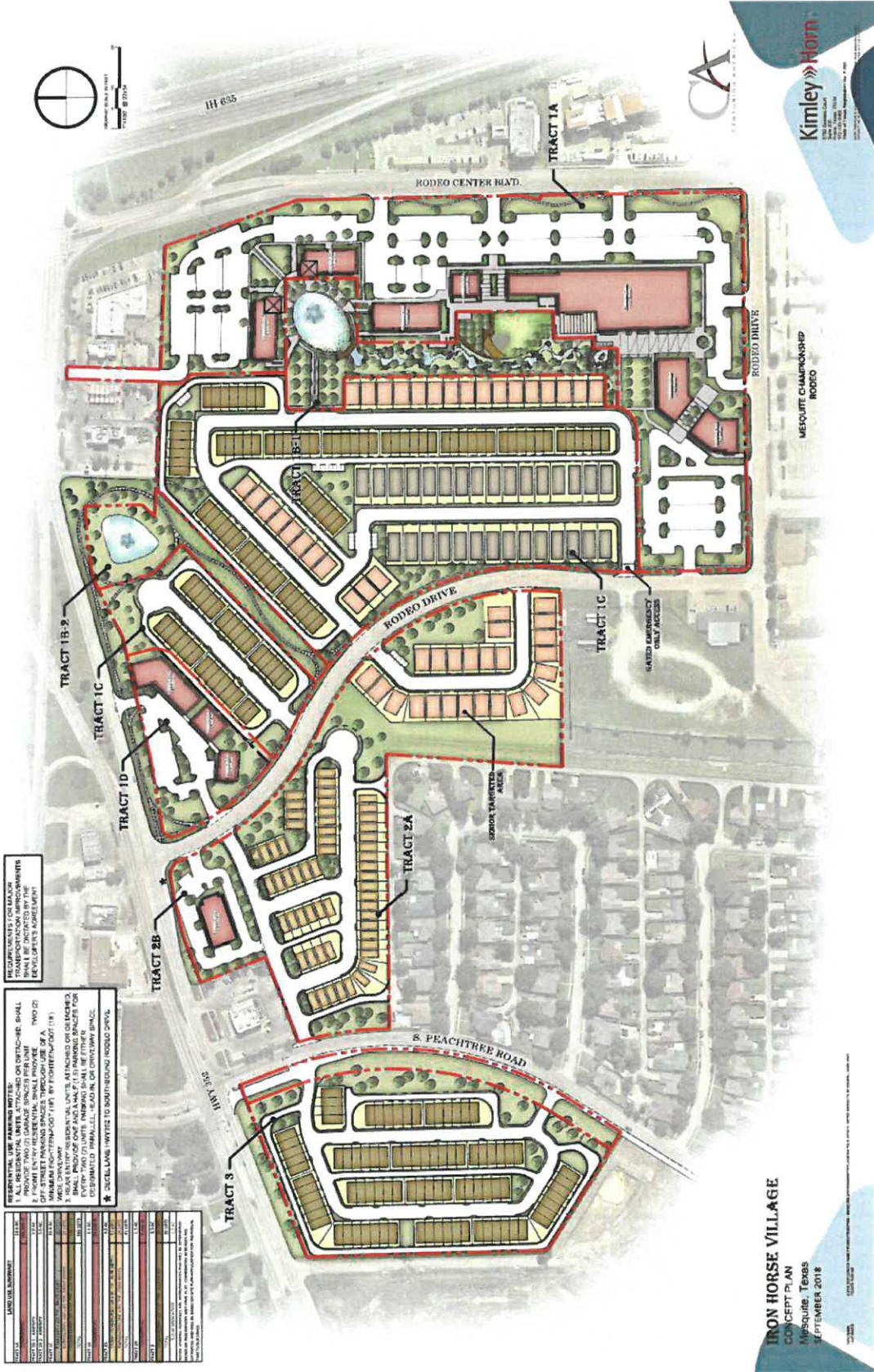
Notes:

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

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

[c] The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023.

