

ORDINANCE NO. 5035

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF MESQUITE, TEXAS (SOLTERRA); MAKING A FINDING REGARDING FEASIBILITY; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the “**Act**”), the City of Mesquite, Texas (the “**City**”), established the Solterra Reinvestment Zone Number Fifteen, City of Mesquite, Texas (the “**Zone**”) to promote development or redevelopment in the Zone pursuant to Ordinance No. 4869, incorporated herein by reference and approved by the City Council on June 7, 2021 (“**Ordinance No. 4869**”); and

WHEREAS, pursuant to City Ordinance No. 4869, a tax increment of sixty percent (60%) was provided and a tax increment fund was created and established for the Zone (the “**Tax Increment Fund**”); and

WHEREAS, on July 17, 2023, the Board of Directors of the Zone (the “**Board**”), prepared and adopted a project plan and reinvestment zone financing plan for the Zone, a true and correct copy of which is attached hereto as Exhibit 1 and made a part hereof for all purposes ( the “**Project and Financing Plan**”); and

WHEREAS, in compliance with the Act, the Board hereby submits the Project and Financing Plan to the City Council for approval; and

WHEREAS, the Board respectfully recommends approval of the Project and Financing Plan by the City Council in order to promote development or redevelopment of the Zone; and

WHEREAS, the City Council finds that approving the Project and Financing Plan is in the best interest of the City and its citizens.

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

SECTION 1. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this ordinance for all purposes.

SECTION 2. The City Council finds that the Project Plan and Financing Plan submitted to the City Council includes the following information required by Section 311.011 of the Act:

A. The Project and Financing Plan includes:

- (1) A description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property;
- (2) Proposed changes of zoning ordinances, the master plan of the City, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of Dallas County, Texas, if applicable;
- (3) A list of estimated non-project costs; and
- (4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

B. The Project and Financing Plan includes:

- (1) A detailed list describing the estimated project costs of the Zone, including administrative expenses;
- (2) A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone;
- (3) A finding that the plan is economically feasible and an economic feasibility study;
- (4) The estimated amount of bonded indebtedness to be incurred;
- (5) The estimated time when related costs or monetary obligations are to be incurred;
- (6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone;
- (7) The current total appraised value of taxable real property in the Zone;
- (8) The estimated captured appraised value of the Zone during each year of its existence; and
- (9) The duration of the Zone.

SECTION 3. In accordance with the Act, the City Council has reviewed the Project and Financing Plan and hereby finds that such Project and Financing Plan is feasible.

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SECTION 4. In accordance with the Act, the City Council hereby approves and adopts the Project and Financing Plan.

SECTION 5. The City Manager, or the City Manager's designee, is hereby authorized to execute all documents and take all actions necessary or requested to implement the Project and Financing Plan.

SECTION 6. All ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 7. It is hereby declared to be the intent of the City Council that the words, phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any word, phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by a final judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs or sections of this Ordinance, the City Council hereby declaring that this ordinance would have been enacted by the City Council without the incorporation of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph or section.

SECTION 8. This ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 17th day of July 2023.

DocuSigned by:

*Daniel Aleman Jr.*

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Daniel Alemán, Jr.  
Mayor

ATTEST:

DocuSigned by:

*Sonja Land*

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Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

DocuSigned by:

*David Paschall*

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David L. Paschall  
City Attorney

# **EXHIBIT 1**

## **REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF MESQUITE, TEXAS (SOLTERRA) FINAL PROJECT AND FINANCE PLAN**



REINVESTMENT ZONE NUMBER FIFTEEN,  
CITY OF MESQUITE, TEXAS (SOLTERRA)  
FINAL PROJECT AND FINANCE PLAN

JULY 17, 2023

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## SECTION 1: DEFINITIONS

Capitalized terms used in this Final Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Final Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Final Plan or an Exhibit attached to and made a part of this Final Plan for all purposes.

“**Act**” means Chapter 311, Texas Tax Code, Tax Increment Financing Act

“**Administrative Costs**” means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including planning, engineering, legal services, organizational costs, publicizing costs, or implementations costs paid by or on behalf of the City that are directly related to the administration of the Zone.

“**Appraisal District**” means the Dallas Central Appraisal District.

“**Board**” means the Board of Directors for the Zone.

“**Captured Appraised Value**” means the new taxable value generated in addition to the Tax Increment Base on a parcel-by-parcel basis for each year during the term of the Zone, as calculated and confirmed annually by the Appraisal District.

“**City**” means the City of Mesquite, Texas.

“**City Council**” means the governing body of the City.

“**City Projects**” means projects eligible under the Act, and identified by the City Council and TIRZ Board.

“**City TIRZ Increment**” means the portion of the City’s ad valorem tax increment equal to sixty percent (60%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone.

“**County**” means Dallas County, Texas.

“**Creation Ordinance**” means Ordinance No. 4869 adopted by the City Council on June 7, 2021, designating the creation of the Zone and the Board.

“**Master Developer**” means HC Solterra, LLC, a Texas limited liability company including its successors or assigns.

**“Feasibility Study”** means the economic feasibility study as evaluated over the term of the Zone and focused only on direct financial benefits, as shown on **Exhibit E-1, Exhibit E-2, Exhibit E-3, Exhibit E-4, Exhibit E-5, Exhibit E-6, and Exhibit E-7.**

**“Final Plan”** means this *Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Final Project and Finance Plan.*

**“Improvement Area”** means areas of development within the Solterra Development, including Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area C-1, Improvement Area C-2, Improvement Area C-3 and any Future Improvement Area.

**“Improvement Area A-1 Bonds”** means those certain “City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2023 (Solterra Public Improvement District Improvement Area A-1 Projects).”

**“Improvement Area A-1 Projects”** means the Public Improvements which only benefit the Improvement Area A-1.1 Assessed Property, the Improvement Area A-1.2 Assessed Property, and the Improvement Area A-1.3 Assessed Property, as further described in the Service and Assessment Plan.

**“Improvement Area A-1.1”** means approximately 69.573 acres located within Improvement Area A-1, more specifically described in the Service and Assessment Plan.

**“Improvement Area A-1.2”** means approximately 123.110 acres located within the Improvement Area A-1, more specifically described in the Service and Assessment Plan.

**“Improvement Area A-1.3”** means approximately 17.153 acres located within the District, more specifically described in the Service and Assessment Plan.

**“Improvement Area C-1”** means approximately 90.988 acres located within the District, more specifically described in the Service and Assessment Plan.

**“Improvement Area C-1 Projects”** means the Public Improvements which only benefit the Improvement Area C-1 Assessed Property, as further described in the Service and Assessment Plan.

**“Improvement Area C-2”** means approximately 38.882 acres located within the District, more specifically described and depicted in the Service and Assessment Plan.

“**Improvement Area C-2 Projects**” means the Public Improvements which only benefit the Improvement Area C-2 Assessed Property, as further described in the Service and Assessment Plan.

“**Improvement Area C-3**” means approximately 34.79 acres located within the District, more specifically described and depicted in the Service and Assessment Plan.

“**Improvement Area C-3 Projects**” means the Public Improvements which only benefit the Improvement Area C-3 Assessed Property, as further described in the Service and Assessment Plan.

“**Maximum Reimbursement**” means the total amount of reimbursement to the Master Developer for the Project Costs from any source, including the proceeds of Public Improvement District bonds, TIRZ Bonds, TIRZ Revenues, Roadway Recovery Fees or Assessment Revenues; such total amount shall be no more than \$297,560,206.

“**Non-Project Costs**” means those certain costs that will be spent to develop in the Zone, but will not be financed by the Zone, and will be financed by private funds, as described in **Section 6**, and shown on **Exhibit B**.

“**Other Project Costs**” means City Projects and wildlife mitigation services.

“**Preliminary Plan**” means the *Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Preliminary Project and Finance Plan* approved by the City Council on June 7, 2021.

“**Project Costs**” means the total costs for projects in the Zone, including the Public Improvements, wildlife mitigation services, and the Administrative Costs.

“**Property**” means approximately 1,920 acres of land as depicted on **Exhibit A** and described on **Exhibit F**.

“**Public Improvements**” means the proposed public improvements to be financed by the Zone, which includes roads, sanitary sewer, storm sewer, water, landscaping, retaining walls, and professional services, as depicted on **Exhibit H**, and detailed on **Exhibit C**, and further described in the Service and Assessment Plan.

“**Service and Assessment Plan**” means the Solterra Public Improvement District Final Service and Assessment Plan, as updated, amended, or supplemented.

“**Tax Increment Base**” means total appraised value of taxable real property in the Zone at the time of creation of the Zone, as calculated and certified by the Appraisal District.

“**TIRZ Agreement**” means the agreement between the Developer, Board, and City.

“**TIRZ Fund**” means the tax increment fund created by the City and segregated from all other funds of the City.

“**Zone**” means Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra), as depicted on **Exhibit A**, and parcels identified on **Exhibit F**.

## SECTION 2: INTRODUCTION

### 2.1 Authority and Purpose

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

### 2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

- 1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retard the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
- 2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; or
- 3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
- 4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

### **2.3 The Zone**

The Property within the Zone is currently located within the corporate limits of the City. The Property is predominantly open, undeveloped or underdeveloped, and substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Final Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, and County, a quality development.

### **2.4 Preliminary Plan and Hearing**

Before the City Council adopted the Creation Ordinance, the City Council prepared the Preliminary Plan in accordance with the Act and held a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons were given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property shall be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the Preliminary Plan, the purpose of which was to describe, in general terms, the public improvements that will be undertaken and financed by the Zone. A description of how such public improvements and projects will be undertaken and financed shall be determined by this Final Plan, which requires approval by the Board and by the City Council.

### **2.5 Creation of the Zone**

Upon the closing of the above referenced public hearing, the City Council considered the Creation Ordinance and the following findings:

- 1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future,
- 2) that the Zone was feasible,
- 3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City, and
- 4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance appointed the Board.

## **2.6 Board Recommendations**

After the creation of the Zone, the Board reviewed this Final Plan and recommend its approval to the City Council pursuant to which the City shall contribute the City TIRZ increment into the TIRZ Fund to pay a portion of the Project Costs benefiting the Zone.

## **SECTION 3: DESCRIPTION AND MAPS**

### **3.1 Existing Uses and Conditions**

The portion of the Property within the corporate limits of the City is currently zoned single family residential and agricultural. The majority of the Property is primarily undeveloped or underdeveloped, and there is no public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

### **3.2 Proposed Uses**

The proposed uses of the Property in the City include residential, as shown on **Exhibit G**.

### **3.3 Legal Description**

The legal description identified on **Exhibit F** provides sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

## **SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS**

The Property is wholly located in the corporate limits of the City and is subject to the City's zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sanitary sewer, storm sewer, roads, landscaping and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

## **SECTION 5: RELOCATION OF DISPLACED PERSONS**

No persons were displaced and in need of relocation due to the creation of the Zone or shall be due to the implementation of this Final Plan.

## SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project Costs are costs that will be spent to develop in the Zone but will not be financed by the Zone, and will be financed by private funds. The list of Non-Project Costs is shown on **Exhibit B**, and are estimated to be approximately \$431,258,550.

## SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

### 7.1 Categories of Public Improvements

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

- i. Improvement Area A-1 Projects  
Subject to the terms and requirements of the Service and Assessment Plan, and reimbursed from the Improvement Area A-1.1 Subaccount, the Improvement Area A-1.2 Subaccount, and the Improvement Area A-1.3 Subaccount, as shown on **Exhibit C**.
- ii. Improvement Area C-1 Projects  
Subject to the terms and requirements of the Service and Assessment Plan, and reimbursed from the Improvement Area C-1 Subaccount, as shown on **Exhibit C**.
- iii. Improvement Area C-2 Projects  
Subject to the terms and requirements of the Service and Assessment Plan, and reimbursed from the Improvement Area C-2 Subaccount, as shown on **Exhibit C**.
- iv. Improvement Area C-3 Projects  
Subject to the terms and requirements of the Service and Assessment Plan, and reimbursed from the Improvement Area C-3 Subaccount, as shown on **Exhibit C**.
- v. City Projects  
To be constructed at the discretion of the City, and funded from the City Project Account to the extent funds are available. The City Projects are shown on **Exhibit C**.

## 7.2 Location of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit H**. These locations may be revised, with the approval of the City, from time to time without amending this Final Plan.

# SECTION 8: ESTIMATED PROJECT COSTS

## 8.1 Project Costs

The total Project Costs are estimated to be \$212,788,614, as shown below and detailed on **Exhibit C**. The costs of the Public Improvements are estimated to be \$62,911,248, and the Administrative Costs are estimated to be \$2,474,770.

### i. Administrative Costs

The Administrative Costs are estimated to be \$5,000 per year for each sub-account beginning 2023 and escalating at two percent (2%) thereafter. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

### ii. Improvement Area A-1 Project Costs

The total Improvement Area A-1 Project Costs are estimated to be \$40,010,773, as shown on **Exhibit C**, pursuant to the TIRZ Agreement and Service and Assessment Plan.

### iii. Improvement Area C-1 Project Costs

The total Improvement Area C-1 Project Costs are estimated to be \$8,529,299, as shown on **Exhibit C**, pursuant to the TIRZ Agreement and Service and Assessment Plan.

### iv. Improvement Area C-2 Project Costs

The total Improvement Area C-2 Project Costs are estimated to be \$5,792,795, as shown on **Exhibit C**, pursuant to the TIRZ Agreement and Service and Assessment Plan.

### v. Improvement Area C-3 Project Costs

The total Improvement Area C-2 Project Costs are estimated to be \$8,578,381, as shown on **Exhibit C**, pursuant to the TIRZ Agreement and Service and Assessment Plan.

### vi. Other Project Costs

The total Other Project Costs are estimated to be \$147,402,597, as shown on **Exhibit C**, pursuant to the TIRZ Agreement.

## 8.2 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually through the remaining duration of the Zone. It is estimated the Public Improvement will be incurred between 2023 and 2071, as shown on **Exhibit D**, and funded annually over the remaining term of the Zone.

## SECTION 9: ECONOMIC FEASIBILITY

### 9.1 Feasibility Study

The Feasibility Study focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$336,429,453 in total new real property tax revenue for the participation taxing entities. Approximately \$201,857,672 will be deposited into the TIRZ Fund to pay for the Project Costs over the life of the Zone. The remaining real property tax revenue over that period, estimated at \$134,571,781 shall be retained by the City.

One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities. Based on the foregoing, the feasibility of the Zone has been demonstrated.

## SECTION 10: ESTIMATED BONDED INDEBTEDNESS

Tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments pursuant to the Act, is contemplated in the future, as described in the TIRZ Agreement, and shall be further described in an update to this Final Plan.

## SECTION 11: APPRAISED VALUE

### 11.1 Tax Increment Base

The Tax Increment Base for the City is estimated to be \$3,970,825 and shall be confirmed by the Appraisal District. Each year, the Appraisal District shall confirm the Captured Appraised Value of the Zone, less the Tax Increment Base.

### 11.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$1,799,709,362, as shown on **Exhibit E-1**. The actual Captured Appraised Value, as certified by the Appraisal District each year, will be used to calculate the annual City TIRZ Increment, pursuant to this Final Plan.

## SECTION 12: METHOD OF FINANCING

### 12.1 TIRZ Fund Contributions

The Final Plan anticipates the City will deposit the City TIRZ Increment into the TIRZ Fund beginning in 2023. For example, in FY 2022, the City's portion of the ad valorem tax rate was \$0.658140 per \$100 of taxable value, therefore the City would contribute \$0.3948840 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ Fund.

### 12.2 TIRZ Fund Allocation

Pursuant to the TIRZ Agreement, the City shall allocate the TIRZ Revenue into specific subaccounts corresponding to Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3 Improvement Area C-1, Improvement Area C-2, and Improvement Area C-3. The Improvement Area A-1.1 Revenue shall be deposited into the Improvement Area A-1.1 Subaccount; The Improvement Area A-1.2 Revenue shall be deposited into the Improvement Area A-1.2 Subaccount; The Improvement Area A-1.3 Revenue shall be deposited into the Improvement Area A-1.3 Subaccount; The Improvement Area C-1 Revenue shall be deposited into the Improvement Area C-1 Subaccount; The Improvement Area C-2 Revenue shall be deposited into the Improvement Area C-2 Subaccount; and The Improvement Area C-3 Revenue shall be deposited into the Improvement Area C-3 Subaccount. The initial accounts within the TIRZ Fund shall be the following:

- TIRZ Fund
  - City Tax Increment Account
    - Improvement Area A-1.1 Subaccount (as shown on **Exhibit E-2**)
    - Improvement Area A-1.2 Subaccount (as shown on **Exhibit E-3**)
    - Improvement Area A-1.3 Subaccount (as shown on **Exhibit E-4**)
    - Improvement Area C-1 Subaccount (as shown on **Exhibit E-5**)
    - Improvement Area C-2 Subaccount (as shown on **Exhibit E-6**)
    - Improvement Area C-3 Subaccount (as shown on **Exhibit E-7**)

### 12.3 Funding Mechanisms

All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City, unless otherwise approved by their respective governing bodies. The TIRZ Fund shall only be used to pay the Project Costs. The City may amend this Final Plan in compliance with the Development Agreement, including but not limited to what is considered a Project Cost.

The funds deposited into the TIRZ Fund shall be prioritized and allocated on a parcel-by-parcel basis, pursuant to the TIRZ Agreement, as shown on **Exhibit E-2, Exhibit E-3, Exhibit E-4, Exhibit E-5, Exhibit E-6, and Exhibit E-7.**

## **SECTION 13: DURATION OF THE ZONE, TERMINATION**

### **13.1 Duration**

The stated term of the Zone shall commence on the creation of the Zone, and shall continue for fifty (50) years, with the last payment being due by January 31, 2071, unless otherwise terminated in accordance with the Creation Ordinance.

### **13.2 Termination**

The Zone will terminate prior to the expiration of its stated term if the Project Costs have been fully funded. If upon expiration of the stated term of the Zone, the Project Costs have not been collected into the TIRZ Fund, the City shall have no obligation to pay the shortfall and the term shall not be extended. The provisions of this section shall be included in the TIRZ Agreement, as applicable. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

## LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

<b>Exhibit A</b>	Map of the Zone
<b>Exhibit B</b>	Non-Project Costs
<b>Exhibit C</b>	Project Costs
<b>Exhibit D</b>	Estimated Timeline of Incurred Costs
<b>Exhibit E-1</b>	Master Feasibility Study
<b>Exhibit E-2</b>	Improvement Area A-1.1 Feasibility Study
<b>Exhibit E-3</b>	Improvement Area A-1.2 Feasibility Study
<b>Exhibit E-4</b>	Improvement Area A-1.3 Feasibility Study
<b>Exhibit E-5</b>	Improvement Area C-1 Feasibility Study
<b>Exhibit E-6</b>	Improvement Area C-2 Feasibility Study
<b>Exhibit E-7</b>	Improvement Area C-3 Feasibility Study
<b>Exhibit F</b>	Parcel Identification
<b>Exhibit G</b>	Land Use Map
<b>Exhibit H</b>	Map of the Public Improvements

**EXHIBIT A – MAP OF THE ZONE**



## EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Non-Project Costs						
Land Use	Units	Lot Value		Buildout Value		Total Non-Project Costs
		Per Unit	Total	Per Unit	Total	
Lot Type 1 (35')	20	\$ 61,250	\$ 1,225,000	\$ 354,000	\$ 7,080,000	\$ 5,855,000
Lot Type 2 (40')	174	\$ 72,000	\$ 12,528,000	\$ 399,000	\$ 69,426,000	\$ 56,898,000
Lot Type 3 (50')	41	\$ 80,000	\$ 3,280,000	\$ 462,000	\$ 18,942,000	\$ 15,662,000
Lot Type 4 (60')	52	\$ 90,000	\$ 4,680,000	\$ 534,000	\$ 27,768,000	\$ 23,088,000
<b>Subtotal</b>	<b>287</b>		<b>\$ 21,713,000</b>		<b>\$ 123,216,000</b>	<b>\$ 101,503,000</b>
Lot Type 5 (40')	26	\$ 72,000	\$ 1,872,000	\$ 399,000	\$ 10,374,000	\$ 8,502,000
Lot Type 6 (50')	237	\$ 80,000	\$ 18,960,000	\$ 462,000	\$ 109,494,000	\$ 90,534,000
Lot Type 7 (60')	80	\$ 90,000	\$ 7,200,000	\$ 534,000	\$ 42,720,000	\$ 35,520,000
Lot Type 8 (70')	46	\$ 110,625	\$ 5,088,750	\$ 589,500	\$ 27,117,000	\$ 22,028,250
<b>Subtotal</b>	<b>389</b>		<b>\$ 33,120,750</b>		<b>\$ 189,705,000</b>	<b>\$ 156,584,250</b>
Lot Type 9 (22')	111	\$ 51,700	\$ 5,738,700	\$ 309,000	\$ 34,299,000	\$ 28,560,300
<b>Subtotal</b>	<b>111</b>		<b>\$ 5,738,700</b>		<b>\$ 34,299,000</b>	<b>\$ 28,560,300</b>
Lot Type 10 (40')	66	\$ 72,000	\$ 4,752,000	\$ 390,000	\$ 25,740,000	\$ 20,988,000
Lot Type 11 (50')	96	\$ 80,000	\$ 7,680,000	\$ 415,000	\$ 39,840,000	\$ 32,160,000
<b>Subtotal</b>	<b>162</b>		<b>\$ 12,432,000</b>		<b>\$ 65,580,000</b>	<b>\$ 53,148,000</b>
Lot Type 12 (40')	53	\$ 72,000	\$ 3,816,000	\$ 390,000	\$ 20,670,000	\$ 16,854,000
Lot Type 13 (50')	51	\$ 80,000	\$ 4,080,000	\$ 415,000	\$ 21,165,000	\$ 17,085,000
<b>Subtotal</b>	<b>104</b>		<b>\$ 7,896,000</b>		<b>\$ 41,835,000</b>	<b>\$ 33,939,000</b>
Lot Type 14 (40')	58	\$ 72,000	\$ 4,176,000	\$ 450,000	\$ 26,100,000	\$ 21,924,000
Lot Type 15 (50')	89	\$ 80,000	\$ 7,120,000	\$ 480,000	\$ 42,720,000	\$ 35,600,000
<b>Subtotal</b>	<b>147</b>		<b>\$ 11,296,000</b>		<b>\$ 68,820,000</b>	<b>\$ 57,524,000</b>
<b>Total</b>	<b>1,200</b>		<b>\$ 92,196,450</b>		<b>\$ 523,455,000</b>	<b>\$ 431,258,550</b>

## EXHIBIT C – LIST OF PROJECT COSTS

### Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Project Costs

Project Costs	Improvement Area A-1 Projects	Improvement Area C-1 Projects	Improvement Area C-2 Projects	Improvement Area C-3 Projects	Other Projects	Total
Public Improvements <sup>[a]</sup>	\$ 40,010,773	\$ 8,529,299	\$ 5,792,795	\$ 8,578,381		\$ 62,911,248
City Projects <sup>[b]</sup>					\$ 146,602,597	\$ 146,602,597
Economic Development Grants Wildlife Mitigation Services <sup>[c]</sup>					\$ 800,000	\$ 800,000
Administrative Costs	\$ 1,229,109	\$ 409,703	\$ 409,703	\$ 426,255		\$ 2,474,770
<b>Total Project Costs</b>	<b>\$ 41,239,882</b>	<b>\$ 8,939,002</b>	<b>\$ 6,202,498</b>	<b>\$ 9,004,636</b>	<b>\$ 147,402,597</b>	<b>\$ 212,788,614</b>

**Footnotes:**

[a] Costs provided in the Service and Assessment Plan. To be funded by in part by PID Assessments, TIRZ Credit to PID, \$3 million reimbursement, Roadway Capital Recovery Fees, and Developer Projects Account.

[b] City Projects to include those eligible under the Act, and identified by the City Council and TIRZ Board.

[c] Anticipated to be funded by the HOA; however, the costs are TIRZ eligible as described in the TIRZ Agreement.

## EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Zone Year	Calendar Year	TIRZ Fund Projects					
		Admin Costs	Wildlife Mitigation Services <sup>[a]</sup>	Actual TIRZ Credit to PID <sup>[b]</sup>	Public Improvements		City Projects
					\$3 Million Reimbursement <sup>[c]</sup>	Developer Projects	
Base	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2022	\$ 30,202	\$ -	\$ -	\$ -	\$ -	\$ -
2	2023	\$ 30,806	\$ -	\$ -	\$ -	\$ -	\$ -
3	2024	\$ 31,422	\$ -	\$ 453,380	\$ 286,992	\$ -	\$ -
4	2025	\$ 32,051	\$ -	\$ 996,543	\$ 1,238,914	\$ -	\$ -
5	2026	\$ 32,692	\$ -	\$ 1,113,400	\$ 1,343,544	\$ -	\$ -
6	2027	\$ 33,345	\$ -	\$ 1,113,400	\$ 130,551	\$ 1,142,600	\$ 165,819
7	2028	\$ 34,012	\$ -	\$ 1,113,400	\$ -	\$ 1,327,190	\$ 189,154
8	2029	\$ 34,693	\$ -	\$ 1,113,400	\$ -	\$ 1,399,898	\$ 196,149
9	2030	\$ 35,386	\$ -	\$ 1,113,400	\$ -	\$ 1,399,275	\$ 196,079
10	2031	\$ 36,094	\$ -	\$ 1,113,400	\$ -	\$ 1,398,639	\$ 196,007
11	2032	\$ 36,816	\$ -	\$ 1,113,400	\$ -	\$ 1,473,509	\$ 203,210
12	2033	\$ 37,552	\$ -	\$ 1,113,400	\$ -	\$ 1,550,631	\$ 210,629
13	2034	\$ 38,303	\$ -	\$ 1,113,400	\$ -	\$ 1,630,074	\$ 218,272
14	2035	\$ 39,070	\$ -	\$ 1,113,400	\$ -	\$ 1,513,550	\$ 424,503
15	2036	\$ 39,851	\$ -	\$ 1,113,400	\$ -	\$ 1,467,376	\$ 563,081
16	2037	\$ 40,648	\$ -	\$ 1,113,400	\$ -	\$ 1,200,769	\$ 924,872
17	2038	\$ 41,461	\$ -	\$ 1,113,400	\$ -	\$ 451,063	\$ 1,772,627
18	2039	\$ 42,290	\$ -	\$ 1,113,400	\$ -	\$ 476,297	\$ 1,848,390
19	2040	\$ 43,136	\$ -	\$ 1,113,400	\$ -	\$ 475,915	\$ 1,847,926
20	2041	\$ 43,999	\$ -	\$ 1,113,400	\$ -	\$ 475,526	\$ 1,847,453
21	2042	\$ 44,879	\$ -	\$ 1,113,400	\$ -	\$ 501,506	\$ 1,925,475
22	2043	\$ 45,776	\$ -	\$ 1,113,400	\$ -	\$ 516,186	\$ 2,017,926
23	2044	\$ 46,692	\$ -	\$ 1,113,400	\$ -	\$ 287,424	\$ 2,357,041
24	2045	\$ 47,626	\$ -	\$ 1,113,400	\$ -	\$ 306,436	\$ 2,451,702
25	2046	\$ 48,578	\$ -	\$ 1,113,400	\$ -	\$ 273,939	\$ 2,601,292
26	2047	\$ 49,550	\$ -	\$ 1,113,400	\$ -	\$ 138,497	\$ 2,857,349
27	2048	\$ 50,541	\$ -	\$ 1,113,400	\$ -	\$ -	\$ 3,120,089
28	2049	\$ 51,551	\$ -	\$ 1,113,400	\$ -	\$ -	\$ 3,248,070
29	2050	\$ 52,582	\$ -	\$ 1,113,400	\$ -	\$ -	\$ 3,247,038
30	2051	\$ 53,634	\$ -	\$ 1,113,400	\$ -	\$ -	\$ 3,245,987
31	2052	\$ 54,707	\$ -	\$ -	\$ -	\$ -	\$ 4,491,175
32	2053	\$ 55,801	\$ -	\$ -	\$ -	\$ -	\$ 4,626,927
33	2054	\$ 56,917	\$ -	\$ -	\$ -	\$ -	\$ 4,766,764
34	2055	\$ 58,055	\$ -	\$ -	\$ -	\$ -	\$ 4,910,806
35	2056	\$ 59,216	\$ -	\$ -	\$ -	\$ -	\$ 5,059,181
36	2057	\$ 60,401	\$ -	\$ -	\$ -	\$ -	\$ 5,212,019
37	2058	\$ 61,609	\$ -	\$ -	\$ -	\$ -	\$ 5,369,454
38	2059	\$ 62,841	\$ -	\$ -	\$ -	\$ -	\$ 5,531,624
39	2060	\$ 64,098	\$ -	\$ -	\$ -	\$ -	\$ 5,530,368
40	2061	\$ 65,380	\$ -	\$ -	\$ -	\$ -	\$ 5,529,086
41	2062	\$ 66,687	\$ -	\$ -	\$ -	\$ -	\$ 5,696,082
42	2063	\$ 68,021	\$ -	\$ -	\$ -	\$ -	\$ 5,868,102
43	2064	\$ 69,381	\$ -	\$ -	\$ -	\$ -	\$ 6,045,296
44	2065	\$ 70,769	\$ -	\$ -	\$ -	\$ -	\$ 6,227,819
45	2066	\$ 72,184	\$ -	\$ -	\$ -	\$ -	\$ 6,415,832
46	2067	\$ 73,628	\$ -	\$ -	\$ -	\$ -	\$ 6,609,499
47	2068	\$ 75,101	\$ -	\$ -	\$ -	\$ -	\$ 6,808,990
48	2069	\$ 76,603	\$ -	\$ -	\$ -	\$ -	\$ 7,014,482
49	2070	\$ 78,135	\$ -	\$ -	\$ -	\$ -	\$ 7,012,949
50	2071	\$ 78,135	\$ -	\$ -	\$ -	\$ -	\$ 7,012,949
<b>Total</b>		<b>\$ 2,474,770</b>		<b>\$ 30,398,310</b>	<b>\$ 3,000,000</b>	<b>\$ 19,406,298</b>	<b>\$ 146,602,597</b>

**Footnotes:**

[a] Anticipated to be funded by the HOA; however, the costs are TIRZ eligible.

[b] Shows TIRZ Credit only for Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area C-1, Improvement Area C-2, and Improvement Area C-3.

[c] The \$3,000,000 reimbursement is funded only through Improvement Area A-1.1 Subaccount, Improvement Area A-1.2 Subaccount, Improvement Area A-1.3 Subaccount, and Improvement Area C-1 Subaccount.

## EXHIBIT E-1 – MASTER FEASIBILITY STUDY

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Master Feasibility									
Zone Year	Calendar Year	Value Growth / Year <sup>1</sup>	Total Added Development Value <sup>[a]</sup>	Total New Taxable Value	Total Incremental Value	City TIRZ Fund Contribution			
						%	Annual	Cumulative	
Base	2021			\$ 3,970,825					
1	2022	3%	\$ -	\$ 4,089,950	\$ 119,125	60%	\$ -	\$ -	
2	2023	3%	\$ -	\$ 4,212,648	\$ 241,823	60%	\$ 470	\$ 470	
3	2024	3%	\$ 192,492,480	\$ 196,831,508	\$ 192,860,683	60%	\$ 955	\$ 1,425	
4	2025	3%	\$ 381,833,824	\$ 584,570,276	\$ 580,599,451	60%	\$ 761,576	\$ 763,001	
5	2026	3%	\$ 37,479,443	\$ 639,586,828	\$ 635,616,003	60%	\$ 2,292,694	\$ 3,055,696	
6	2027	3%	\$ -	\$ 658,774,433	\$ 654,803,608	60%	\$ 2,509,946	\$ 5,565,642	
7	2028	3%	\$ -	\$ 678,537,666	\$ 674,566,841	60%	\$ 2,585,715	\$ 8,151,356	
8	2029	3%	\$ -	\$ 698,893,796	\$ 694,922,971	60%	\$ 2,663,757	\$ 10,815,113	
9	2030	0.00%	\$ -	\$ 698,893,796	\$ 694,922,971	60%	\$ 2,744,140	\$ 13,559,252	
10	2031	0.00%	\$ -	\$ 698,893,796	\$ 694,922,971	60%	\$ 2,744,140	\$ 16,303,392	
11	2032	3%	\$ -	\$ 719,860,610	\$ 715,889,785	60%	\$ 2,744,140	\$ 19,047,532	
12	2033	3%	\$ -	\$ 741,456,428	\$ 737,485,603	60%	\$ 2,826,934	\$ 21,874,466	
13	2034	3%	\$ -	\$ 763,700,121	\$ 759,729,296	60%	\$ 2,912,213	\$ 24,786,678	
14	2035	3%	\$ -	\$ 786,611,125	\$ 782,640,300	60%	\$ 3,000,049	\$ 27,786,728	
15	2036	3%	\$ -	\$ 810,209,458	\$ 806,238,633	60%	\$ 3,090,521	\$ 30,877,249	
16	2037	3%	\$ -	\$ 834,515,742	\$ 830,544,917	60%	\$ 3,183,707	\$ 34,060,957	
17	2038	3%	\$ -	\$ 859,551,214	\$ 855,580,389	60%	\$ 3,279,689	\$ 37,340,646	
18	2039	3%	\$ -	\$ 885,337,751	\$ 881,366,926	60%	\$ 3,378,550	\$ 40,719,196	
19	2040	0.00%	\$ -	\$ 885,337,751	\$ 881,366,926	60%	\$ 3,480,377	\$ 44,199,573	
20	2041	0.00%	\$ -	\$ 885,337,751	\$ 881,366,926	60%	\$ 3,480,377	\$ 47,679,950	
21	2042	3%	\$ -	\$ 911,897,883	\$ 907,927,058	60%	\$ 3,480,377	\$ 51,160,327	
22	2043	3%	\$ -	\$ 939,254,820	\$ 935,283,995	60%	\$ 3,585,259	\$ 54,745,585	
23	2044	3%	\$ -	\$ 967,432,464	\$ 963,461,639	60%	\$ 3,693,287	\$ 58,438,872	
24	2045	3%	\$ -	\$ 996,455,438	\$ 992,484,613	60%	\$ 3,804,556	\$ 62,243,428	
25	2046	3%	\$ -	\$ 1,026,349,101	\$ 1,022,378,276	60%	\$ 3,919,163	\$ 66,162,591	
26	2047	3%	\$ -	\$ 1,057,139,574	\$ 1,053,168,749	60%	\$ 4,037,208	\$ 70,199,799	
27	2048	3%	\$ -	\$ 1,088,853,762	\$ 1,084,882,937	60%	\$ 4,158,795	\$ 74,358,594	
28	2049	3%	\$ -	\$ 1,121,519,375	\$ 1,117,548,550	60%	\$ 4,284,029	\$ 78,642,623	
29	2050	0.00%	\$ -	\$ 1,121,519,375	\$ 1,117,548,550	60%	\$ 4,413,020	\$ 83,055,644	
30	2051	0.00%	\$ -	\$ 1,121,519,375	\$ 1,117,548,550	60%	\$ 4,413,020	\$ 87,468,664	
31	2052	3%	\$ -	\$ 1,155,164,956	\$ 1,151,194,131	60%	\$ 4,413,020	\$ 91,881,684	
32	2053	3%	\$ -	\$ 1,189,819,904	\$ 1,185,849,079	60%	\$ 4,545,881	\$ 96,427,566	
33	2054	3%	\$ -	\$ 1,225,514,502	\$ 1,221,543,677	60%	\$ 4,682,728	\$ 101,110,294	
34	2055	3%	\$ -	\$ 1,262,279,937	\$ 1,258,309,112	60%	\$ 4,823,681	\$ 105,933,975	
35	2056	3%	\$ -	\$ 1,300,148,335	\$ 1,296,177,510	60%	\$ 4,968,861	\$ 110,902,836	
36	2057	3%	\$ -	\$ 1,339,152,785	\$ 1,335,181,960	60%	\$ 5,118,398	\$ 116,021,234	
37	2058	3%	\$ -	\$ 1,379,327,368	\$ 1,375,356,543	60%	\$ 5,272,420	\$ 121,293,654	
38	2059	3%	\$ -	\$ 1,420,707,189	\$ 1,416,736,364	60%	\$ 5,431,063	\$ 126,724,716	
39	2060	0.00%	\$ -	\$ 1,420,707,189	\$ 1,416,736,364	60%	\$ 5,594,465	\$ 132,319,182	
40	2061	0.00%	\$ -	\$ 1,420,707,189	\$ 1,416,736,364	60%	\$ 5,594,465	\$ 137,913,647	
41	2062	3%	\$ -	\$ 1,463,328,405	\$ 1,459,357,580	60%	\$ 5,594,465	\$ 143,508,112	
42	2063	3%	\$ -	\$ 1,507,228,257	\$ 1,503,257,432	60%	\$ 5,762,770	\$ 149,270,882	
43	2064	3%	\$ -	\$ 1,552,445,105	\$ 1,548,474,280	60%	\$ 5,936,123	\$ 155,207,005	
44	2065	3%	\$ -	\$ 1,599,018,458	\$ 1,595,047,633	60%	\$ 6,114,677	\$ 161,321,682	
45	2066	3%	\$ -	\$ 1,646,989,012	\$ 1,643,018,187	60%	\$ 6,298,588	\$ 167,620,270	
46	2067	3%	\$ -	\$ 1,696,398,682	\$ 1,692,427,857	60%	\$ 6,488,016	\$ 174,108,286	
47	2068	3%	\$ -	\$ 1,747,290,643	\$ 1,743,319,818	60%	\$ 6,683,127	\$ 180,791,413	
48	2069	3%	\$ -	\$ 1,799,709,362	\$ 1,795,738,537	60%	\$ 6,884,091	\$ 187,675,504	
49	2070	0.00%	\$ -	\$ 1,799,709,362	\$ 1,795,738,537	60%	\$ 7,091,084	\$ 194,766,588	
50	2071	0.00%	\$ -	\$ 1,799,709,362	\$ 1,795,738,537	60%	\$ 7,091,084	\$ 201,857,672	
<b>Total</b>			<b>\$ 611,805,747</b>				<b>\$ 201,857,672</b>		

Assumptions	Footnotes
Tax Increment Base <sup>[b]</sup> \$ 3,970,825	[a] Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.
City AV Rate \$ 0.658140	[b] Base Taxable Value is subject to confirmation by Appraisal District.
County AV Rate \$ 0.217946	