EXHIBIT B – LOT TYPE CLASSIFICATION MAP



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

FOR INFORMATION PURPOSES, THE FOLLOWING NOTES SHALL APPLY TO THE LOT TYPE CLASSIFICATION MAP. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

TRACT	LOT TYPE	CLASSIFICATION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
TRACT 9	Single-Family Detached	Single-Family Detached	12,500	100%
	Single-Family Attached	Single-Family Attached	0	0%
	Multi-Family	Multi-Family	0	0%
	Commercial	Commercial	0	0%
	Industrial	Industrial	0	0%
	Public	Public	0	0%
	Other	Other	0	0%
	Unimproved	Unimproved	0	0%
	Water	Water	0	0%
	Total		12,500	100%
TRACT 10	Single-Family Detached	Single-Family Detached	15,000	100%
	Single-Family Attached	Single-Family Attached	0	0%
	Multi-Family	Multi-Family	0	0%
	Commercial	Commercial	0	0%
	Industrial	Industrial	0	0%
	Public	Public	0	0%
	Other	Other	0	0%
	Unimproved	Unimproved	0	0%
	Water	Water	0	0%
	Total		15,000	100%

IRON HORSE VILLAGE
 CONCEPT PLAN
 Mesquite, Texas
 SEPTEMBER 2018

Kimley-Horn
 1000 West 12th Street
 Fort Worth, Texas 76104
 Tel: 817.335.7000
 Fax: 817.335.7001
 www.kimley-horn.com

EXHIBIT C – DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

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

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

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

EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4
- General Retail – Tract 1A
- General Retail – Tract 1D
- General Retail – Tract 2B

[Remainder of page intentionally left blank.]

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$19,978.52

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 *Iron Horse 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 the 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 the City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ^{[a],[b]}
2023	\$ 333.14	\$ 1,161.38	\$ 173.47	\$ 99.89	\$ 1,767.89
2024	\$ 343.24	\$ 1,144.73	\$ 176.94	\$ 98.23	\$ 1,763.14
2025	\$ 363.43	\$ 1,127.57	\$ 180.48	\$ 96.51	\$ 1,767.99
2026	\$ 383.62	\$ 1,108.48	\$ 184.09	\$ 94.69	\$ 1,770.89
2027	\$ 403.81	\$ 1,088.34	\$ 187.77	\$ 92.78	\$ 1,772.70
2028	\$ 424.00	\$ 1,067.14	\$ 191.53	\$ 90.76	\$ 1,773.43
2029	\$ 444.19	\$ 1,044.88	\$ 195.36	\$ 88.64	\$ 1,773.07
2030	\$ 474.48	\$ 1,021.56	\$ 199.27	\$ 86.42	\$ 1,781.72
2031	\$ 494.67	\$ 994.28	\$ 203.25	\$ 84.04	\$ 1,776.25
2032	\$ 524.95	\$ 965.84	\$ 207.32	\$ 81.57	\$ 1,779.68
2033	\$ 555.24	\$ 935.65	\$ 211.46	\$ 78.94	\$ 1,781.30
2034	\$ 595.62	\$ 903.73	\$ 215.69	\$ 76.17	\$ 1,791.21
2035	\$ 625.91	\$ 869.48	\$ 220.01	\$ 73.19	\$ 1,788.58
2036	\$ 666.29	\$ 833.49	\$ 224.41	\$ 70.06	\$ 1,794.25
2037	\$ 696.57	\$ 795.18	\$ 228.89	\$ 66.73	\$ 1,787.38
2038	\$ 747.05	\$ 755.13	\$ 233.47	\$ 63.25	\$ 1,798.89
2039	\$ 787.43	\$ 712.17	\$ 238.14	\$ 59.51	\$ 1,797.25
2040	\$ 827.81	\$ 666.89	\$ 242.91	\$ 55.57	\$ 1,793.18
2041	\$ 888.38	\$ 617.22	\$ 247.76	\$ 51.44	\$ 1,804.81
2042	\$ 938.86	\$ 563.92	\$ 252.72	\$ 46.99	\$ 1,802.49
2043	\$ 999.43	\$ 507.59	\$ 257.77	\$ 42.30	\$ 1,807.09
2044	\$ 1,060.00	\$ 447.62	\$ 262.93	\$ 37.30	\$ 1,807.86
2045	\$ 1,120.57	\$ 384.02	\$ 268.19	\$ 32.00	\$ 1,804.79
2046	\$ 1,201.34	\$ 316.79	\$ 273.55	\$ 26.40	\$ 1,818.08
2047	\$ 1,272.00	\$ 244.71	\$ 279.02	\$ 20.39	\$ 1,816.13
2048	\$ 1,352.77	\$ 168.39	\$ 284.60	\$ 14.03	\$ 1,819.79
2049	\$ 1,453.72	\$ 87.22	\$ 290.29	\$ 7.27	\$ 1,838.50
Total	\$ 19,978.52	\$ 20,533.43	\$ 6,131.31	\$ 1,735.07	\$ 48,378.34