### EXHIBIT E-2 – IMPROVEMENT AREA A-1.1 FEASIBILITY STUDY

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Improvement Area #A-1.1 - Feasibility Study															
Zone Year	Calendar Year	Value Growth/Year <sup>1</sup>	Total Added Development Value <sup>(a)</sup>	Total New Taxable Value	Total Incremental Value	City				TIRZ Fund Projects					
						TIRZ Contribution			Total TIRZ Fund Contribution		Admin Costs	Actual TIRZ Credit to PID <sup>(b)</sup>	\$3 Million Reimbursement	Developer Projects Account <sup>(c),(d)</sup>	City Projects
						%	Annual	Cumulative	Annual	Cumulative					
Base	2021			\$ 823,705											
1	2022	3%	\$ -	\$ 848,416	\$ 24,711	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2023	3%	\$ -	\$ 873,868	\$ 50,164	60%	\$ 98	\$ 98	\$ 98	\$ 98	\$ 5,000	\$ -	\$ -	\$ -	\$ -
3	2024	3%	\$ 126,912,480	\$ 127,812,564	\$ 126,988,860	60%	\$ 198	\$ 296	\$ 198	\$ 296	\$ 5,100	\$ -	\$ -	\$ -	\$ -
4	2025	3%	\$ -	\$ 131,646,941	\$ 130,823,237	60%	\$ 501,459	\$ 501,754	\$ 501,459	\$ 501,754	\$ 5,202	\$ 231,703	\$ 254,750	\$ -	\$ -
5	2026	3%	\$ -	\$ 135,596,349	\$ 134,772,645	60%	\$ 516,600	\$ 1,018,354	\$ 516,600	\$ 1,018,354	\$ 5,306	\$ 231,703	\$ 279,591	\$ -	\$ -
6	2027	3%	\$ -	\$ 139,664,240	\$ 138,840,535	60%	\$ 532,196	\$ 1,550,550	\$ 532,196	\$ 1,550,550	\$ 5,412	\$ 231,703	\$ 295,081	\$ -	\$ -
7	2028	3%	\$ -	\$ 143,854,167	\$ 143,030,463	60%	\$ 548,259	\$ 2,098,809	\$ 548,259	\$ 2,098,809	\$ 5,520	\$ 231,703	\$ 28,219	\$ 282,817	\$ -
8	2029	3%	\$ -	\$ 148,169,792	\$ 147,346,088	60%	\$ 564,804	\$ 2,663,613	\$ 564,804	\$ 2,663,613	\$ 5,631	\$ 231,703	\$ -	\$ 327,471	\$ -
9	2030	0.00%	\$ -	\$ 148,169,792	\$ 147,346,088	60%	\$ 581,846	\$ 3,245,460	\$ 581,846	\$ 3,245,460	\$ 5,743	\$ 231,703	\$ -	\$ 344,400	\$ -
10	2031	0.00%	\$ -	\$ 148,169,792	\$ 147,346,088	60%	\$ 581,846	\$ 3,827,306	\$ 581,846	\$ 3,827,306	\$ 5,858	\$ 231,703	\$ -	\$ 344,285	\$ -
11	2032	3%	\$ -	\$ 152,614,886	\$ 151,791,181	60%	\$ 581,846	\$ 4,409,152	\$ 581,846	\$ 4,409,152	\$ 5,975	\$ 231,703	\$ -	\$ 344,168	\$ -
12	2033	3%	\$ -	\$ 157,193,333	\$ 156,369,628	60%	\$ 599,399	\$ 5,008,551	\$ 599,399	\$ 5,008,551	\$ 6,095	\$ 231,703	\$ -	\$ 361,601	\$ -
13	2034	3%	\$ -	\$ 161,909,133	\$ 161,085,428	60%	\$ 617,479	\$ 5,626,030	\$ 617,479	\$ 5,626,030	\$ 6,217	\$ 231,703	\$ -	\$ 379,559	\$ -
14	2035	3%	\$ -	\$ 166,766,406	\$ 165,942,702	60%	\$ 636,101	\$ 6,262,130	\$ 636,101	\$ 6,262,130	\$ 6,341	\$ 231,703	\$ -	\$ 398,057	\$ -
15	2036	3%	\$ -	\$ 171,769,399	\$ 170,945,694	60%	\$ 655,281	\$ 6,917,411	\$ 655,281	\$ 6,917,411	\$ 6,468	\$ 231,703	\$ -	\$ 417,110	\$ -
16	2037	3%	\$ -	\$ 176,922,481	\$ 176,098,776	60%	\$ 675,037	\$ 7,592,449	\$ 675,037	\$ 7,592,449	\$ 6,597	\$ 231,703	\$ -	\$ 436,737	\$ -
17	2038	3%	\$ -	\$ 182,230,155	\$ 181,406,450	60%	\$ 695,386	\$ 8,287,834	\$ 695,386	\$ 8,287,834	\$ 6,729	\$ 231,703	\$ -	\$ 411,227	\$ 45,726
18	2039	3%	\$ -	\$ 187,697,060	\$ 186,873,355	60%	\$ 716,345	\$ 9,004,179	\$ 716,345	\$ 9,004,179	\$ 6,864	\$ 231,703	\$ -	\$ -	\$ 477,778
19	2040	0.00%	\$ -	\$ 187,697,060	\$ 186,873,355	60%	\$ 737,933	\$ 9,742,112	\$ 737,933	\$ 9,742,112	\$ 7,001	\$ 231,703	\$ -	\$ -	\$ 499,229
20	2041	0.00%	\$ -	\$ 187,697,060	\$ 186,873,355	60%	\$ 737,933	\$ 10,480,045	\$ 737,933	\$ 10,480,045	\$ 7,141	\$ 231,703	\$ -	\$ -	\$ 499,089
21	2042	3%	\$ -	\$ 193,327,972	\$ 192,504,267	60%	\$ 737,933	\$ 11,217,978	\$ 737,933	\$ 11,217,978	\$ 7,284	\$ 231,703	\$ -	\$ -	\$ 498,946
22	2043	3%	\$ -	\$ 199,127,811	\$ 198,304,106	60%	\$ 760,169	\$ 11,978,147	\$ 760,169	\$ 11,978,147	\$ 7,430	\$ 231,703	\$ -	\$ -	\$ 521,036
23	2044	3%	\$ -	\$ 205,101,645	\$ 204,277,940	60%	\$ 783,071	\$ 12,761,218	\$ 783,071	\$ 12,761,218	\$ 7,578	\$ 231,703	\$ -	\$ -	\$ 543,790
24	2045	3%	\$ -	\$ 211,254,694	\$ 210,430,990	60%	\$ 806,661	\$ 13,567,879	\$ 806,661	\$ 13,567,879	\$ 7,730	\$ 231,703	\$ -	\$ -	\$ 567,228
25	2046	3%	\$ -	\$ 217,592,335	\$ 216,768,630	60%	\$ 830,958	\$ 14,398,837	\$ 830,958	\$ 14,398,837	\$ 7,884	\$ 231,703	\$ -	\$ -	\$ 591,371
26	2047	3%	\$ -	\$ 224,120,105	\$ 223,296,401	60%	\$ 855,985	\$ 15,254,822	\$ 855,985	\$ 15,254,822	\$ 8,042	\$ 231,703	\$ -	\$ -	\$ 616,240
27	2048	3%	\$ -	\$ 230,843,708	\$ 230,020,004	60%	\$ 881,762	\$ 16,136,584	\$ 881,762	\$ 16,136,584	\$ 8,203	\$ 231,703	\$ -	\$ -	\$ 641,856
28	2049	3%	\$ -	\$ 237,769,020	\$ 236,945,315	60%	\$ 908,312	\$ 17,044,896	\$ 908,312	\$ 17,044,896	\$ 8,367	\$ 231,703	\$ -	\$ -	\$ 668,242
29	2050	0.00%	\$ -	\$ 237,769,020	\$ 236,945,315	60%	\$ 935,659	\$ 17,980,555	\$ 935,659	\$ 17,980,555	\$ 8,534	\$ 231,703	\$ -	\$ -	\$ 695,422
30	2051	0.00%	\$ -	\$ 237,769,020	\$ 236,945,315	60%	\$ 935,659	\$ 18,916,214	\$ 935,659	\$ 18,916,214	\$ 8,705	\$ 231,703	\$ -	\$ -	\$ 695,251
31	2052	3%	\$ -	\$ 244,902,090	\$ 244,078,386	60%	\$ 935,659	\$ 19,851,873	\$ 935,659	\$ 19,851,873	\$ 8,879	\$ 231,703	\$ -	\$ -	\$ 695,077
32	2053	3%	\$ -	\$ 252,249,153	\$ 251,425,448	60%	\$ 963,826	\$ 20,815,700	\$ 963,826	\$ 20,815,700	\$ 9,057	\$ -	\$ -	\$ -	\$ 954,770
33	2054	3%	\$ -	\$ 259,816,627	\$ 258,992,923	60%	\$ 992,839	\$ 21,808,539	\$ 992,839	\$ 21,808,539	\$ 9,238	\$ -	\$ -	\$ -	\$ 983,601
34	2055	3%	\$ -	\$ 267,611,126	\$ 266,787,422	60%	\$ 1,022,722	\$ 22,831,260	\$ 1,022,722	\$ 22,831,260	\$ 9,423	\$ -	\$ -	\$ -	\$ 1,013,299
35	2056	3%	\$ -	\$ 275,639,460	\$ 274,815,755	60%	\$ 1,053,501	\$ 23,884,761	\$ 1,053,501	\$ 23,884,761	\$ 9,611	\$ -	\$ -	\$ -	\$ 1,043,890
36	2057	3%	\$ -	\$ 283,908,644	\$ 283,084,939	60%	\$ 1,085,203	\$ 24,969,965	\$ 1,085,203	\$ 24,969,965	\$ 9,803	\$ -	\$ -	\$ -	\$ 1,075,400
37	2058	3%	\$ -	\$ 292,425,903	\$ 291,602,199	60%	\$ 1,117,857	\$ 26,087,822	\$ 1,117,857	\$ 26,087,822	\$ 9,999	\$ -	\$ -	\$ -	\$ 1,107,858
38	2059	3%	\$ -	\$ 301,198,680	\$ 300,374,976	60%	\$ 1,151,490	\$ 27,239,312	\$ 1,151,490	\$ 27,239,312	\$ 10,199	\$ -	\$ -	\$ -	\$ 1,141,291
39	2060	0.00%	\$ -	\$ 301,198,680	\$ 300,374,976	60%	\$ 1,186,133	\$ 28,425,445	\$ 1,186,133	\$ 28,425,445	\$ 10,403	\$ -	\$ -	\$ -	\$ 1,175,729
40	2061	0.00%	\$ -	\$ 301,198,680	\$ 300,374,976	60%	\$ 1,186,133	\$ 29,611,578	\$ 1,186,133	\$ 29,611,578	\$ 10,611	\$ -	\$ -	\$ -	\$ 1,175,521
41	2062	3%	\$ -	\$ 310,234,641	\$ 309,410,936	60%	\$ 1,186,133	\$ 30,797,710	\$ 1,186,133	\$ 30,797,710	\$ 10,824	\$ -	\$ -	\$ -	\$ 1,175,309
42	2063	3%	\$ -	\$ 319,541,680	\$ 318,717,975	60%	\$ 1,221,814	\$ 32,019,525	\$ 1,221,814	\$ 32,019,525	\$ 11,040	\$ -	\$ -	\$ -	\$ 1,210,774
43	2064	3%	\$ -	\$ 329,127,930	\$ 328,304,226	60%	\$ 1,258,566	\$ 33,278,091	\$ 1,258,566	\$ 33,278,091	\$ 11,261	\$ -	\$ -	\$ -	\$ 1,247,305
44	2065	3%	\$ -	\$ 339,001,768	\$ 338,178,064	60%	\$ 1,296,421	\$ 34,574,512	\$ 1,296,421	\$ 34,574,512	\$ 11,486	\$ -	\$ -	\$ -	\$ 1,284,935
45	2066	3%	\$ -	\$ 349,171,821	\$ 348,348,117	60%	\$ 1,335,411	\$ 35,909,923	\$ 1,335,411	\$ 35,909,923	\$ 11,716	\$ -	\$ -	\$ -	\$ 1,323,695
46	2067	3%	\$ -	\$ 359,646,976	\$ 358,823,271	60%	\$ 1,375,571	\$ 37,285,494	\$ 1,375,571	\$ 37,285,494	\$ 11,950	\$ -	\$ -	\$ -	\$ 1,363,621
47	2068	3%	\$ -	\$ 370,436,385	\$ 369,612,681	60%	\$ 1,416,936	\$ 38,702,429	\$ 1,416,936	\$ 38,702,429	\$ 12,189	\$ -	\$ -	\$ -	\$ 1,404,746
48	2069	3%	\$ -	\$ 381,549,477	\$ 380,725,772	60%	\$ 1,459,541	\$ 40,161,971	\$ 1,459,541	\$ 40,161,971	\$ 12,433	\$ -	\$ -	\$ -	\$ 1,447,108
49	2070	0.00%	\$ -	\$ 381,549,477	\$ 380,725,772	60%	\$ 1,503,425	\$ 41,665,396	\$ 1,503,425	\$ 41,665,396	\$ 12,682	\$ -	\$ -	\$ -	\$ 1,490,743
50	2071	0.00%	\$ -	\$ 381,549,477	\$ 380,725,772	60%	\$ 1,503,425	\$ 43,168,821	\$ 1,503,425	\$ 43,168,821	\$ 12,935	\$ -	\$ -	\$ -	\$ 1,490,490
Total			\$ 126,912,480		\$ 43,168,821	\$ 43,168,821		\$ 409,703	\$ 6,487,675	\$ 857,641	\$ 4,047,433	\$ 31,366,369			

Assumptions		
Tax Base <sup>(e)</sup>	\$	823,705
City AV Rate	\$	0.658140
County AV Rate	\$	0.217946

Footnotes	
[a]	Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.
[b]	TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12.
[c]	Costs provided in the Service and Assessment Plan.
[d]	Reimburses the Developer for costs not reimbursed through the Improvement Area A-1.1 Assessment.
[e]	Base Taxable Value is subject to confirmation by Appraisal District.

**EXHIBIT E-3 – IMPROVEMENT AREA A-1.2 FEASIBILITY STUDY**

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Improvement Area #A-1.2 Feasibility Study																
Zone Year	Calendar Year	Value Growth/Year <sup>1</sup>	Total Added Development Value <sup>[a]</sup>	Total New Taxable Value	Total Incremental Value	City			Total TIRZ Fund Contribution		TIRZ Fund Projects					
						TIRZ Contribution		Annual	Cumulative	Annual	Cumulative	Admin Costs	Actual TIRZ Credit to PID <sup>[b]</sup>	\$3 Million Reimbursement	Developer Projects Account <sup>[c],[d]</sup>	City Projects
						%	Annual									
Base	2021			\$ 1,306,232												
1	2022	3%	\$ -	\$ 1,345,419	\$ 39,187	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2023	3%	\$ -	\$ 1,385,782	\$ 79,550	60%	\$ 155	\$ 155	\$ 155	\$ 155	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
3	2024	3%	\$ -	\$ 1,427,355	\$ 121,123	60%	\$ 314	\$ 469	\$ 314	\$ 469	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -
4	2025	3%	\$ 201,258,035	\$ 202,728,210	\$ 201,421,978	60%	\$ 478	\$ 947	\$ 478	\$ 947	\$ 5,202	\$ -	\$ -	\$ -	\$ -	\$ -
5	2026	3%	\$ -	\$ 208,810,057	\$ 207,503,824	60%	\$ 795,383	\$ 796,330	\$ 795,383	\$ 796,330	\$ 5,306	\$ 404,918	\$ 385,159	\$ -	\$ -	\$ -
6	2027	3%	\$ -	\$ 215,074,358	\$ 213,768,126	60%	\$ 819,399	\$ 1,615,730	\$ 819,399	\$ 1,615,730	\$ 5,412	\$ 404,918	\$ 409,069	\$ -	\$ -	\$ -
7	2028	3%	\$ -	\$ 221,526,589	\$ 220,220,357	60%	\$ 844,136	\$ 2,459,866	\$ 844,136	\$ 2,459,866	\$ 5,520	\$ 404,918	\$ 39,347	\$ 394,350	\$ -	\$ -
8	2029	3%	\$ -	\$ 228,172,387	\$ 226,866,155	60%	\$ 869,615	\$ 3,329,481	\$ 869,615	\$ 3,329,481	\$ 5,631	\$ 404,918	\$ -	\$ 459,066	\$ -	\$ -
9	2030	0.00%	\$ -	\$ 228,172,387	\$ 226,866,155	60%	\$ 895,858	\$ 4,225,339	\$ 895,858	\$ 4,225,339	\$ 5,743	\$ 404,918	\$ -	\$ 485,196	\$ -	\$ -
10	2031	0.00%	\$ -	\$ 228,172,387	\$ 226,866,155	60%	\$ 895,858	\$ 5,121,197	\$ 895,858	\$ 5,121,197	\$ 5,858	\$ 404,918	\$ -	\$ 485,082	\$ -	\$ -
11	2032	3%	\$ -	\$ 235,017,559	\$ 233,711,326	60%	\$ 895,858	\$ 6,017,055	\$ 895,858	\$ 6,017,055	\$ 5,975	\$ 404,918	\$ -	\$ 484,964	\$ -	\$ -
12	2033	3%	\$ -	\$ 242,068,085	\$ 240,761,853	60%	\$ 922,889	\$ 6,939,944	\$ 922,889	\$ 6,939,944	\$ 6,095	\$ 404,918	\$ -	\$ 511,875	\$ -	\$ -
13	2034	3%	\$ -	\$ 249,330,128	\$ 248,023,896	60%	\$ 950,730	\$ 7,890,674	\$ 950,730	\$ 7,890,674	\$ 6,217	\$ 404,918	\$ -	\$ 539,595	\$ -	\$ -
14	2035	3%	\$ -	\$ 256,810,032	\$ 255,503,799	60%	\$ 979,407	\$ 8,870,081	\$ 979,407	\$ 8,870,081	\$ 6,341	\$ 404,918	\$ -	\$ 568,147	\$ -	\$ -
15	2036	3%	\$ -	\$ 264,514,333	\$ 263,208,100	60%	\$ 1,008,944	\$ 9,879,024	\$ 1,008,944	\$ 9,879,024	\$ 6,468	\$ 404,918	\$ -	\$ 597,557	\$ -	\$ -
16	2037	3%	\$ -	\$ 272,449,763	\$ 271,143,530	60%	\$ 1,039,367	\$ 10,918,391	\$ 1,039,367	\$ 10,918,391	\$ 6,597	\$ 404,918	\$ -	\$ 627,851	\$ -	\$ -
17	2038	3%	\$ -	\$ 280,623,255	\$ 279,317,023	60%	\$ 1,070,702	\$ 11,989,093	\$ 1,070,702	\$ 11,989,093	\$ 6,729	\$ 404,918	\$ -	\$ 362,975	\$ 296,080	\$ -
18	2039	3%	\$ -	\$ 289,041,953	\$ 287,735,721	60%	\$ 1,102,978	\$ 13,092,072	\$ 1,102,978	\$ 13,092,072	\$ 6,864	\$ 404,918	\$ -	\$ -	\$ 691,196	\$ -
19	2040	0.00%	\$ -	\$ 289,041,953	\$ 287,735,721	60%	\$ 1,136,222	\$ 14,228,294	\$ 1,136,222	\$ 14,228,294	\$ 7,001	\$ 404,918	\$ -	\$ -	\$ 724,303	\$ -
20	2041	0.00%	\$ -	\$ 289,041,953	\$ 287,735,721	60%	\$ 1,136,222	\$ 15,364,516	\$ 1,136,222	\$ 15,364,516	\$ 7,141	\$ 404,918	\$ -	\$ -	\$ 724,163	\$ -
21	2042	3%	\$ -	\$ 297,713,212	\$ 296,406,979	60%	\$ 1,136,222	\$ 16,500,739	\$ 1,136,222	\$ 16,500,739	\$ 7,284	\$ 404,918	\$ -	\$ -	\$ 724,020	\$ -
22	2043	3%	\$ -	\$ 306,644,608	\$ 305,338,376	60%	\$ 1,170,464	\$ 17,671,202	\$ 1,170,464	\$ 17,671,202	\$ 7,430	\$ 404,918	\$ -	\$ -	\$ 758,116	\$ -
23	2044	3%	\$ -	\$ 315,843,946	\$ 314,537,714	60%	\$ 1,205,732	\$ 18,876,935	\$ 1,205,732	\$ 18,876,935	\$ 7,578	\$ 404,918	\$ -	\$ -	\$ 793,236	\$ -
24	2045	3%	\$ -	\$ 325,319,265	\$ 324,013,032	60%	\$ 1,242,059	\$ 20,118,994	\$ 1,242,059	\$ 20,118,994	\$ 7,730	\$ 404,918	\$ -	\$ -	\$ 829,411	\$ -
25	2046	3%	\$ -	\$ 335,078,843	\$ 333,772,610	60%	\$ 1,279,476	\$ 21,398,469	\$ 1,279,476	\$ 21,398,469	\$ 7,884	\$ 404,918	\$ -	\$ -	\$ 866,673	\$ -
26	2047	3%	\$ -	\$ 345,131,208	\$ 343,824,976	60%	\$ 1,318,015	\$ 22,716,484	\$ 1,318,015	\$ 22,716,484	\$ 8,042	\$ 404,918	\$ -	\$ -	\$ 905,054	\$ -
27	2048	3%	\$ -	\$ 355,485,144	\$ 354,178,912	60%	\$ 1,357,710	\$ 24,074,194	\$ 1,357,710	\$ 24,074,194	\$ 8,203	\$ 404,918	\$ -	\$ -	\$ 944,589	\$ -
28	2049	3%	\$ -	\$ 366,149,699	\$ 364,843,466	60%	\$ 1,398,596	\$ 25,472,790	\$ 1,398,596	\$ 25,472,790	\$ 8,367	\$ 404,918	\$ -	\$ -	\$ 985,311	\$ -
29	2050	0.00%	\$ -	\$ 366,149,699	\$ 364,843,466	60%	\$ 1,440,708	\$ 26,913,498	\$ 1,440,708	\$ 26,913,498	\$ 8,534	\$ 404,918	\$ -	\$ -	\$ 1,027,256	\$ -
30	2051	0.00%	\$ -	\$ 366,149,699	\$ 364,843,466	60%	\$ 1,440,708	\$ 28,354,207	\$ 1,440,708	\$ 28,354,207	\$ 8,705	\$ 404,918	\$ -	\$ -	\$ 1,027,085	\$ -
31	2052	3%	\$ -	\$ 377,134,189	\$ 375,827,957	60%	\$ 1,440,708	\$ 29,794,915	\$ 1,440,708	\$ 29,794,915	\$ 8,879	\$ 404,918	\$ -	\$ -	\$ 1,026,911	\$ -
32	2053	3%	\$ -	\$ 388,448,215	\$ 387,141,983	60%	\$ 1,484,084	\$ 31,279,000	\$ 1,484,084	\$ 31,279,000	\$ 9,057	\$ -	\$ -	\$ -	\$ 1,475,028	\$ -
33	2054	3%	\$ -	\$ 400,101,662	\$ 398,795,429	60%	\$ 1,528,762	\$ 32,807,761	\$ 1,528,762	\$ 32,807,761	\$ 9,238	\$ -	\$ -	\$ -	\$ 1,519,524	\$ -
34	2055	3%	\$ -	\$ 412,104,711	\$ 410,798,479	60%	\$ 1,574,779	\$ 34,382,541	\$ 1,574,779	\$ 34,382,541	\$ 9,423	\$ -	\$ -	\$ -	\$ 1,565,357	\$ -
35	2056	3%	\$ -	\$ 424,467,853	\$ 423,161,620	60%	\$ 1,622,177	\$ 36,004,718	\$ 1,622,177	\$ 36,004,718	\$ 9,611	\$ -	\$ -	\$ -	\$ 1,612,566	\$ -
36	2057	3%	\$ -	\$ 437,201,888	\$ 435,895,656	60%	\$ 1,670,998	\$ 37,675,716	\$ 1,670,998	\$ 37,675,716	\$ 9,803	\$ -	\$ -	\$ -	\$ 1,661,194	\$ -
37	2058	3%	\$ -	\$ 450,317,945	\$ 449,011,713	60%	\$ 1,721,282	\$ 39,396,998	\$ 1,721,282	\$ 39,396,998	\$ 9,999	\$ -	\$ -	\$ -	\$ 1,711,283	\$ -
38	2059	3%	\$ -	\$ 463,827,483	\$ 462,521,251	60%	\$ 1,773,075	\$ 41,170,073	\$ 1,773,075	\$ 41,170,073	\$ 10,199	\$ -	\$ -	\$ -	\$ 1,762,876	\$ -
39	2060	0.00%	\$ -	\$ 463,827,483	\$ 462,521,251	60%	\$ 1,826,422	\$ 42,996,496	\$ 1,826,422	\$ 42,996,496	\$ 10,403	\$ -	\$ -	\$ -	\$ 1,816,019	\$ -
40	2061	0.00%	\$ -	\$ 463,827,483	\$ 462,521,251	60%	\$ 1,826,422	\$ 44,822,918	\$ 1,826,422	\$ 44,822,918	\$ 10,611	\$ -	\$ -	\$ -	\$ 1,815,811	\$ -
41	2062	3%	\$ -	\$ 477,742,308	\$ 476,436,076	60%	\$ 1,826,422	\$ 46,649,341	\$ 1,826,422	\$ 46,649,341	\$ 10,824	\$ -	\$ -	\$ -	\$ 1,815,599	\$ -
42	2063	3%	\$ -	\$ 492,074,577	\$ 490,768,345	60%	\$ 1,881,370	\$ 48,530,710	\$ 1,881,370	\$ 48,530,710	\$ 11,040	\$ -	\$ -	\$ -	\$ 1,870,330	\$ -
43	2064	3%	\$ -	\$ 506,836,814	\$ 505,530,582	60%	\$ 1,937,966	\$ 50,468,676	\$ 1,937,966	\$ 50,468,676	\$ 11,261	\$ -	\$ -	\$ -	\$ 1,926,705	\$ -
44	2065	3%	\$ -	\$ 522,041,919	\$ 520,735,687	60%	\$ 1,996,259	\$ 52,464,935	\$ 1,996,259	\$ 52,464,935	\$ 11,486	\$ -	\$ -	\$ -	\$ 1,984,773	\$ -
45	2066	3%	\$ -	\$ 537,703,176	\$ 536,396,944	60%	\$ 2,056,302	\$ 54,521,237	\$ 2,056,302	\$ 54,521,237	\$ 11,716	\$ -	\$ -	\$ -	\$ 2,044,586	\$ -
46	2067	3%	\$ -	\$ 553,834,272	\$ 552,528,039	60%	\$ 2,118,146	\$ 56,639,383	\$ 2,118,146	\$ 56,639,383	\$ 11,950	\$ -	\$ -	\$ -	\$ 2,106,195	\$ -
47	2068	3%	\$ -	\$ 570,449,300	\$ 569,143,068	60%	\$ 2,181,845	\$ 58,821,228	\$ 2,181,845	\$ 58,821,228	\$ 12,189	\$ -	\$ -	\$ -	\$ 2,169,656	\$ -
48	2069	3%	\$ -	\$ 587,562,779	\$ 586,256,547	60%	\$ 2,247,455	\$ 61,068,683	\$ 2,247,455	\$ 61,068,683	\$ 12,433	\$ -	\$ -	\$ -	\$ 2,235,022	\$ -
49	2070	0.00%	\$ -	\$ 587,562,779	\$ 586,256,547	60%	\$ 2,315,033	\$ 63,383,716	\$ 2,315,033	\$ 63,383,716	\$ 12,682	\$ -	\$ -	\$ -	\$ 2,302,352	\$ -
50	2071	0.00%	\$ -	\$ 587,562,779	\$ 586,256,547	60%	\$ 2,315,033	\$ 65,698,749	\$ 2,315,033	\$ 65,698,749	\$ 12,935	\$ -	\$ -	\$ -	\$ 2,302,098	\$ -
<b>Total</b>			\$ 201,258,035			\$ 65,698,749			\$ 65,698,749	\$ 409,703	\$ 10,932,792	\$ 833,575	\$ 5,516,660	\$ 48,020,374		

Assumptions	
Tax Base <sup>[e]</sup>	\$ 1,306,232
City AV Rate	\$ 0.658140
County AV Rate	\$ 0.217946

Footnotes	
[a]	Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.
[b]	TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12.
[c]	Costs provided in the Service and Assessment Plan.
[d]	Reimburses the Developer for costs not reimbursed through the Improvement Area A-1.2 Assessment.
[e]	Base Taxable Value is subject to confirmation by Appraisal District.

**EXHIBIT E-4 – IMPROVEMENT AREA A-1.3 FEASIBILITY STUDY**

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra)																
Improvement Area #A-1.3 Feasibility Study																
Zone Year	Calendar Year	Value Growth/Year <sup>1</sup>	Total Added Development Value <sup>(a)</sup>	Total New Taxable Value	Total Incremental Value	City				Total TIRZ Fund Contribution		TIRZ Fund Projects				
						TIRZ Contribution		Total TIRZ Fund Contribution		Admin Costs	Actual TIRZ Credit to PID <sup>(b)</sup>	\$3 Million Reimbursement	Developer Projects Account <sup>(c),(d)</sup>	City Projects		
						%	Annual	Cumulative	Annual						Cumulative	
Base	2021			\$ 243,254												
1	2022	3%		\$ 250,552	\$ 7,298	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
2	2023	3%	\$ -	\$ 258,068	\$ 14,814	60%	\$ 29	\$ 29	\$ 29	\$ 29	\$ 5,000	\$ -	\$ -	\$ -		
3	2024	3%	\$ -	\$ 265,810	\$ 22,556	60%	\$ 58	\$ 87	\$ 87	\$ 87	\$ 5,100	\$ -	\$ -	\$ -		
4	2025	3%	\$ -	\$ 273,785	\$ 30,531	60%	\$ 89	\$ 176	\$ 176	\$ 176	\$ 5,202	\$ -	\$ -	\$ -		
5	2026	3%	\$ 37,479,443	\$ 37,761,442	\$ 37,518,187	60%	\$ 121	\$ 297	\$ 297	\$ 297	\$ 5,306	\$ -	\$ -	\$ -		
6	2027	3%	\$ -	\$ 38,894,285	\$ 38,651,031	60%	\$ 148,153	\$ 148,450	\$ 148,153	\$ 148,450	\$ 5,412	\$ 116,856	\$ 5,574	\$ -		
7	2028	3%	\$ -	\$ 40,061,113	\$ 39,817,859	60%	\$ 152,627	\$ 301,077	\$ 152,627	\$ 301,077	\$ 5,520	\$ 116,856	\$ 2,744	\$ 27,505		
8	2029	3%	\$ -	\$ 41,262,947	\$ 41,019,693	60%	\$ 157,234	\$ 458,311	\$ 157,234	\$ 458,311	\$ 5,631	\$ 116,856	\$ -	\$ 34,747		
9	2030	0.00%	\$ -	\$ 41,262,947	\$ 41,019,693	60%	\$ 161,980	\$ 620,292	\$ 161,980	\$ 620,292	\$ 5,743	\$ 116,856	\$ -	\$ 39,380		
10	2031	0.00%	\$ -	\$ 41,262,947	\$ 41,019,693	60%	\$ 161,980	\$ 782,272	\$ 161,980	\$ 782,272	\$ 5,858	\$ 116,856	\$ -	\$ 39,265		
11	2032	3%	\$ -	\$ 42,500,835	\$ 42,257,581	60%	\$ 161,980	\$ 944,252	\$ 161,980	\$ 944,252	\$ 5,975	\$ 116,856	\$ -	\$ 39,148		
12	2033	3%	\$ -	\$ 43,775,860	\$ 43,532,606	60%	\$ 166,868	\$ 1,111,120	\$ 166,868	\$ 1,111,120	\$ 6,095	\$ 116,856	\$ -	\$ 43,917		
13	2034	3%	\$ -	\$ 45,089,136	\$ 44,845,882	60%	\$ 171,903	\$ 1,283,024	\$ 171,903	\$ 1,283,024	\$ 6,217	\$ 116,856	\$ -	\$ 48,830		
14	2035	3%	\$ -	\$ 46,441,810	\$ 46,198,556	60%	\$ 177,089	\$ 1,460,113	\$ 177,089	\$ 1,460,113	\$ 6,341	\$ 116,856	\$ -	\$ 53,892		
15	2036	3%	\$ -	\$ 47,835,065	\$ 47,591,810	60%	\$ 182,431	\$ 1,642,544	\$ 182,431	\$ 1,642,544	\$ 6,468	\$ 116,856	\$ -	\$ 59,106		
16	2037	3%	\$ -	\$ 49,270,116	\$ 49,026,862	60%	\$ 187,932	\$ 1,830,476	\$ 187,932	\$ 1,830,476	\$ 6,597	\$ 116,856	\$ -	\$ 64,479		
17	2038	3%	\$ -	\$ 50,748,220	\$ 50,504,966	60%	\$ 193,599	\$ 2,024,075	\$ 193,599	\$ 2,024,075	\$ 6,729	\$ 116,856	\$ -	\$ 70,013		
18	2039	3%	\$ -	\$ 52,270,667	\$ 52,027,412	60%	\$ 199,436	\$ 2,223,511	\$ 199,436	\$ 2,223,511	\$ 6,864	\$ 116,856	\$ -	\$ 75,716		
19	2040	0.00%	\$ -	\$ 52,270,667	\$ 52,027,412	60%	\$ 205,448	\$ 2,428,959	\$ 205,448	\$ 2,428,959	\$ 7,001	\$ 116,856	\$ -	\$ 81,590		
20	2041	0.00%	\$ -	\$ 52,270,667	\$ 52,027,412	60%	\$ 205,448	\$ 2,634,407	\$ 205,448	\$ 2,634,407	\$ 7,141	\$ 116,856	\$ -	\$ 81,450		
21	2042	3%	\$ -	\$ 53,838,787	\$ 53,595,532	60%	\$ 205,448	\$ 2,839,855	\$ 205,448	\$ 2,839,855	\$ 7,284	\$ 116,856	\$ -	\$ 81,307		
22	2043	3%	\$ -	\$ 55,453,950	\$ 55,210,696	60%	\$ 211,640	\$ 3,051,495	\$ 211,640	\$ 3,051,495	\$ 7,430	\$ 116,856	\$ -	\$ 87,354		
23	2044	3%	\$ -	\$ 57,117,569	\$ 56,874,314	60%	\$ 218,018	\$ 3,269,513	\$ 218,018	\$ 3,269,513	\$ 7,578	\$ 116,856	\$ -	\$ 93,583		
24	2045	3%	\$ -	\$ 58,831,096	\$ 58,587,842	60%	\$ 224,588	\$ 3,494,101	\$ 224,588	\$ 3,494,101	\$ 7,730	\$ 116,856	\$ -	\$ 100,001		
25	2046	3%	\$ -	\$ 60,596,029	\$ 60,352,774	60%	\$ 231,354	\$ 3,725,455	\$ 231,354	\$ 3,725,455	\$ 7,884	\$ 116,856	\$ -	\$ 106,613		
26	2047	3%	\$ -	\$ 62,413,909	\$ 62,170,655	60%	\$ 238,323	\$ 3,963,779	\$ 238,323	\$ 3,963,779	\$ 8,042	\$ 116,856	\$ -	\$ 113,341		
27	2048	3%	\$ -	\$ 64,286,327	\$ 64,043,073	60%	\$ 245,502	\$ 4,209,280	\$ 245,502	\$ 4,209,280	\$ 8,203	\$ 116,856	\$ -	\$ 120,443		
28	2049	3%	\$ -	\$ 66,214,917	\$ 65,971,662	60%	\$ 252,896	\$ 4,462,176	\$ 252,896	\$ 4,462,176	\$ 8,367	\$ 116,856	\$ -	\$ 127,672		
29	2050	0.00%	\$ -	\$ 66,214,917	\$ 65,971,662	60%	\$ 260,512	\$ 4,722,688	\$ 260,512	\$ 4,722,688	\$ 8,534	\$ 116,856	\$ -	\$ 135,121		
30	2051	0.00%	\$ -	\$ 66,214,917	\$ 65,971,662	60%	\$ 260,512	\$ 4,983,199	\$ 260,512	\$ 4,983,199	\$ 8,705	\$ 116,856	\$ -	\$ 134,950		
31	2052	3%	\$ -	\$ 68,201,364	\$ 67,958,110	60%	\$ 260,512	\$ 5,243,711	\$ 260,512	\$ 5,243,711	\$ 8,879	\$ 116,856	\$ -	\$ 134,776		
32	2053	3%	\$ -	\$ 70,247,405	\$ 70,004,151	60%	\$ 268,356	\$ 5,512,067	\$ 268,356	\$ 5,512,067	\$ 9,057	\$ -	\$ -	\$ 259,299		
33	2054	3%	\$ -	\$ 72,354,827	\$ 72,111,573	60%	\$ 276,435	\$ 5,788,502	\$ 276,435	\$ 5,788,502	\$ 9,238	\$ -	\$ -	\$ 267,197		
34	2055	3%	\$ -	\$ 74,525,472	\$ 74,282,218	60%	\$ 284,757	\$ 6,073,259	\$ 284,757	\$ 6,073,259	\$ 9,423	\$ -	\$ -	\$ 275,334		
35	2056	3%	\$ -	\$ 76,761,236	\$ 76,517,982	60%	\$ 293,329	\$ 6,366,587	\$ 293,329	\$ 6,366,587	\$ 9,611	\$ -	\$ -	\$ 283,717		
36	2057	3%	\$ -	\$ 79,064,073	\$ 78,820,819	60%	\$ 302,157	\$ 6,668,745	\$ 302,157	\$ 6,668,745	\$ 9,803	\$ -	\$ -	\$ 292,354		
37	2058	3%	\$ -	\$ 81,435,995	\$ 81,192,741	60%	\$ 311,251	\$ 6,979,996	\$ 311,251	\$ 6,979,996	\$ 9,999	\$ -	\$ -	\$ 301,251		
38	2059	3%	\$ -	\$ 83,879,075	\$ 83,635,821	60%	\$ 320,617	\$ 7,300,613	\$ 320,617	\$ 7,300,613	\$ 10,199	\$ -	\$ -	\$ 310,418		
39	2060	0.00%	\$ -	\$ 83,879,075	\$ 83,635,821	60%	\$ 330,264	\$ 7,630,877	\$ 330,264	\$ 7,630,877	\$ 10,403	\$ -	\$ -	\$ 319,861		
40	2061	0.00%	\$ -	\$ 83,879,075	\$ 83,635,821	60%	\$ 330,264	\$ 7,961,142	\$ 330,264	\$ 7,961,142	\$ 10,611	\$ -	\$ -	\$ 319,653		
41	2062	3%	\$ -	\$ 86,395,447	\$ 86,152,193	60%	\$ 330,264	\$ 8,291,406	\$ 330,264	\$ 8,291,406	\$ 10,824	\$ -	\$ -	\$ 319,441		
42	2063	3%	\$ -	\$ 88,987,311	\$ 88,744,057	60%	\$ 340,201	\$ 8,631,607	\$ 340,201	\$ 8,631,607	\$ 11,040	\$ -	\$ -	\$ 329,161		
43	2064	3%	\$ -	\$ 91,656,930	\$ 91,413,676	60%	\$ 350,436	\$ 8,982,043	\$ 350,436	\$ 8,982,043	\$ 11,261	\$ -	\$ -	\$ 339,175		
44	2065	3%	\$ -	\$ 94,406,638	\$ 94,163,384	60%	\$ 360,978	\$ 9,343,021	\$ 360,978	\$ 9,343,021	\$ 11,486	\$ -	\$ -	\$ 349,492		
45	2066	3%	\$ -	\$ 97,238,837	\$ 96,995,583	60%	\$ 371,836	\$ 9,714,858	\$ 371,836	\$ 9,714,858	\$ 11,716	\$ -	\$ -	\$ 360,120		
46	2067	3%	\$ -	\$ 100,156,002	\$ 99,912,748	60%	\$ 383,020	\$ 10,097,878	\$ 383,020	\$ 10,097,878	\$ 11,950	\$ -	\$ -	\$ 371,070		
47	2068	3%	\$ -	\$ 103,160,682	\$ 102,917,428	60%	\$ 394,539	\$ 10,492,417	\$ 394,539	\$ 10,492,417	\$ 12,189	\$ -	\$ -	\$ 382,350		
48	2069	3%	\$ -	\$ 106,255,503	\$ 106,012,249	60%	\$ 406,404	\$ 10,898,822	\$ 406,404	\$ 10,898,822	\$ 12,433	\$ -	\$ -	\$ 393,971		
49	2070	0.00%	\$ -	\$ 106,255,503	\$ 106,012,249	60%	\$ 418,625	\$ 11,317,447	\$ 418,625	\$ 11,317,447	\$ 12,682	\$ -	\$ -	\$ 405,944		
50	2071	0.00%	\$ -	\$ 106,255,503	\$ 106,012,249	60%	\$ 418,625	\$ 11,736,072	\$ 418,625	\$ 11,736,072	\$ 12,935	\$ -	\$ -	\$ 405,690		
<b>Total</b>			\$ 37,479,443		\$ 11,736,072		\$ 11,736,072		\$ 11,736,072	\$ 409,703	\$ 3,038,267	\$ 8,318	\$ 1,289,240	\$ 6,990,544		

Assumptions		Footnotes	
Tax Base <sup>(e)</sup>	\$ 243,254	[a]	Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.
City AV Rate	\$ 0.658140	[b]	TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12.
County AV Rate	\$ 0.217946	[c]	Costs provided in the Service and Assessment Plan.
		[d]	Reimburses the Developer for costs not reimbursed through the Improvement Area A-1.3 Assessment.
		[e]	Base Taxable Value is subject to confirmation by Appraisal District.