Notes:

[a] 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.

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$21,794.75

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 *Iron Horse 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 the 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 the City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ^{[a],[b]}
2023	\$ 363.43	\$ 1,266.96	\$ 189.24	\$ 108.97	\$ 1,928.61
2024	\$ 374.44	\$ 1,248.79	\$ 193.03	\$ 107.16	\$ 1,923.42
2025	\$ 396.47	\$ 1,230.07	\$ 196.89	\$ 105.28	\$ 1,928.71
2026	\$ 418.49	\$ 1,209.26	\$ 200.83	\$ 103.30	\$ 1,931.88
2027	\$ 440.52	\$ 1,187.29	\$ 204.84	\$ 101.21	\$ 1,933.86
2028	\$ 462.55	\$ 1,164.16	\$ 208.94	\$ 99.01	\$ 1,934.65
2029	\$ 484.57	\$ 1,139.87	\$ 213.12	\$ 96.69	\$ 1,934.26
2030	\$ 517.61	\$ 1,114.43	\$ 217.38	\$ 94.27	\$ 1,943.70
2031	\$ 539.64	\$ 1,084.67	\$ 221.73	\$ 91.68	\$ 1,937.72
2032	\$ 572.68	\$ 1,053.64	\$ 226.16	\$ 88.99	\$ 1,941.47
2033	\$ 605.72	\$ 1,020.71	\$ 230.69	\$ 86.12	\$ 1,943.24
2034	\$ 649.77	\$ 985.88	\$ 235.30	\$ 83.09	\$ 1,954.05
2035	\$ 682.81	\$ 948.52	\$ 240.01	\$ 79.84	\$ 1,951.18
2036	\$ 726.86	\$ 909.26	\$ 244.81	\$ 76.43	\$ 1,957.36
2037	\$ 759.90	\$ 867.47	\$ 249.70	\$ 72.80	\$ 1,949.86
2038	\$ 814.96	\$ 823.77	\$ 254.70	\$ 69.00	\$ 1,962.43
2039	\$ 859.01	\$ 776.91	\$ 259.79	\$ 64.92	\$ 1,960.64
2040	\$ 903.07	\$ 727.52	\$ 264.99	\$ 60.63	\$ 1,956.20
2041	\$ 969.15	\$ 673.34	\$ 270.29	\$ 56.11	\$ 1,968.88
2042	\$ 1,024.21	\$ 615.19	\$ 275.69	\$ 51.27	\$ 1,966.36
2043	\$ 1,090.29	\$ 553.73	\$ 281.21	\$ 46.14	\$ 1,971.37
2044	\$ 1,156.37	\$ 488.32	\$ 286.83	\$ 40.69	\$ 1,972.21
2045	\$ 1,222.44	\$ 418.94	\$ 292.57	\$ 34.91	\$ 1,968.86
2046	\$ 1,310.55	\$ 345.59	\$ 298.42	\$ 28.80	\$ 1,983.35
2047	\$ 1,387.64	\$ 266.96	\$ 304.39	\$ 22.25	\$ 1,981.23
2048	\$ 1,475.74	\$ 183.70	\$ 310.47	\$ 15.31	\$ 1,985.22
2049	\$ 1,585.87	\$ 95.15	\$ 316.68	\$ 7.93	\$ 2,005.64
Total	\$ 21,794.75	\$ 22,400.11	\$ 6,688.70	\$ 1,892.81	\$ 52,776.37

Notes:

[a] 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.