EXHIBIT E-5 – IMPROVEMENT AREA C-1 FEASIBILITY STUDY

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Improvement Area #C-1 Feasibility Study															
Zone Year	Calendar Year	Value Growth/Year <sup>1</sup>	Total Added Development Value <sup>(a)</sup>	Total New Taxable Value	Total Incremental Value	City			Total TIRZ Fund Contribution		TIRZ Fund Projects				
						%	Annual	Cumulative	Annual	Cumulative	Admin Costs	Actual TIRZ Credit to PID <sup>(b)</sup>	\$3 Million Reimbursement	Developer Projects Account <sup>(c),(d)</sup>	City Projects
Base	2021			\$ 425,636											
1	2022	3%	\$ -	\$ 438,405	\$ 12,769	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2	2023	3%	\$ -	\$ 451,557	\$ 25,921	60%	\$ 50	\$ 50	\$ 23	\$ 23	\$ 5,000	\$ -	\$ -	\$ -	
3	2024	3%	\$ 65,580,000	\$ 66,045,104	\$ 65,619,468	60%	\$ 102	\$ 102	\$ 102	\$ 102	\$ 5,100	\$ -	\$ -	\$ -	
4	2025	3%	\$ -	\$ 68,026,457	\$ 67,600,821	60%	\$ 259,121	\$ 259,223	\$ 259,121	\$ 259,223	\$ 5,202	\$ 221,677	\$ 32,242	\$ -	
5	2026	3%	\$ -	\$ 70,067,251	\$ 69,641,615	60%	\$ 266,945	\$ 526,168	\$ 266,945	\$ 526,168	\$ 5,306	\$ 221,677	\$ 39,962	\$ -	
6	2027	3%	\$ -	\$ 72,169,269	\$ 71,743,632	60%	\$ 275,004	\$ 801,172	\$ 275,004	\$ 801,172	\$ 5,412	\$ 221,677	\$ 47,915	\$ -	
7	2028	3%	\$ -	\$ 74,334,347	\$ 73,908,710	60%	\$ 283,304	\$ 1,084,476	\$ 283,304	\$ 1,084,476	\$ 5,520	\$ 221,677	\$ 5,090	\$ 51,017	
8	2029	3%	\$ -	\$ 76,564,377	\$ 76,138,741	60%	\$ 291,854	\$ 1,376,329	\$ 291,854	\$ 1,376,329	\$ 5,631	\$ 221,677	\$ -	\$ 64,546	
9	2030	0.00%	\$ -	\$ 76,564,377	\$ 76,138,741	60%	\$ 300,660	\$ 1,676,989	\$ 300,660	\$ 1,676,989	\$ 5,743	\$ 221,677	\$ -	\$ 73,239	
10	2031	0.00%	\$ -	\$ 76,564,377	\$ 76,138,741	60%	\$ 300,660	\$ 1,977,649	\$ 300,660	\$ 1,977,649	\$ 5,858	\$ 221,677	\$ -	\$ 73,125	
11	2032	3%	\$ -	\$ 78,861,308	\$ 78,435,672	60%	\$ 300,660	\$ 2,278,308	\$ 300,660	\$ 2,278,308	\$ 5,975	\$ 221,677	\$ -	\$ 73,007	
12	2033	3%	\$ -	\$ 81,227,148	\$ 80,801,511	60%	\$ 309,730	\$ 2,588,038	\$ 309,730	\$ 2,588,038	\$ 6,095	\$ 221,677	\$ -	\$ 81,958	
13	2034	3%	\$ -	\$ 83,663,962	\$ 83,238,326	60%	\$ 319,072	\$ 2,907,111	\$ 319,072	\$ 2,907,111	\$ 6,217	\$ 221,677	\$ -	\$ 91,179	
14	2035	3%	\$ -	\$ 86,173,881	\$ 85,748,245	60%	\$ 328,695	\$ 3,235,805	\$ 328,695	\$ 3,235,805	\$ 6,341	\$ 221,677	\$ -	\$ 100,677	
15	2036	3%	\$ -	\$ 88,759,097	\$ 88,333,461	60%	\$ 338,606	\$ 3,574,412	\$ 338,606	\$ 3,574,412	\$ 6,468	\$ 221,677	\$ -	\$ 110,461	
16	2037	3%	\$ -	\$ 91,421,870	\$ 90,996,234	60%	\$ 348,815	\$ 3,923,226	\$ 348,815	\$ 3,923,226	\$ 6,597	\$ 221,677	\$ -	\$ 120,540	
17	2038	3%	\$ -	\$ 94,164,526	\$ 93,738,890	60%	\$ 359,330	\$ 4,282,556	\$ 359,330	\$ 4,282,556	\$ 6,729	\$ 221,677	\$ -	\$ 130,923	
18	2039	3%	\$ -	\$ 96,989,462	\$ 96,563,826	60%	\$ 370,160	\$ 4,652,716	\$ 370,160	\$ 4,652,716	\$ 6,864	\$ 221,677	\$ -	\$ 141,619	
19	2040	0.00%	\$ -	\$ 96,989,462	\$ 96,563,826	60%	\$ 381,315	\$ 5,034,031	\$ 381,315	\$ 5,034,031	\$ 7,001	\$ 221,677	\$ -	\$ 152,637	
20	2041	0.00%	\$ -	\$ 96,989,462	\$ 96,563,826	60%	\$ 381,315	\$ 5,415,346	\$ 381,315	\$ 5,415,346	\$ 7,141	\$ 221,677	\$ -	\$ 152,497	
21	2042	3%	\$ -	\$ 99,899,146	\$ 99,473,510	60%	\$ 381,315	\$ 5,796,661	\$ 381,315	\$ 5,796,661	\$ 7,284	\$ 221,677	\$ -	\$ 152,354	
22	2043	3%	\$ -	\$ 102,896,120	\$ 102,470,484	60%	\$ 392,805	\$ 6,189,466	\$ 392,805	\$ 6,189,466	\$ 7,430	\$ 221,677	\$ -	\$ 163,698	
23	2044	3%	\$ -	\$ 105,983,004	\$ 105,557,368	60%	\$ 404,640	\$ 6,594,106	\$ 404,640	\$ 6,594,106	\$ 7,578	\$ 221,677	\$ -	\$ 175,384	
24	2045	3%	\$ -	\$ 109,162,494	\$ 108,736,858	60%	\$ 416,829	\$ 7,010,935	\$ 416,829	\$ 7,010,935	\$ 7,730	\$ 221,677	\$ -	\$ 187,422	
25	2046	3%	\$ -	\$ 112,437,369	\$ 112,011,733	60%	\$ 429,384	\$ 7,440,319	\$ 429,384	\$ 7,440,319	\$ 7,884	\$ 221,677	\$ -	\$ 199,823	
26	2047	3%	\$ -	\$ 115,810,490	\$ 115,384,854	60%	\$ 442,316	\$ 7,882,636	\$ 442,316	\$ 7,882,636	\$ 8,042	\$ 221,677	\$ -	\$ 212,597	
27	2048	3%	\$ -	\$ 119,284,805	\$ 118,859,168	60%	\$ 455,636	\$ 8,338,272	\$ 455,636	\$ 8,338,272	\$ 8,203	\$ 221,677	\$ -	\$ 138,497	
28	2049	3%	\$ -	\$ 122,863,349	\$ 122,437,713	60%	\$ 469,356	\$ 8,807,628	\$ 469,356	\$ 8,807,628	\$ 8,367	\$ 221,677	\$ -	\$ 239,312	
29	2050	0.00%	\$ -	\$ 122,863,349	\$ 122,437,713	60%	\$ 483,487	\$ 9,291,115	\$ 483,487	\$ 9,291,115	\$ 8,534	\$ 221,677	\$ -	\$ 253,276	
30	2051	0.00%	\$ -	\$ 122,863,349	\$ 122,437,713	60%	\$ 483,487	\$ 9,774,602	\$ 483,487	\$ 9,774,602	\$ 8,705	\$ 221,677	\$ -	\$ 253,105	
31	2052	3%	\$ -	\$ 126,549,249	\$ 126,123,613	60%	\$ 483,487	\$ 10,258,089	\$ 483,487	\$ 10,258,089	\$ 8,879	\$ 221,677	\$ -	\$ 252,931	
32	2053	3%	\$ -	\$ 130,345,727	\$ 129,920,091	60%	\$ 498,042	\$ 10,756,130	\$ 498,042	\$ 10,756,130	\$ 9,057	\$ -	\$ -	\$ 488,985	
33	2054	3%	\$ -	\$ 134,256,099	\$ 133,830,462	60%	\$ 513,034	\$ 11,269,164	\$ 513,034	\$ 11,269,164	\$ 9,238	\$ -	\$ -	\$ 503,796	
34	2055	3%	\$ -	\$ 138,283,782	\$ 137,858,145	60%	\$ 528,475	\$ 11,797,639	\$ 528,475	\$ 11,797,639	\$ 9,423	\$ -	\$ -	\$ 519,052	
35	2056	3%	\$ -	\$ 142,432,295	\$ 142,006,659	60%	\$ 544,380	\$ 12,342,019	\$ 544,380	\$ 12,342,019	\$ 9,611	\$ -	\$ -	\$ 534,769	
36	2057	3%	\$ -	\$ 146,705,264	\$ 146,279,628	60%	\$ 560,762	\$ 12,902,781	\$ 560,762	\$ 12,902,781	\$ 9,803	\$ -	\$ -	\$ 550,958	
37	2058	3%	\$ -	\$ 151,106,422	\$ 150,680,786	60%	\$ 577,635	\$ 13,480,415	\$ 577,635	\$ 13,480,415	\$ 9,999	\$ -	\$ -	\$ 567,635	
38	2059	3%	\$ -	\$ 155,639,614	\$ 155,213,978	60%	\$ 595,014	\$ 14,075,430	\$ 595,014	\$ 14,075,430	\$ 10,199	\$ -	\$ -	\$ 584,815	
39	2060	0.00%	\$ -	\$ 155,639,614	\$ 155,213,978	60%	\$ 612,915	\$ 14,688,345	\$ 612,915	\$ 14,688,345	\$ 10,403	\$ -	\$ -	\$ 602,512	
40	2061	0.00%	\$ -	\$ 155,639,614	\$ 155,213,978	60%	\$ 612,915	\$ 15,301,260	\$ 612,915	\$ 15,301,260	\$ 10,611	\$ -	\$ -	\$ 602,304	
41	2062	3%	\$ -	\$ 160,308,803	\$ 159,883,167	60%	\$ 612,915	\$ 15,914,175	\$ 612,915	\$ 15,914,175	\$ 10,824	\$ -	\$ -	\$ 602,091	
42	2063	3%	\$ -	\$ 165,118,067	\$ 164,692,431	60%	\$ 631,353	\$ 16,545,528	\$ 631,353	\$ 16,545,528	\$ 11,040	\$ -	\$ -	\$ 620,313	
43	2064	3%	\$ -	\$ 170,071,609	\$ 169,645,973	60%	\$ 650,344	\$ 17,195,872	\$ 650,344	\$ 17,195,872	\$ 11,261	\$ -	\$ -	\$ 639,083	
44	2065	3%	\$ -	\$ 175,173,757	\$ 174,748,121	60%	\$ 669,905	\$ 17,865,777	\$ 669,905	\$ 17,865,777	\$ 11,486	\$ -	\$ -	\$ 658,419	
45	2066	3%	\$ -	\$ 180,428,970	\$ 180,003,334	60%	\$ 690,052	\$ 18,555,829	\$ 690,052	\$ 18,555,829	\$ 11,716	\$ -	\$ -	\$ 678,336	
46	2067	3%	\$ -	\$ 185,841,839	\$ 185,416,203	60%	\$ 710,804	\$ 19,266,634	\$ 710,804	\$ 19,266,634	\$ 11,950	\$ -	\$ -	\$ 698,854	
47	2068	3%	\$ -	\$ 191,417,094	\$ 190,991,458	60%	\$ 732,179	\$ 19,998,813	\$ 732,179	\$ 19,998,813	\$ 12,189	\$ -	\$ -	\$ 719,990	
48	2069	3%	\$ -	\$ 197,159,607	\$ 196,733,971	60%	\$ 754,195	\$ 20,753,007	\$ 754,195	\$ 20,753,007	\$ 12,433	\$ -	\$ -	\$ 741,762	
49	2070	0.00%	\$ -	\$ 197,159,607	\$ 196,733,971	60%	\$ 776,871	\$ 21,529,878	\$ 776,871	\$ 21,529,878	\$ 12,682	\$ -	\$ -	\$ 764,189	
50	2071	0.00%	\$ -	\$ 197,159,607	\$ 196,733,971	60%	\$ 776,871	\$ 22,306,749	\$ 776,871	\$ 22,306,749	\$ 12,935	\$ -	\$ -	\$ 763,936	
<b>Total</b>			\$ 65,580,000				\$ 22,306,800		\$ 22,306,772		\$ 409,703	\$ 6,206,951	\$ 125,209	\$ 2,647,203	
		<b>Assumptions</b>		Tax Base <sup>(e)</sup> \$ 425,636		City AV Rate \$ 0.658140		County AV Rate \$ 0.217946							
		<b>Footnotes</b>		(a) Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn. (b) TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12. (c) Costs provided in the Service and Assessment Plan. (d) Reimburses the Developer for costs not reimbursed through the Improvement Area C-1 Assessment. (e) Base Taxable Value is subject to confirmation by Appraisal District.											

## EXHIBIT E-6 – IMPROVEMENT AREA C-2 FEASIBILITY STUDY

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Improvement Area #C-2 Feasibility Study															
Zone	Calendar Year	Value Growth/Year <sup>1</sup>	Total Added Development Value <sup>[a]</sup>	Total New Taxable Value	Total Incremental Value	City		Total TIRZ Fund Contribution		TIRZ Fund Projects					
						%	Annual	Cumulative	Annual	Cumulative	Admin Costs	Actual TIRZ Credit to PID <sup>[b]</sup>	\$3 Million Reimbursement	Developer Projects Account <sup>[c],[d]</sup>	City Projects
Base	2021		\$ 698,131	\$ 698,131	\$ 698,131	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1	2022	3%	\$ -	\$ 719,075	\$ 20,944	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2	2023	3%	\$ -	\$ 740,647	\$ 42,516	60%	\$ 83	\$ 83	\$ 83	\$ 83	\$ 5,000	\$ -	\$ -	\$ -	
3	2024	3%	\$ -	\$ 762,866	\$ 64,736	60%	\$ 168	\$ 251	\$ 168	\$ 251	\$ 5,100	\$ -	\$ -	\$ -	
4	2025	3%	\$ 107,564,651	\$ 108,350,403	\$ 107,652,273	60%	\$ 256	\$ 506	\$ 256	\$ 506	\$ 5,202	\$ -	\$ -	\$ -	
5	2026	3%	\$ -	\$ 111,600,915	\$ 110,902,785	60%	\$ 425,102	\$ 425,608	\$ 425,102	\$ 425,608	\$ 5,306	\$ 79,152	\$ 325,848	\$ -	
6	2027	3%	\$ -	\$ 114,948,943	\$ 114,250,812	60%	\$ 437,937	\$ 863,545	\$ 437,937	\$ 863,545	\$ 5,412	\$ 79,152	\$ 353,373	\$ -	
7	2028	3%	\$ -	\$ 118,397,411	\$ 117,699,280	60%	\$ 451,158	\$ 1,314,703	\$ 451,158	\$ 1,314,703	\$ 5,520	\$ 79,152	\$ 33,250	\$ 233,265	
8	2029	3%	\$ -	\$ 121,949,333	\$ 121,251,203	60%	\$ 464,776	\$ 1,779,479	\$ 464,776	\$ 1,779,479	\$ 5,631	\$ 79,152	\$ -	\$ 265,995	
9	2030	0.00%	\$ -	\$ 121,949,333	\$ 121,251,203	60%	\$ 478,802	\$ 2,258,281	\$ 478,802	\$ 2,258,281	\$ 5,743	\$ 79,152	\$ -	\$ 275,734	
10	2031	0.00%	\$ -	\$ 121,949,333	\$ 121,251,203	60%	\$ 478,802	\$ 2,737,082	\$ 478,802	\$ 2,737,082	\$ 5,858	\$ 79,152	\$ -	\$ 275,654	
11	2032	3%	\$ -	\$ 125,607,813	\$ 124,909,683	60%	\$ 478,802	\$ 3,215,884	\$ 478,802	\$ 3,215,884	\$ 5,975	\$ 79,152	\$ -	\$ 275,572	
12	2033	3%	\$ -	\$ 129,376,048	\$ 128,677,917	60%	\$ 493,248	\$ 3,709,132	\$ 493,248	\$ 3,709,132	\$ 6,095	\$ 79,152	\$ -	\$ 285,601	
13	2034	3%	\$ -	\$ 133,257,329	\$ 132,559,199	60%	\$ 508,129	\$ 4,217,261	\$ 508,129	\$ 4,217,261	\$ 6,217	\$ 79,152	\$ -	\$ 295,932	
14	2035	3%	\$ -	\$ 137,255,049	\$ 136,556,918	60%	\$ 523,455	\$ 4,740,716	\$ 523,455	\$ 4,740,716	\$ 6,341	\$ 79,152	\$ -	\$ 306,573	
15	2036	3%	\$ -	\$ 141,372,701	\$ 140,674,570	60%	\$ 539,241	\$ 5,279,957	\$ 539,241	\$ 5,279,957	\$ 6,468	\$ 79,152	\$ -	\$ 317,177	
16	2037	3%	\$ -	\$ 145,613,882	\$ 144,915,751	60%	\$ 555,501	\$ 5,835,458	\$ 555,501	\$ 5,835,458	\$ 6,597	\$ 79,152	\$ -	\$ 328,111	
17	2038	3%	\$ -	\$ 149,982,298	\$ 149,284,167	60%	\$ 572,249	\$ 6,407,708	\$ 572,249	\$ 6,407,708	\$ 6,729	\$ 79,152	\$ -	\$ 339,175	
18	2039	3%	\$ -	\$ 154,481,767	\$ 153,783,636	60%	\$ 589,499	\$ 6,997,207	\$ 589,499	\$ 6,997,207	\$ 6,864	\$ 79,152	\$ -	\$ 350,240	
19	2040	0.00%	\$ -	\$ 154,481,767	\$ 153,783,636	60%	\$ 607,267	\$ 7,604,474	\$ 607,267	\$ 7,604,474	\$ 7,001	\$ 79,152	\$ -	\$ 361,305	
20	2041	0.00%	\$ -	\$ 154,481,767	\$ 153,783,636	60%	\$ 607,267	\$ 8,211,741	\$ 607,267	\$ 8,211,741	\$ 7,141	\$ 79,152	\$ -	\$ 372,370	
21	2042	3%	\$ -	\$ 159,116,220	\$ 158,418,089	60%	\$ 607,267	\$ 8,819,008	\$ 607,267	\$ 8,819,008	\$ 7,284	\$ 79,152	\$ -	\$ 383,435	
22	2043	3%	\$ -	\$ 163,889,707	\$ 163,191,576	60%	\$ 625,568	\$ 9,444,576	\$ 625,568	\$ 9,444,576	\$ 7,430	\$ 79,152	\$ -	\$ 394,500	
23	2044	3%	\$ -	\$ 168,806,398	\$ 168,108,267	60%	\$ 644,417	\$ 10,088,993	\$ 644,417	\$ 10,088,993	\$ 7,578	\$ 79,152	\$ -	\$ 405,565	
24	2045	3%	\$ -	\$ 173,870,590	\$ 173,172,459	60%	\$ 663,833	\$ 10,752,826	\$ 663,833	\$ 10,752,826	\$ 7,730	\$ 79,152	\$ -	\$ 416,630	
25	2046	3%	\$ -	\$ 179,086,708	\$ 178,388,577	60%	\$ 683,830	\$ 11,436,656	\$ 683,830	\$ 11,436,656	\$ 7,884	\$ 79,152	\$ -	\$ 427,695	
26	2047	3%	\$ -	\$ 184,459,309	\$ 183,761,178	60%	\$ 704,428	\$ 12,141,084	\$ 704,428	\$ 12,141,084	\$ 8,042	\$ 79,152	\$ -	\$ 438,760	
27	2048	3%	\$ -	\$ 189,993,088	\$ 189,294,957	60%	\$ 725,643	\$ 12,866,727	\$ 725,643	\$ 12,866,727	\$ 8,203	\$ 79,152	\$ -	\$ 449,825	
28	2049	3%	\$ -	\$ 195,692,881	\$ 194,994,750	60%	\$ 747,495	\$ 13,614,223	\$ 747,495	\$ 13,614,223	\$ 8,367	\$ 79,152	\$ -	\$ 460,890	
29	2050	0.00%	\$ -	\$ 195,692,881	\$ 194,994,750	60%	\$ 770,003	\$ 14,384,226	\$ 770,003	\$ 14,384,226	\$ 8,534	\$ 79,152	\$ -	\$ 471,955	
30	2051	0.00%	\$ -	\$ 195,692,881	\$ 194,994,750	60%	\$ 770,003	\$ 15,154,229	\$ 770,003	\$ 15,154,229	\$ 8,705	\$ 79,152	\$ -	\$ 483,020	
31	2052	3%	\$ -	\$ 201,563,667	\$ 200,865,536	60%	\$ 770,003	\$ 15,924,232	\$ 770,003	\$ 15,924,232	\$ 8,879	\$ 79,152	\$ -	\$ 494,085	
32	2053	3%	\$ -	\$ 207,610,577	\$ 206,912,446	60%	\$ 793,186	\$ 16,717,418	\$ 793,186	\$ 16,717,418	\$ 9,057	\$ -	\$ -	\$ -	
33	2054	3%	\$ -	\$ 213,838,894	\$ 213,140,764	60%	\$ 817,064	\$ 17,534,482	\$ 817,064	\$ 17,534,482	\$ 9,238	\$ -	\$ -	\$ -	
34	2055	3%	\$ -	\$ 220,254,061	\$ 219,555,931	60%	\$ 841,659	\$ 18,376,141	\$ 841,659	\$ 18,376,141	\$ 9,423	\$ -	\$ -	\$ -	
35	2056	3%	\$ -	\$ 226,861,683	\$ 226,163,552	60%	\$ 866,991	\$ 19,243,132	\$ 866,991	\$ 19,243,132	\$ 9,611	\$ -	\$ -	\$ -	
36	2057	3%	\$ -	\$ 233,667,534	\$ 232,969,403	60%	\$ 893,084	\$ 20,136,216	\$ 893,084	\$ 20,136,216	\$ 9,803	\$ -	\$ -	\$ -	
37	2058	3%	\$ -	\$ 240,677,560	\$ 239,979,429	60%	\$ 919,959	\$ 21,056,175	\$ 919,959	\$ 21,056,175	\$ 9,999	\$ -	\$ -	\$ -	
38	2059	3%	\$ -	\$ 247,897,886	\$ 247,199,756	60%	\$ 947,640	\$ 22,003,815	\$ 947,640	\$ 22,003,815	\$ 10,199	\$ -	\$ -	\$ -	
39	2060	0.00%	\$ -	\$ 247,897,886	\$ 247,199,756	60%	\$ 976,152	\$ 22,979,967	\$ 976,152	\$ 22,979,967	\$ 10,403	\$ -	\$ -	\$ -	
40	2061	0.00%	\$ -	\$ 247,897,886	\$ 247,199,756	60%	\$ 976,152	\$ 23,956,120	\$ 976,152	\$ 23,956,120	\$ 10,611	\$ -	\$ -	\$ -	
41	2062	3%	\$ -	\$ 255,334,823	\$ 254,636,692	60%	\$ 976,152	\$ 24,932,272	\$ 976,152	\$ 24,932,272	\$ 10,824	\$ -	\$ -	\$ -	
42	2063	3%	\$ -	\$ 262,994,868	\$ 262,296,737	60%	\$ 1,005,520	\$ 25,937,791	\$ 1,005,520	\$ 25,937,791	\$ 11,040	\$ -	\$ -	\$ -	
43	2064	3%	\$ -	\$ 270,884,714	\$ 270,186,583	60%	\$ 1,035,768	\$ 26,973,559	\$ 1,035,768	\$ 26,973,559	\$ 11,261	\$ -	\$ -	\$ -	
44	2065	3%	\$ -	\$ 279,011,255	\$ 278,313,124	60%	\$ 1,066,924	\$ 28,040,483	\$ 1,066,924	\$ 28,040,483	\$ 11,486	\$ -	\$ -	\$ -	
45	2066	3%	\$ -	\$ 287,381,593	\$ 286,683,462	60%	\$ 1,099,014	\$ 29,139,497	\$ 1,099,014	\$ 29,139,497	\$ 11,716	\$ -	\$ -	\$ -	
46	2067	3%	\$ -	\$ 296,003,041	\$ 295,304,910	60%	\$ 1,132,067	\$ 30,271,564	\$ 1,132,067	\$ 30,271,564	\$ 11,950	\$ -	\$ -	\$ -	
47	2068	3%	\$ -	\$ 304,883,132	\$ 304,185,001	60%	\$ 1,166,112	\$ 31,437,676	\$ 1,166,112	\$ 31,437,676	\$ 12,189	\$ -	\$ -	\$ -	
48	2069	3%	\$ -	\$ 314,029,626	\$ 313,331,495	60%	\$ 1,201,178	\$ 32,638,854	\$ 1,201,178	\$ 32,638,854	\$ 12,433	\$ -	\$ -	\$ -	
49	2070	0.00%	\$ -	\$ 314,029,626	\$ 313,331,495	60%	\$ 1,237,296	\$ 33,876,150	\$ 1,237,296	\$ 33,876,150	\$ 12,682	\$ -	\$ -	\$ -	
50	2071	0.00%	\$ -	\$ 314,029,626	\$ 313,331,495	60%	\$ 1,237,296	\$ 35,113,446	\$ 1,237,296	\$ 35,113,446	\$ 12,935	\$ -	\$ -	\$ -	
<b>Total</b>			\$ <b>107,564,651</b>	\$ <b>1,075,646,510</b>	\$ <b>1,075,646,510</b>		\$ <b>35,113,446</b>	\$ <b>35,113,446</b>	\$ <b>35,113,446</b>	\$ <b>35,113,446</b>	\$ <b>409,703</b>	\$ <b>2,137,105</b>	\$ <b>712,470</b>	\$ <b>2,333,503</b>	\$ <b>29,520,663</b>