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$24,519.10

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 *Iron Horse 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 the 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 the City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ^{[a],[b]}
2023	\$ 408.86	\$ 1,425.34	\$ 212.90	\$ 122.60	\$ 2,169.69
2024	\$ 421.25	\$ 1,404.89	\$ 217.16	\$ 120.55	\$ 2,163.85
2025	\$ 446.03	\$ 1,383.83	\$ 221.50	\$ 118.44	\$ 2,169.80
2026	\$ 470.81	\$ 1,360.41	\$ 225.93	\$ 116.21	\$ 2,173.37
2027	\$ 495.59	\$ 1,335.70	\$ 230.45	\$ 113.86	\$ 2,175.59
2028	\$ 520.36	\$ 1,309.68	\$ 235.06	\$ 111.38	\$ 2,176.48
2029	\$ 545.14	\$ 1,282.36	\$ 239.76	\$ 108.78	\$ 2,176.04
2030	\$ 582.31	\$ 1,253.74	\$ 244.55	\$ 106.06	\$ 2,186.66
2031	\$ 607.09	\$ 1,220.26	\$ 249.45	\$ 103.14	\$ 2,179.94
2032	\$ 644.26	\$ 1,185.35	\$ 254.43	\$ 100.11	\$ 2,184.15
2033	\$ 681.43	\$ 1,148.30	\$ 259.52	\$ 96.89	\$ 2,186.14
2034	\$ 730.99	\$ 1,109.12	\$ 264.71	\$ 93.48	\$ 2,198.30
2035	\$ 768.16	\$ 1,067.09	\$ 270.01	\$ 89.82	\$ 2,195.08
2036	\$ 817.72	\$ 1,022.92	\$ 275.41	\$ 85.98	\$ 2,202.03
2037	\$ 854.89	\$ 975.90	\$ 280.92	\$ 81.90	\$ 2,193.60
2038	\$ 916.83	\$ 926.75	\$ 286.53	\$ 77.62	\$ 2,207.73
2039	\$ 966.39	\$ 874.03	\$ 292.27	\$ 73.04	\$ 2,205.72
2040	\$ 1,015.95	\$ 818.46	\$ 298.11	\$ 68.20	\$ 2,200.73
2041	\$ 1,090.29	\$ 757.50	\$ 304.07	\$ 63.13	\$ 2,214.99
2042	\$ 1,152.24	\$ 692.09	\$ 310.15	\$ 57.67	\$ 2,212.15
2043	\$ 1,226.57	\$ 622.95	\$ 316.36	\$ 51.91	\$ 2,217.80
2044	\$ 1,300.91	\$ 549.36	\$ 322.68	\$ 45.78	\$ 2,218.73
2045	\$ 1,375.25	\$ 471.30	\$ 329.14	\$ 39.28	\$ 2,214.97
2046	\$ 1,474.37	\$ 388.79	\$ 335.72	\$ 32.40	\$ 2,231.27
2047	\$ 1,561.09	\$ 300.32	\$ 342.44	\$ 25.03	\$ 2,228.88
2048	\$ 1,660.21	\$ 206.66	\$ 349.28	\$ 17.22	\$ 2,233.38
2049	\$ 1,784.11	\$ 107.05	\$ 356.27	\$ 8.92	\$ 2,256.34
Total	\$ 24,519.10	\$ 25,200.12	\$ 7,524.79	\$ 2,129.41	\$ 59,373.42

Notes:

[a] 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.