Assumptions	
Tax Base <sup>[e]</sup>	\$ 698,131
City AV Rate	\$ 0.658140
County AV Rate	\$ 0.217946

Footnotes	
[a]	Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.
[b]	TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12.
[c]	Costs provided in the Service and Assessment Plan.
[d]	Reimburses the Developer for costs not reimbursed through the Improvement Area C-2 Assessment.
[e]	Base Taxable Value is subject to confirmation by Appraisal District.

**EXHIBIT E-7 – IMPROVEMENT AREA C-3 FEASIBILITY STUDY**

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra)															
Improvement Area #C-3 Feasibility Study															
Zone Year	Calendar Year	Value Growth/Year <sup>1</sup>	Total Added Development Value <sup>[a]</sup>	Total New Taxable Value	Total Incremental Value	City			Total TIRZ Fund Contribution		TIRZ Fund Projects				
						TIRZ Contribution %	Annual	Cumulative	Annual	Cumulative	Admin Costs	Actual TIRZ Credit to PID <sup>[b]</sup>	\$3 Million Reimbursement	Developer Projects Account <sup>[c],[d]</sup>	City Projects
Base	2021			\$ 473,867											
1	2022	3%	\$ -	\$ 488,083	\$ 14,216	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2023	3%	\$ -	\$ 502,725	\$ 28,858	60%	\$ 56	\$ 56	\$ 56	\$ 56	\$ 5,202	\$ -	\$ -	\$ -	\$ -
3	2024	3%	\$ -	\$ 517,807	\$ 43,940	60%	\$ 114	\$ 170	\$ 114	\$ 170	\$ 5,306	\$ -	\$ -	\$ -	\$ -
4	2025	3%	\$ 73,011,138	\$ 73,544,479	\$ 73,070,612	60%	\$ 174	\$ 344	\$ 174	\$ 344	\$ 5,412	\$ -	\$ -	\$ -	\$ -
5	2026	3%	\$ -	\$ 75,750,814	\$ 75,276,947	60%	\$ 288,544	\$ 288,888	\$ 288,544	\$ 288,888	\$ 5,520	\$ 59,093	\$ 208,354	\$ -	\$ -
6	2027	3%	\$ -	\$ 78,023,338	\$ 77,549,471	60%	\$ 297,257	\$ 586,144	\$ 297,257	\$ 586,144	\$ 5,631	\$ 59,093	\$ 232,533	\$ -	\$ -
7	2028	3%	\$ -	\$ 80,364,038	\$ 79,890,171	60%	\$ 306,230	\$ 892,375	\$ 306,230	\$ 892,375	\$ 5,743	\$ 59,093	\$ 21,901	\$ 153,645	\$ 65,848
8	2029	3%	\$ -	\$ 82,774,959	\$ 82,301,093	60%	\$ 315,474	\$ 1,207,848	\$ 315,474	\$ 1,207,848	\$ 5,858	\$ 59,093	\$ -	\$ 175,365	\$ 75,157
9	2030	0.00%	\$ -	\$ 82,774,959	\$ 82,301,093	60%	\$ 324,994	\$ 1,532,842	\$ 324,994	\$ 1,532,842	\$ 5,975	\$ 59,093	\$ -	\$ 181,948	\$ 77,978
10	2031	0.00%	\$ -	\$ 82,774,959	\$ 82,301,093	60%	\$ 324,994	\$ 1,857,836	\$ 324,994	\$ 1,857,836	\$ 6,095	\$ 59,093	\$ -	\$ 181,864	\$ 77,942
11	2032	3%	\$ -	\$ 85,258,208	\$ 84,784,341	60%	\$ 324,994	\$ 2,182,830	\$ 324,994	\$ 2,182,830	\$ 6,217	\$ 59,093	\$ -	\$ 181,779	\$ 77,905
12	2033	3%	\$ -	\$ 87,815,954	\$ 87,342,088	60%	\$ 334,800	\$ 2,517,630	\$ 334,800	\$ 2,517,630	\$ 6,341	\$ 59,093	\$ -	\$ 188,556	\$ 80,810
13	2034	3%	\$ -	\$ 90,450,433	\$ 89,976,566	60%	\$ 344,900	\$ 2,862,530	\$ 344,900	\$ 2,862,530	\$ 6,468	\$ 59,093	\$ -	\$ 195,537	\$ 83,802
14	2035	3%	\$ -	\$ 93,163,946	\$ 92,690,079	60%	\$ 355,303	\$ 3,217,833	\$ 355,303	\$ 3,217,833	\$ 6,597	\$ 59,093	\$ -	\$ 202,729	\$ 86,884
15	2036	3%	\$ -	\$ 95,958,864	\$ 95,484,998	60%	\$ 366,018	\$ 3,583,851	\$ 366,018	\$ 3,583,851	\$ 6,729	\$ 59,093	\$ -	\$ 210,137	\$ 90,059
16	2037	3%	\$ -	\$ 98,837,630	\$ 98,363,764	60%	\$ 377,055	\$ 3,960,906	\$ 377,055	\$ 3,960,906	\$ 6,864	\$ 59,093	\$ -	\$ 217,768	\$ 93,329
17	2038	3%	\$ -	\$ 101,802,759	\$ 101,328,892	60%	\$ 388,423	\$ 4,349,329	\$ 388,423	\$ 4,349,329	\$ 7,001	\$ 59,093	\$ -	\$ 225,630	\$ 96,698
18	2039	3%	\$ -	\$ 104,856,842	\$ 104,382,975	60%	\$ 400,132	\$ 4,749,460	\$ 400,132	\$ 4,749,460	\$ 7,141	\$ 59,093	\$ -	\$ 233,728	\$ 100,169
19	2040	0.00%	\$ -	\$ 104,856,842	\$ 104,382,975	60%	\$ 412,192	\$ 5,161,652	\$ 412,192	\$ 5,161,652	\$ 7,284	\$ 59,093	\$ -	\$ 242,070	\$ 103,744
20	2041	0.00%	\$ -	\$ 104,856,842	\$ 104,382,975	60%	\$ 412,192	\$ 5,573,844	\$ 412,192	\$ 5,573,844	\$ 7,430	\$ 59,093	\$ -	\$ 241,968	\$ 103,701
21	2042	3%	\$ -	\$ 108,002,547	\$ 107,528,680	60%	\$ 412,192	\$ 5,986,035	\$ 412,192	\$ 5,986,035	\$ 7,578	\$ 59,093	\$ -	\$ 241,864	\$ 103,656
22	2043	3%	\$ -	\$ 111,242,624	\$ 110,768,757	60%	\$ 424,614	\$ 6,410,649	\$ 424,614	\$ 6,410,649	\$ 7,730	\$ 59,093	\$ -	\$ 250,453	\$ 107,337
23	2044	3%	\$ -	\$ 114,579,902	\$ 114,106,036	60%	\$ 437,408	\$ 6,848,057	\$ 437,408	\$ 6,848,057	\$ 7,884	\$ 59,093	\$ -	\$ 247,218	\$ 123,213
24	2045	3%	\$ -	\$ 118,017,299	\$ 117,543,433	60%	\$ 450,586	\$ 7,298,643	\$ 450,586	\$ 7,298,643	\$ 8,042	\$ 59,093	\$ -	\$ -	\$ 383,451
25	2046	3%	\$ -	\$ 121,557,818	\$ 121,083,952	60%	\$ 464,160	\$ 7,762,804	\$ 464,160	\$ 7,762,804	\$ 8,203	\$ 59,093	\$ -	\$ -	\$ 396,864
26	2047	3%	\$ -	\$ 125,204,553	\$ 124,730,686	60%	\$ 478,141	\$ 8,240,945	\$ 478,141	\$ 8,240,945	\$ 8,367	\$ 59,093	\$ -	\$ -	\$ 410,681
27	2048	3%	\$ -	\$ 128,960,690	\$ 128,486,823	60%	\$ 492,542	\$ 8,733,486	\$ 492,542	\$ 8,733,486	\$ 8,534	\$ 59,093	\$ -	\$ -	\$ 424,914
28	2049	3%	\$ -	\$ 132,829,510	\$ 132,355,643	60%	\$ 507,374	\$ 9,240,860	\$ 507,374	\$ 9,240,860	\$ 8,705	\$ 59,093	\$ -	\$ -	\$ 439,575
29	2050	0.00%	\$ -	\$ 132,829,510	\$ 132,355,643	60%	\$ 522,651	\$ 9,763,511	\$ 522,651	\$ 9,763,511	\$ 8,879	\$ 59,093	\$ -	\$ -	\$ 454,679
30	2051	0.00%	\$ -	\$ 132,829,510	\$ 132,355,643	60%	\$ 522,651	\$ 10,286,163	\$ 522,651	\$ 10,286,163	\$ 9,057	\$ 59,093	\$ -	\$ -	\$ 454,501
31	2052	3%	\$ -	\$ 136,814,396	\$ 136,340,529	60%	\$ 522,651	\$ 10,808,814	\$ 522,651	\$ 10,808,814	\$ 9,238	\$ 59,093	\$ -	\$ -	\$ 454,320
32	2053	3%	\$ -	\$ 140,918,827	\$ 140,444,961	60%	\$ 538,387	\$ 11,347,201	\$ 538,387	\$ 11,347,201	\$ 9,423	\$ -	\$ -	\$ -	\$ 528,964
33	2054	3%	\$ -	\$ 145,146,392	\$ 144,672,525	60%	\$ 554,595	\$ 11,901,796	\$ 554,595	\$ 11,901,796	\$ 9,611	\$ -	\$ -	\$ -	\$ 544,984
34	2055	3%	\$ -	\$ 149,500,784	\$ 149,026,917	60%	\$ 571,289	\$ 12,473,084	\$ 571,289	\$ 12,473,084	\$ 9,803	\$ -	\$ -	\$ -	\$ 561,485
35	2056	3%	\$ -	\$ 153,985,808	\$ 153,511,941	60%	\$ 588,483	\$ 13,061,568	\$ 588,483	\$ 13,061,568	\$ 9,999	\$ -	\$ -	\$ -	\$ 578,484
36	2057	3%	\$ -	\$ 158,605,382	\$ 158,131,515	60%	\$ 606,194	\$ 13,667,762	\$ 606,194	\$ 13,667,762	\$ 10,199	\$ -	\$ -	\$ -	\$ 595,995
37	2058	3%	\$ -	\$ 163,363,543	\$ 162,889,676	60%	\$ 624,436	\$ 14,292,198	\$ 624,436	\$ 14,292,198	\$ 10,403	\$ -	\$ -	\$ -	\$ 614,033
38	2059	3%	\$ -	\$ 168,264,450	\$ 167,790,583	60%	\$ 643,225	\$ 14,935,423	\$ 643,225	\$ 14,935,423	\$ 10,611	\$ -	\$ -	\$ -	\$ 632,614
39	2060	0.00%	\$ -	\$ 168,264,450	\$ 167,790,583	60%	\$ 662,578	\$ 15,598,001	\$ 662,578	\$ 15,598,001	\$ 10,824	\$ -	\$ -	\$ -	\$ 651,754
40	2061	0.00%	\$ -	\$ 168,264,450	\$ 167,790,583	60%	\$ 662,578	\$ 16,260,579	\$ 662,578	\$ 16,260,579	\$ 11,040	\$ -	\$ -	\$ -	\$ 651,538
41	2062	3%	\$ -	\$ 173,312,383	\$ 172,838,516	60%	\$ 662,578	\$ 16,923,158	\$ 662,578	\$ 16,923,158	\$ 11,261	\$ -	\$ -	\$ -	\$ 651,317
42	2063	3%	\$ -	\$ 178,511,755	\$ 178,037,888	60%	\$ 682,512	\$ 17,605,669	\$ 682,512	\$ 17,605,669	\$ 11,486	\$ -	\$ -	\$ -	\$ 671,025
43	2064	3%	\$ -	\$ 183,867,107	\$ 183,393,240	60%	\$ 703,043	\$ 18,308,712	\$ 703,043	\$ 18,308,712	\$ 11,716	\$ -	\$ -	\$ -	\$ 691,327
44	2065	3%	\$ -	\$ 189,383,120	\$ 188,909,254	60%	\$ 724,191	\$ 19,032,903	\$ 724,191	\$ 19,032,903	\$ 11,950	\$ -	\$ -	\$ -	\$ 712,240
45	2066	3%	\$ -	\$ 195,064,614	\$ 194,590,747	60%	\$ 745,972	\$ 19,778,875	\$ 745,972	\$ 19,778,875	\$ 12,189	\$ -	\$ -	\$ -	\$ 733,783
46	2067	3%	\$ -	\$ 200,916,552	\$ 200,442,686	60%	\$ 768,408	\$ 20,547,283	\$ 768,408	\$ 20,547,283	\$ 12,433	\$ -	\$ -	\$ -	\$ 755,975
47	2068	3%	\$ -	\$ 206,944,049	\$ 206,470,182	60%	\$ 791,516	\$ 21,338,799	\$ 791,516	\$ 21,338,799	\$ 12,682	\$ -	\$ -	\$ -	\$ 778,834
48	2069	3%	\$ -	\$ 213,152,370	\$ 212,678,504	60%	\$ 815,318	\$ 22,154,117	\$ 815,318	\$ 22,154,117	\$ 12,935	\$ -	\$ -	\$ -	\$ 802,382
49	2070	0.00%	\$ -	\$ 213,152,370	\$ 212,678,504	60%	\$ 839,833	\$ 22,993,950	\$ 839,833	\$ 22,993,950	\$ 13,194	\$ -	\$ -	\$ -	\$ 826,639
50	2071	0.00%	\$ -	\$ 213,152,370	\$ 212,678,504	60%	\$ 839,833	\$ 23,833,784	\$ 839,833	\$ 23,833,784	\$ 13,458	\$ -	\$ -	\$ -	\$ 826,375
<b>Total</b>			\$ <b>73,011,138</b>				\$ <b>23,833,784</b>		\$ <b>23,833,784</b>	\$ <b>426,255</b>	\$ <b>1,595,519</b>	\$ <b>462,787</b>	\$ <b>3,572,258</b>	\$ <b>17,776,965</b>	

Assumptions	
Tax Base <sup>[a]</sup>	\$ 473,867
City AV Rate	\$ 0.658140
County AV Rate	\$ 0.217946

Footnotes	
[a] Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.	
[b] TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12.	
[c] Costs provided in the Service and Assessment Plan.	
[d] Reimburses the Developer for costs not reimbursed through the Improvement Area C-3 Assessment.	
[e] Base Taxable Value is subject to confirmation by Appraisal District.	

## EXHIBIT F – LEGAL DESCRIPTION

Beginning at a point of intersection of the south ROW line of East Cartwright Road and the projection of the west ROW line of Mesquite Valley Road, thence

Northerly along the west ROW line of Mesquite Valley Road to a point where said line intersects with the north ROW line of Mesquite Valley Road, thence

Easterly along the north ROW line of Mesquite Valley Road to a point where said line intersects with the south property line of Cantura Cove Subdivision, thence

Easterly along the south property of Cantura Cove Subdivision to a point where said line intersects with the west ROW line of Bear Lane, thence

Northerly along the west ROW line of Bear Lane to a point where said line intersects with the north ROW line of Bear Lane, thence

Easterly along the north ROW line of Bear Lane to a point where said line intersects with the north ROW line of East Cartwright Road, thence

Easterly along the north ROW line of East Cartwright Road to a point where said line intersects with the projection of the west property line of Mesquite ISD tract, thence

Southerly along the west property line of Mesquite ISD tract to a point where said line intersects with the north property line of Mesquite ISD tract, thence

Westerly along the north property line of Mesquite ISD tract to a point where said line intersects with the east ROW line of Faithon P. Lucas, Sr. Boulevard, thence

Southerly along the east ROW line of Faithon P. Lucas, Sr. Boulevard to a point where said line intersects with the south property line of Mesquite ISD tract, thence

Easterly along the south property line of Mesquite ISD tract to a point where said line intersects with the south property line of Ridge Ranch Subdivision, thence

Southeasterly along the west property line of Mesquite ISD tract to a point where said line intersects with the south property line of Ridge Ranch Subdivision, thence

Southeasterly along the south property line of Ridge Ranch Subdivision to a point where said line intersects with the west ROW line of Lawson Road, thence

Northerly along the west ROW line of Lawson Road to a point where said line intersects with the south ROW line of Clay Mathis Road, thence

Easterly along the south ROW line of Clay Mathis Road to a point where said line intersects with the east ROW line of Lawson Road, thence

Southerly along the east ROW line of Lawson Road to a point where said line intersects with the north ROW line of Milam Road, thence

Westerly along the north ROW line of Milam Road to a point where said line intersects with the east ROW line of Lawson Road, thence

Northerly along the east ROW line of Lawson Road to a point where said line intersects with the north property line of the Milam Estates Subdivision, thence

Westerly along the north property line of Milam Estates Subdivision to a point where said line intersects the west property line of Milam Estates Subdivision, thence

Southerly along the west property line of Milam Estates Subdivision to a point where said line intersects with the north property line of City of Mesquite tract, thence

Easterly along the north property line of City of Mesquite tract to a point where said line intersects with the east ROW line of McKenzie Road, thence

Southerly along the east ROW line of McKenzie Road to a point where said line intersects with the City Limit line of the City of Mesquite, thence

Westerly along the City Limit line of the City of Mesquite to a point where said line intersects with the east property line of Hills at Tealwood Subdivision, thence

Northerly along the east property line of Hills at Tealwood Subdivision to a point where said line intersects with the north property line of Hills at Tealwood Subdivision, thence

Westerly along the north property line of Hills at Tealwood Subdivision to a point where said line intersects with the north property line of Tealwood Subdivision, thence

Westerly along the north property line of Tealwood Subdivision to a point where the projection of said line intersects with the west ROW line of Pioneer Road, thence

Northerly along the west ROW line of Pioneer Road to a point where said line intersects with the projection of the south property line of Valleycreek Subdivision, thence

Easterly along the south property line of Valleycreek Subdivision to a point where said line intersects with the east property line of Valleycreek Subdivision, thence