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$26,335.33

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 *Iron Horse 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 the 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 the City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - LOT TYPE 4

Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ^{[a],[b]}
2023	\$ 439.14	\$ 1,530.92	\$ 228.67	\$ 131.68	\$ 2,330.41
2024	\$ 452.45	\$ 1,508.96	\$ 233.24	\$ 129.48	\$ 2,324.13
2025	\$ 479.07	\$ 1,486.34	\$ 237.91	\$ 127.22	\$ 2,330.53
2026	\$ 505.68	\$ 1,461.18	\$ 242.67	\$ 124.82	\$ 2,334.36
2027	\$ 532.30	\$ 1,434.64	\$ 247.52	\$ 122.29	\$ 2,336.75
2028	\$ 558.91	\$ 1,406.69	\$ 252.47	\$ 119.63	\$ 2,337.70
2029	\$ 585.53	\$ 1,377.35	\$ 257.52	\$ 116.84	\$ 2,337.23
2030	\$ 625.45	\$ 1,346.61	\$ 262.67	\$ 113.91	\$ 2,348.64
2031	\$ 652.06	\$ 1,310.64	\$ 267.92	\$ 110.78	\$ 2,341.41
2032	\$ 691.98	\$ 1,273.15	\$ 273.28	\$ 107.52	\$ 2,345.94
2033	\$ 731.91	\$ 1,233.36	\$ 278.75	\$ 104.06	\$ 2,348.08
2034	\$ 785.14	\$ 1,191.28	\$ 284.32	\$ 100.40	\$ 2,361.14
2035	\$ 825.06	\$ 1,146.13	\$ 290.01	\$ 96.48	\$ 2,357.68
2036	\$ 878.29	\$ 1,098.69	\$ 295.81	\$ 92.35	\$ 2,365.14
2037	\$ 918.21	\$ 1,048.19	\$ 301.72	\$ 87.96	\$ 2,356.09
2038	\$ 984.75	\$ 995.39	\$ 307.76	\$ 83.37	\$ 2,371.27
2039	\$ 1,037.98	\$ 938.77	\$ 313.91	\$ 78.45	\$ 2,369.11
2040	\$ 1,091.21	\$ 879.09	\$ 320.19	\$ 73.26	\$ 2,363.74
2041	\$ 1,171.05	\$ 813.61	\$ 326.60	\$ 67.80	\$ 2,379.06
2042	\$ 1,237.59	\$ 743.35	\$ 333.13	\$ 61.95	\$ 2,376.01
2043	\$ 1,317.43	\$ 669.10	\$ 339.79	\$ 55.76	\$ 2,382.08
2044	\$ 1,397.28	\$ 590.05	\$ 346.59	\$ 49.17	\$ 2,383.08
2045	\$ 1,477.12	\$ 506.21	\$ 353.52	\$ 42.18	\$ 2,379.04
2046	\$ 1,583.58	\$ 417.59	\$ 360.59	\$ 34.80	\$ 2,396.55
2047	\$ 1,676.73	\$ 322.57	\$ 367.80	\$ 26.88	\$ 2,393.98
2048	\$ 1,783.19	\$ 221.97	\$ 375.16	\$ 18.50	\$ 2,398.81
2049	\$ 1,916.26	\$ 114.98	\$ 382.66	\$ 9.58	\$ 2,423.48
Total	\$ 26,335.33	\$ 27,066.80	\$ 8,082.18	\$ 2,287.14	\$ 63,771.45

Notes:

[a] 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.

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

IRON HORSE PID – GENERAL RETAIL – TRACT 1A BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

GENERAL RETAIL – TRACT 1A PRINCIPAL ASSESSMENT: \$2,195,656.69

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 *Iron Horse 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 the 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 the City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - GENERAL RETAIL – TRACT 1A

Annual Installment Due January 31,	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest ^[b]	Total Annual Installment ^{[c],[d]}
2023	\$ 36,612.77	\$ 127,637.11	\$ 19,064.90	\$ 10,978.28	\$ 194,293.06
2024	\$ 37,722.25	\$ 125,806.47	\$ 19,446.20	\$ 10,795.22	\$ 193,770.14
2025	\$ 39,941.20	\$ 123,920.36	\$ 19,835.13	\$ 10,606.61	\$ 194,303.29
2026	\$ 42,160.16	\$ 121,823.44	\$ 20,231.83	\$ 10,406.90	\$ 194,622.33
2027	\$ 44,379.11	\$ 119,610.03	\$ 20,636.46	\$ 10,196.10	\$ 194,821.72
2028	\$ 46,598.07	\$ 117,280.13	\$ 21,049.19	\$ 9,974.21	\$ 194,901.60
2029	\$ 48,817.03	\$ 114,833.73	\$ 21,470.18	\$ 9,741.22	\$ 194,862.15
2030	\$ 52,145.46	\$ 112,270.84	\$ 21,899.58	\$ 9,497.13	\$ 195,813.01
2031	\$ 54,364.42	\$ 109,272.47	\$ 22,337.57	\$ 9,236.40	\$ 195,210.87
2032	\$ 57,692.85	\$ 106,146.52	\$ 22,784.32	\$ 8,964.58	\$ 195,588.28
2033	\$ 61,021.28	\$ 102,829.18	\$ 23,240.01	\$ 8,676.12	\$ 195,766.59
2034	\$ 65,459.19	\$ 99,320.46	\$ 23,704.81	\$ 8,371.01	\$ 196,855.47
2035	\$ 68,787.63	\$ 95,556.55	\$ 24,178.91	\$ 8,043.71	\$ 196,566.80
2036	\$ 73,225.54	\$ 91,601.27	\$ 24,662.49	\$ 7,699.78	\$ 197,189.07
2037	\$ 76,553.97	\$ 87,390.80	\$ 25,155.74	\$ 7,333.65	\$ 196,434.15
2038	\$ 82,101.36	\$ 82,988.94	\$ 25,658.85	\$ 6,950.88	\$ 197,700.04
2039	\$ 86,539.27	\$ 78,268.12	\$ 26,172.03	\$ 6,540.37	\$ 197,519.79
2040	\$ 90,977.18	\$ 73,292.11	\$ 26,695.47	\$ 6,107.68	\$ 197,072.44
2041	\$ 97,634.05	\$ 67,833.48	\$ 27,229.38	\$ 5,652.79	\$ 198,349.70
2042	\$ 103,181.44	\$ 61,975.43	\$ 27,773.96	\$ 5,164.62	\$ 198,095.46
2043	\$ 109,838.31	\$ 55,784.55	\$ 28,329.44	\$ 4,648.71	\$ 198,601.01
2044	\$ 116,495.18	\$ 49,194.25	\$ 28,896.03	\$ 4,099.52	\$ 198,684.98
2045	\$ 123,152.04	\$ 42,204.54	\$ 29,473.95	\$ 3,517.04	\$ 198,347.58
2046	\$ 132,027.87	\$ 34,815.42	\$ 30,063.43	\$ 2,901.28	\$ 199,808.00
2047	\$ 139,794.21	\$ 26,893.74	\$ 30,664.70	\$ 2,241.15	\$ 199,593.80
2048	\$ 148,670.03	\$ 18,506.09	\$ 31,278.00	\$ 1,542.17	\$ 199,996.29
2049	\$ 159,764.81	\$ 9,585.89	\$ 31,903.56	\$ 798.82	\$ 202,053.08
Total	\$ 2,195,656.69	\$ 2,256,641.92	\$ 673,836.13	\$ 190,685.96	\$ 5,316,820.70

Notes:

[a] Interest is calculated at the same rate as the PID Bonds.

[b] Additional interest is calculated at 0.5% of the remaining principal amount due on the PID Bonds.

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

[d] The projected Annual Installment does not include the Maximum TIRZ No. 1 Annual Credit Amount. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 1 Annual Credit Amount applicable to each Lot.