Northerly along the east property line of Valleycreek Subdivision to a point where said line intersects with the south property line of Cedarbrook Estates Subdivision, thence

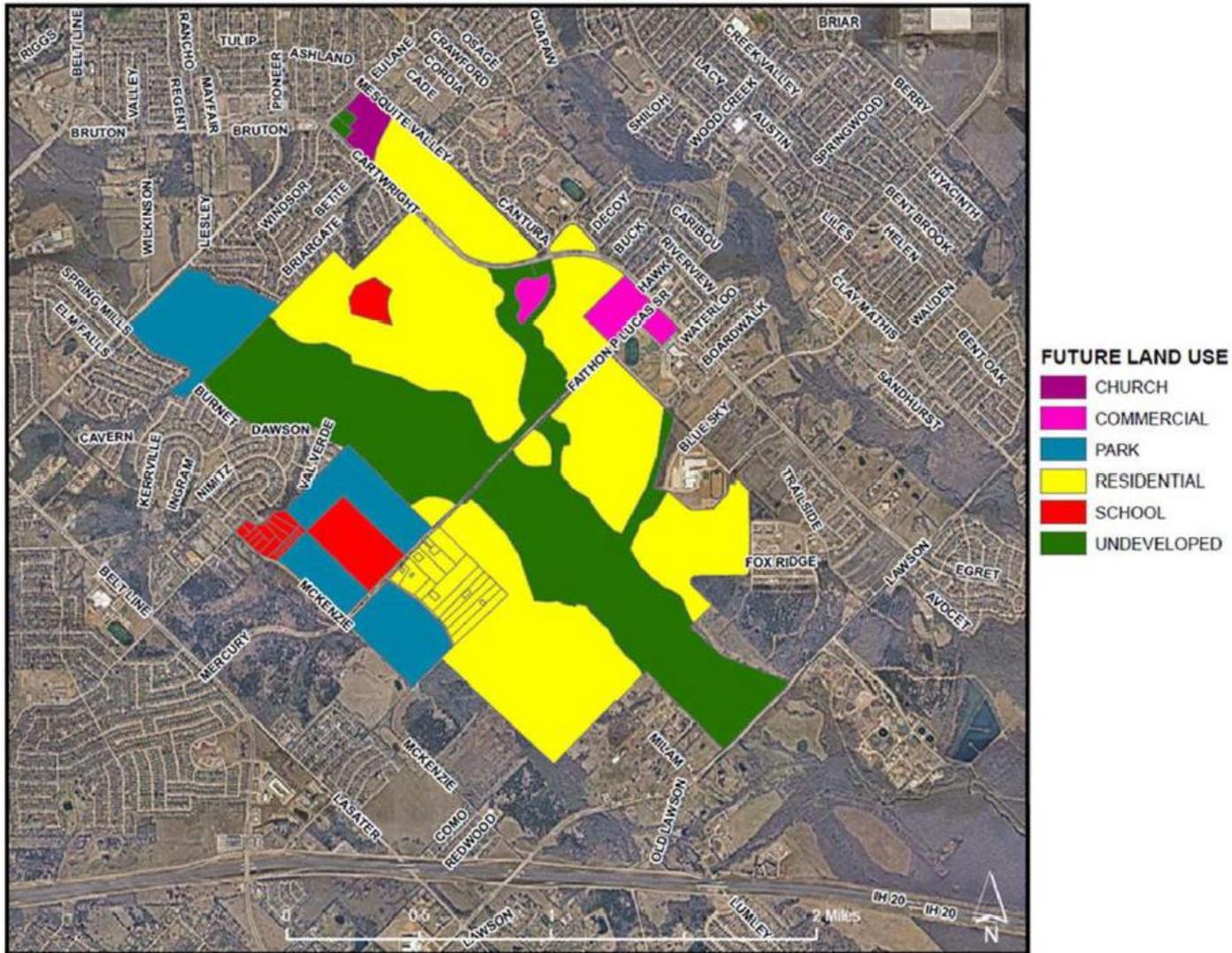
Easterly along the south property line of Cedarbrook Estates Subdivision to a point where said line intersects with the east property line of Cedarbrook Estates Subdivision, thence

Northerly along the east property line of Cedarbrook Estates Subdivision to a point where said line intersects with the south ROW of East Cartwright Road, thence

Westerly along the south ROW line of East Cartwright Road to a point where said line intersects with the projection of the west ROW line of Mesquite Valley Road, which is the point of beginning.

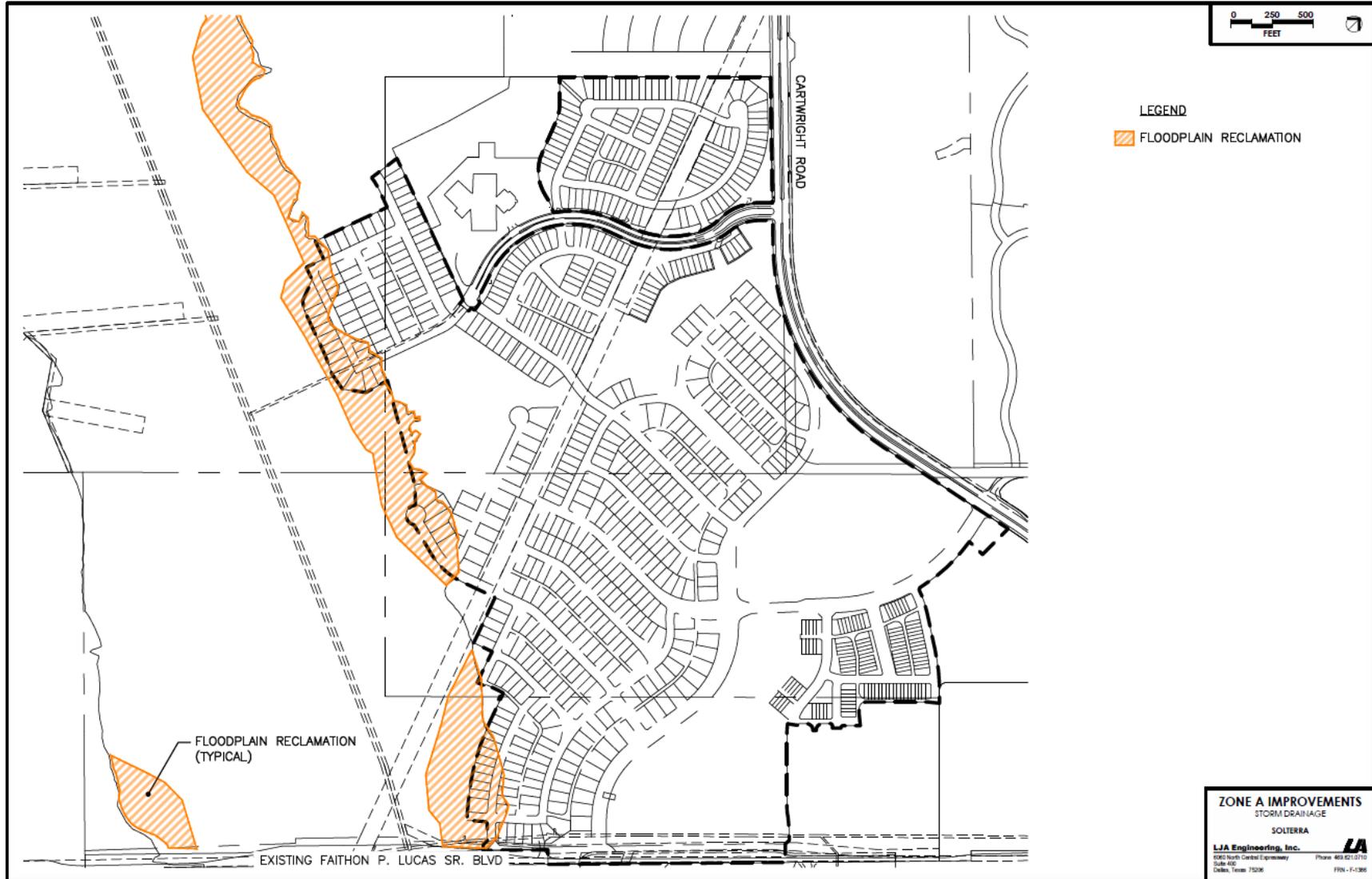
**THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH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

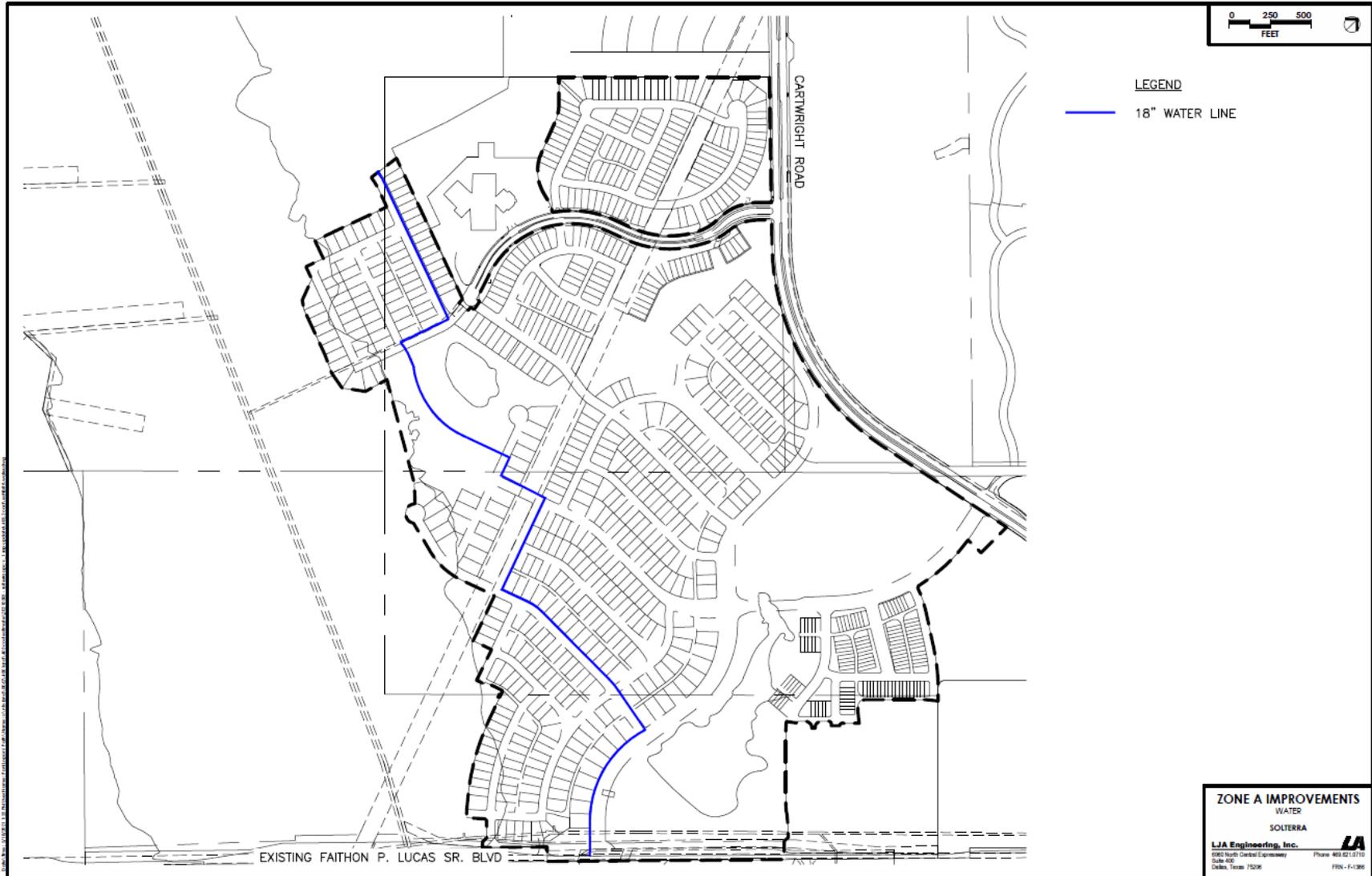
**EXHIBIT G – LAND USE MAP**



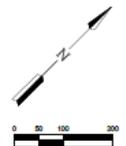
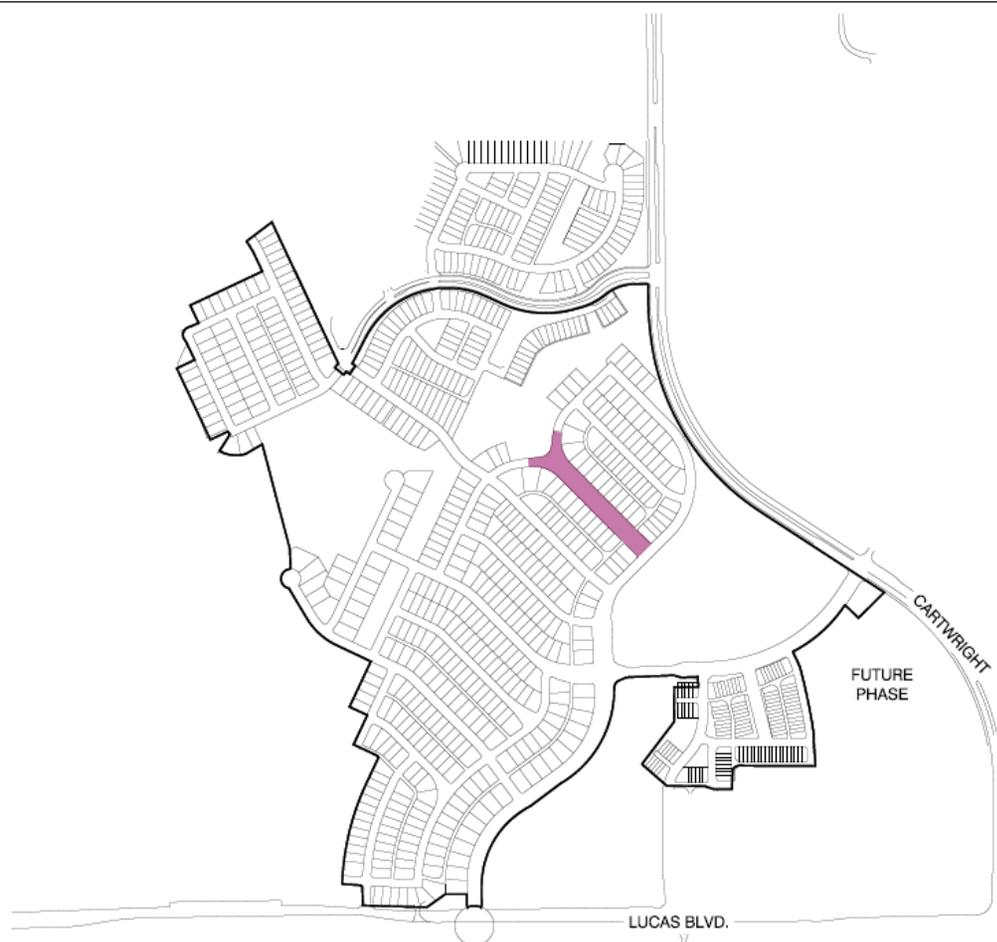
## EXHIBIT H – MAP OF THE PUBLIC IMPROVEMENTS







SOLTERRA PHASE 1



**LEGEND**

PROMENADE IMPROVEMENT (ZONE A)

**DEVELOPER:**

HC, SOLTERRA, LLC  
 6200 DOUGLAS AVENUE, SUITE 300  
 DALLAS, TEXAS 75225  
 PHONE: (214)-750-1800

**ENGINEER:**

LJA ENGINEERING, INC.  
 6060 NORTH CENTRAL EXPRESSWAY  
 SUITE 400  
 DALLAS, TX 75206  
 PHONE: (469)-621-0710  
 TEXAS REGISTRATION F-1386

**LANDSCAPE ARCHITECT:**

LJA LANDSCAPE ARCHITECTURE  
 2150 SOUTH CENTRAL EXPRESSWAY  
 SUITE 300  
 MCKINNEY, TX 75070  
 PHONE: (214)-620-2800

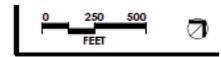
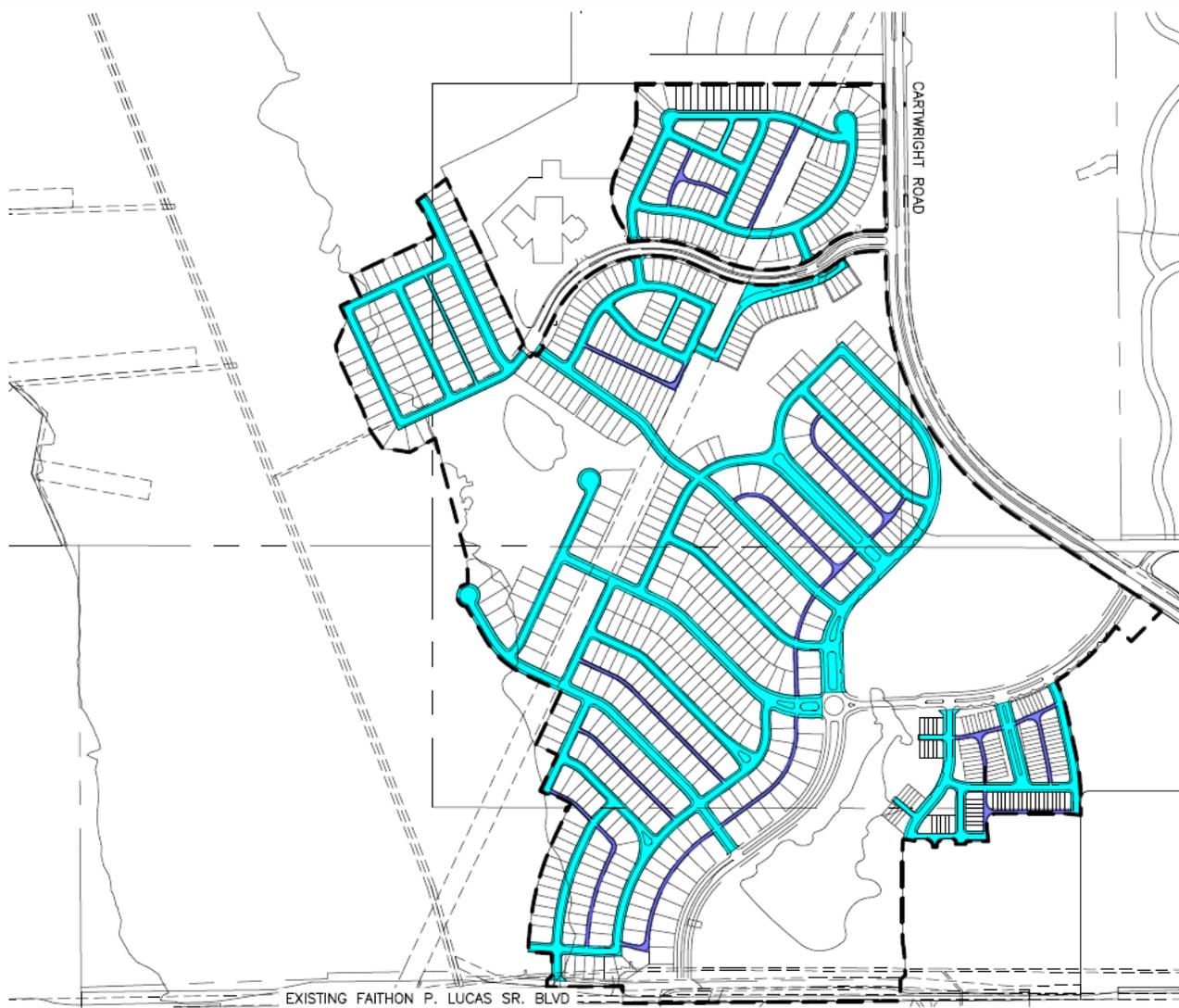


CASE NO. SP0221-0195 | ZC/PP-XX-XXX

785 LOTS  
 32 OPEN SPACES  
 250.21 ACRES  
 OUT OF THE  
 LANDERSON SURVEY, ABSTRACT NO. 1  
 LANDSCAPE, PARKS & OPEN SPACE  
 -ZONE A IMPROVEMENTS  
 FOR  
**SOLTERRA**  
 CITY OF MESQUITE,  
 DALLAS COUNTY, TEXAS  
 SUBMITTAL DATE 05-12-2021