IRON HORSE PID – GENERAL RETAIL – TRACT 1D BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

GENERAL RETAIL – TRACT 1D PRINCIPAL ASSESSMENT: \$278,990.57

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 *Iron Horse 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 the 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 the City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - GENERAL RETAIL – TRACT 1D

Annual Installment Due January 31,	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest ^[b]	Total Annual Installment ^[c]
2023	\$ 4,652.19	\$ 16,218.18	\$ 2,422.48	\$ 1,394.95	\$ 24,687.80
2024	\$ 4,793.17	\$ 15,985.57	\$ 2,470.93	\$ 1,371.69	\$ 24,621.35
2025	\$ 5,075.12	\$ 15,745.91	\$ 2,520.35	\$ 1,347.73	\$ 24,689.10
2026	\$ 5,357.07	\$ 15,479.47	\$ 2,570.75	\$ 1,322.35	\$ 24,729.64
2027	\$ 5,639.02	\$ 15,198.22	\$ 2,622.17	\$ 1,295.57	\$ 24,754.97
2028	\$ 5,920.97	\$ 14,902.17	\$ 2,674.61	\$ 1,267.37	\$ 24,765.12
2029	\$ 6,202.92	\$ 14,591.32	\$ 2,728.10	\$ 1,237.77	\$ 24,760.11
2030	\$ 6,625.85	\$ 14,265.67	\$ 2,782.66	\$ 1,206.75	\$ 24,880.93
2031	\$ 6,907.80	\$ 13,884.68	\$ 2,838.32	\$ 1,173.62	\$ 24,804.42
2032	\$ 7,330.73	\$ 13,487.48	\$ 2,895.08	\$ 1,139.08	\$ 24,852.38
2033	\$ 7,753.65	\$ 13,065.96	\$ 2,952.99	\$ 1,102.43	\$ 24,875.03
2034	\$ 8,317.56	\$ 12,620.13	\$ 3,012.05	\$ 1,063.66	\$ 25,013.39
2035	\$ 8,740.48	\$ 12,141.87	\$ 3,072.29	\$ 1,022.07	\$ 24,976.71
2036	\$ 9,304.38	\$ 11,639.29	\$ 3,133.73	\$ 978.37	\$ 25,055.78
2037	\$ 9,727.31	\$ 11,104.29	\$ 3,196.41	\$ 931.85	\$ 24,959.86
2038	\$ 10,432.19	\$ 10,544.97	\$ 3,260.34	\$ 883.21	\$ 25,120.71
2039	\$ 10,996.09	\$ 9,945.12	\$ 3,325.54	\$ 831.05	\$ 25,097.80
2040	\$ 11,559.99	\$ 9,312.84	\$ 3,392.05	\$ 776.07	\$ 25,040.96
2041	\$ 12,405.85	\$ 8,619.24	\$ 3,459.89	\$ 718.27	\$ 25,203.25
2042	\$ 13,110.72	\$ 7,874.89	\$ 3,529.09	\$ 656.24	\$ 25,170.95
2043	\$ 13,956.58	\$ 7,088.25	\$ 3,599.67	\$ 590.69	\$ 25,235.19
2044	\$ 14,802.43	\$ 6,250.85	\$ 3,671.67	\$ 520.90	\$ 25,245.86
2045	\$ 15,648.28	\$ 5,362.71	\$ 3,745.10	\$ 446.89	\$ 25,202.99
2046	\$ 16,776.09	\$ 4,423.81	\$ 3,820.00	\$ 368.65	\$ 25,388.55
2047	\$ 17,762.92	\$ 3,417.25	\$ 3,896.40	\$ 284.77	\$ 25,361.34
2048	\$ 18,890.72	\$ 2,351.47	\$ 3,974.33	\$ 195.96	\$ 25,412.48
2049	\$ 20,300.48	\$ 1,218.03	\$ 4,053.82	\$ 101.50	\$ 25,673.82
Total	\$ 278,990.57	\$ 286,739.64	\$ 85,620.82	\$ 24,229.46	\$ 675,580.50

Notes:

[a] Interest is calculated at the same rate as the PID Bonds.

[b] Additional interest is calculated at 0.5% of the remaining principal amount due on the PID Bonds.

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

[d] The projected Annual Installment does not include the Maximum TIRZ No. 1 Annual Credit Amount. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 1 Annual Credit Amount applicable to each Lot.

IRON HORSE PID – GENERAL RETAIL – TRACT 2B BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MESQUITE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

GENERAL RETAIL – TRACT 2B PRINCIPAL ASSESSMENT: \$181,770.64

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 *Iron Horse 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 the 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 the City of Mesquite.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

ANNUAL INSTALLMENTS - GENERAL RETAIL – TRACT 2B

Annual Installment Due January 31,	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest ^[b]	Total Annual Installment ^[c]
2023	\$ 3,031.04	\$ 10,566.62	\$ 1,578.32	\$ 908.85	\$ 16,084.83
2024	\$ 3,122.89	\$ 10,415.07	\$ 1,609.88	\$ 893.70	\$ 16,041.54
2025	\$ 3,306.59	\$ 10,258.93	\$ 1,642.08	\$ 878.08	\$ 16,085.68
2026	\$ 3,490.29	\$ 10,085.33	\$ 1,674.92	\$ 861.55	\$ 16,112.09
2027	\$ 3,673.99	\$ 9,902.09	\$ 1,708.42	\$ 844.10	\$ 16,128.60
2028	\$ 3,857.69	\$ 9,709.21	\$ 1,742.59	\$ 825.73	\$ 16,135.21
2029	\$ 4,041.39	\$ 9,506.68	\$ 1,777.44	\$ 806.44	\$ 16,131.95
2030	\$ 4,316.94	\$ 9,294.51	\$ 1,812.99	\$ 786.23	\$ 16,210.67
2031	\$ 4,500.64	\$ 9,046.28	\$ 1,849.25	\$ 764.65	\$ 16,160.82
2032	\$ 4,776.19	\$ 8,787.49	\$ 1,886.23	\$ 742.15	\$ 16,192.06
2033	\$ 5,051.74	\$ 8,512.86	\$ 1,923.96	\$ 718.26	\$ 16,206.82
2034	\$ 5,419.13	\$ 8,222.39	\$ 1,962.44	\$ 693.01	\$ 16,296.97
2035	\$ 5,694.68	\$ 7,910.79	\$ 2,001.69	\$ 665.91	\$ 16,273.07
2036	\$ 6,062.08	\$ 7,583.34	\$ 2,041.72	\$ 637.44	\$ 16,324.58
2037	\$ 6,337.63	\$ 7,234.77	\$ 2,082.55	\$ 607.13	\$ 16,262.09
2038	\$ 6,796.88	\$ 6,870.36	\$ 2,124.21	\$ 575.44	\$ 16,366.89
2039	\$ 7,164.28	\$ 6,479.54	\$ 2,166.69	\$ 541.45	\$ 16,351.96
2040	\$ 7,531.68	\$ 6,067.59	\$ 2,210.02	\$ 505.63	\$ 16,314.93
2041	\$ 8,082.78	\$ 5,615.69	\$ 2,254.22	\$ 467.97	\$ 16,420.67
2042	\$ 8,542.03	\$ 5,130.73	\$ 2,299.31	\$ 427.56	\$ 16,399.62
2043	\$ 9,093.12	\$ 4,618.21	\$ 2,345.29	\$ 384.85	\$ 16,441.47
2044	\$ 9,644.22	\$ 4,072.62	\$ 2,392.20	\$ 339.38	\$ 16,448.43
2045	\$ 10,195.32	\$ 3,493.96	\$ 2,440.04	\$ 291.16	\$ 16,420.49
2046	\$ 10,930.12	\$ 2,882.24	\$ 2,488.85	\$ 240.19	\$ 16,541.40
2047	\$ 11,573.07	\$ 2,226.44	\$ 2,538.62	\$ 185.54	\$ 16,523.66
2048	\$ 12,307.87	\$ 1,532.05	\$ 2,589.39	\$ 127.67	\$ 16,556.98
2049	\$ 13,226.36	\$ 793.58	\$ 2,641.18	\$ 66.13	\$ 16,727.26
Total	\$ 181,770.64	\$ 186,819.39	\$ 55,784.51	\$ 15,786.22	\$ 440,160.75

Notes:

[a] Interest is calculated at the same rate as the PID Bonds.

[b] Additional interest is calculated at 0.5% of the remaining principal amount due on the PID Bonds.

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

[d] The projected Annual Installment does not include the Maximum TIRZ No. 1 Annual Credit Amount. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 1 Annual Credit Amount applicable to each Lot.