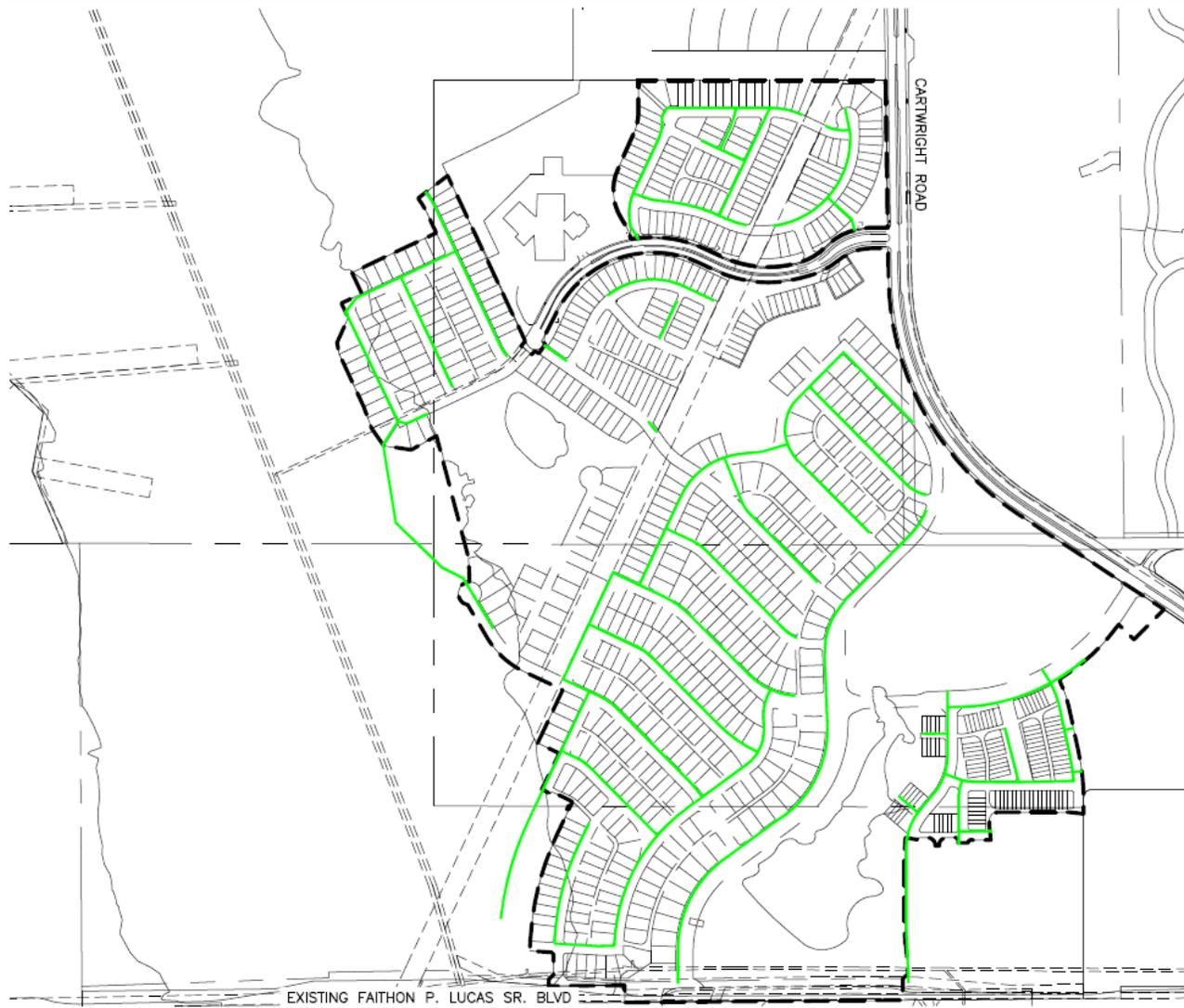
SCALE: MAPSCO: XXXXXXXXX  
 PROJECT NO. NTS20-0062

SHEET  
 OF 27



- LEGEND**
- STREET/MEWS PAVING
  - ALLEY PAVING

**AREA A-1 IMPROVEMENTS**  
STREET  
SOLTERRA  
LJA Engineering, Inc.  
1061 North Central Expressway  
Suite 402  
Phone 409.821.6710



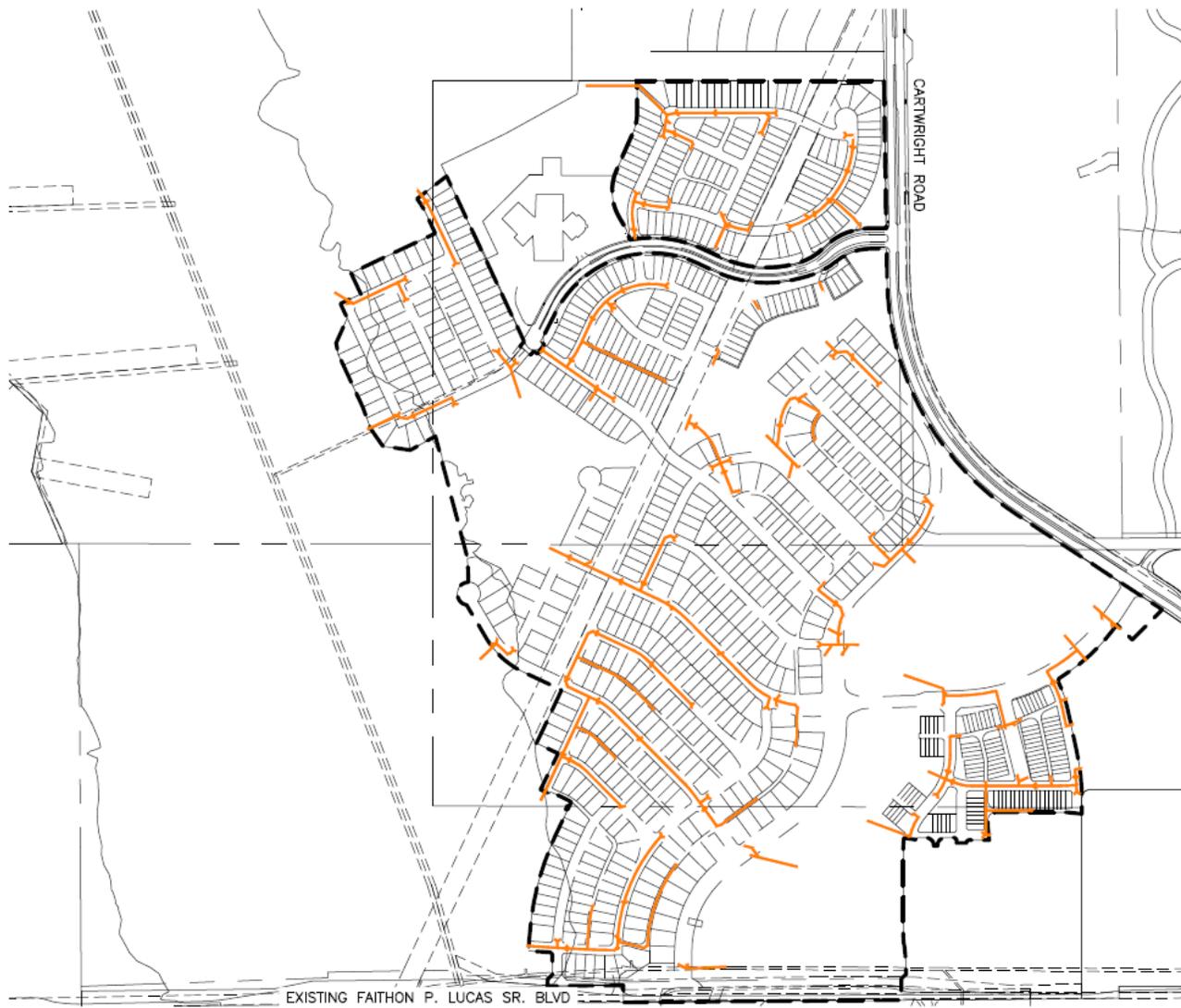
0 250 500  
FEET

LEGEND  
SOLTERRA SANITARY SEWER SYSTEM

AREA A-1 IMPROVEMENTS  
SANITARY SEWER  
SOLTERRA

LJA Engineering, Inc.  
8060 North Central Expressway  
Suite 402  
Dallas, Texas 75206

Phone 469.621.0710  
FAX - F-1386



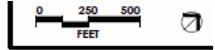
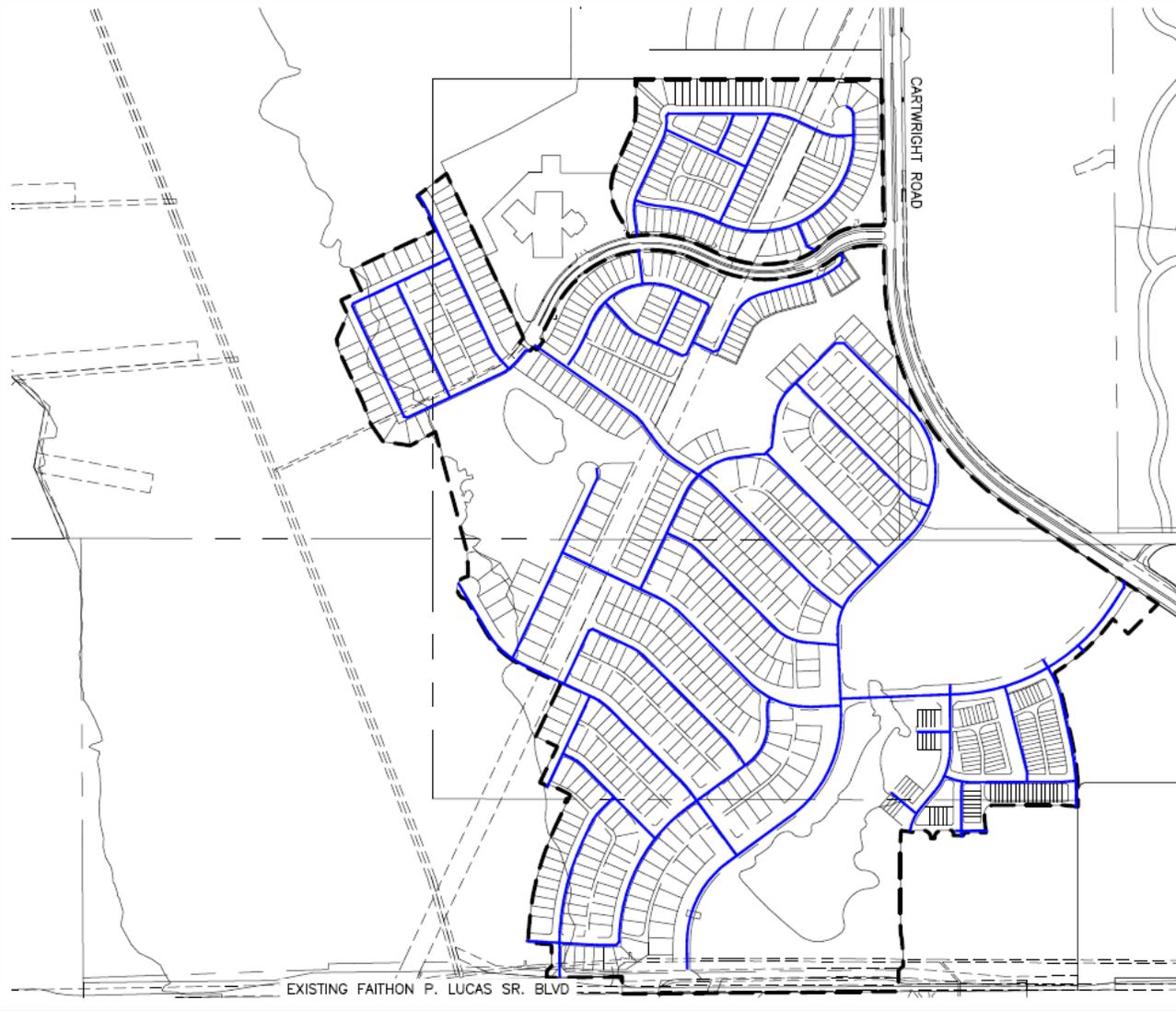
0 250 500  
FEET

LEGEND  
— SOLTERRA STORM SYSTEM

**AREA A-1 IMPROVEMENTS**  
STORM DRAINAGE  
SOLTERRA

**LJA Engineering, Inc.**  
1680 North Central Expressway  
Suite 400  
Dallas, Texas 75208

Phone 469.621.0710  
FAX 469.621.0710



**LEGEND**

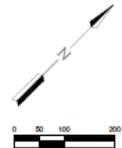
— SOLTERRA WATER SYSTEM

**AREA A-1 IMPROVEMENTS**  
WATER  
SOLTERRA  
LJA Engineering, Inc.   
6060 North Central Expressway Phone 469.521.5710  
Dallas, Texas 75206 FAX 469.521.5710



**LEGEND**

- 6' SIDEWALK (PHASE 1)
- 6' SIDEWALK (PHASE 2)



**DEVELOPER:**

HC, SOLTERRA, LLC  
 8200 DOUGLAS AVENUE, SUITE 300  
 DALLAS, TEXAS 75225  
 PHONE: (214) 750-1800

**ENGINEER:**

LJA ENGINEERING, INC.  
 6060 NORTH CENTRAL EXPRESSWAY  
 SUITE 400  
 DALLAS, TX 75206  
 PHONE: (469) 621-0710  
 TEXAS REGISTRATION F-1386

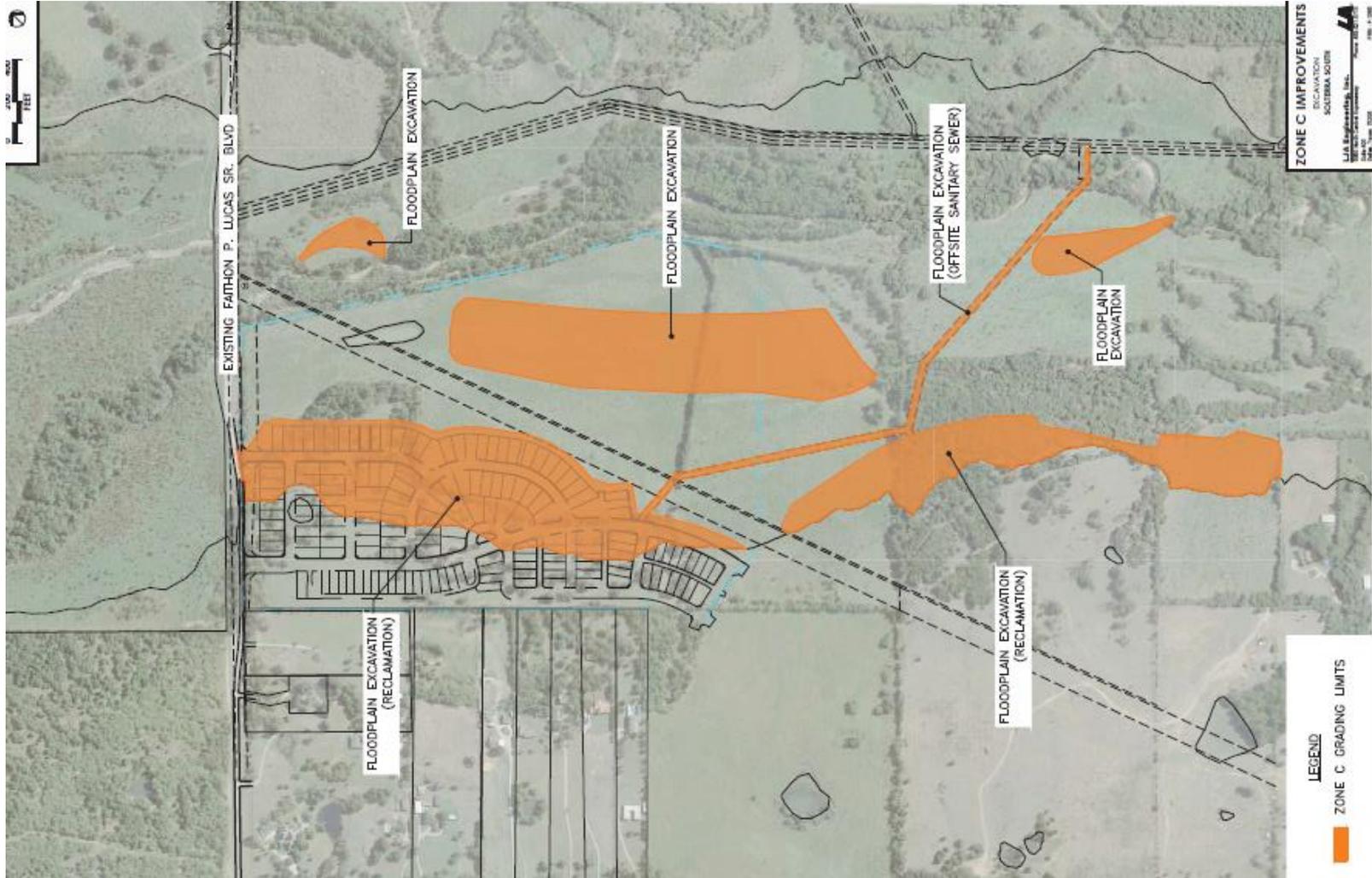
**LANDSCAPE ARCHITECT:**

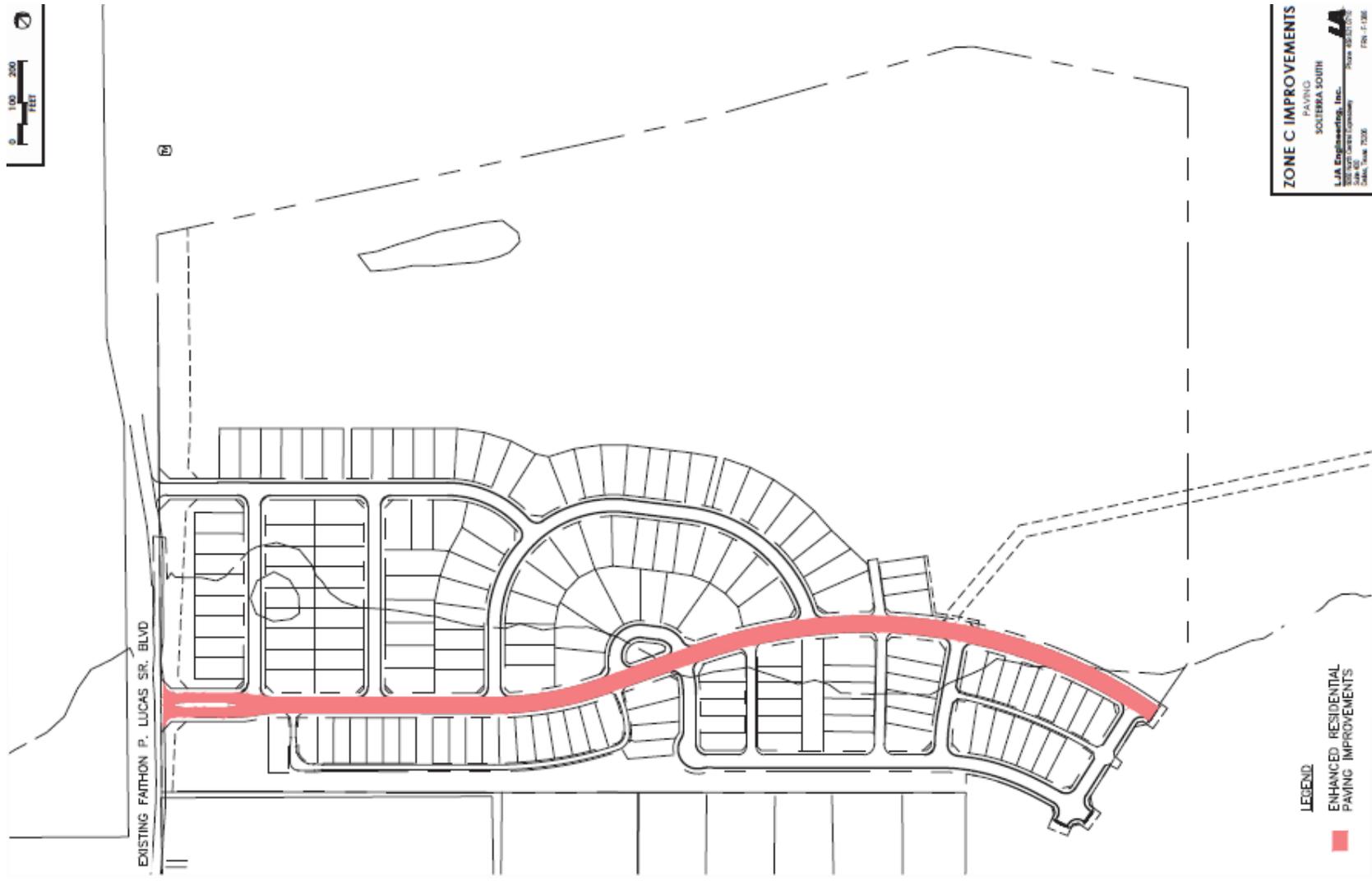
LJA LANDSCAPE ARCHITECTURE  
 2150 SOUTH CENTRAL EXPRESSWAY  
 SUITE 380  
 MCKINNEY, TX 75070  
 PHONE: (214) 620-2800



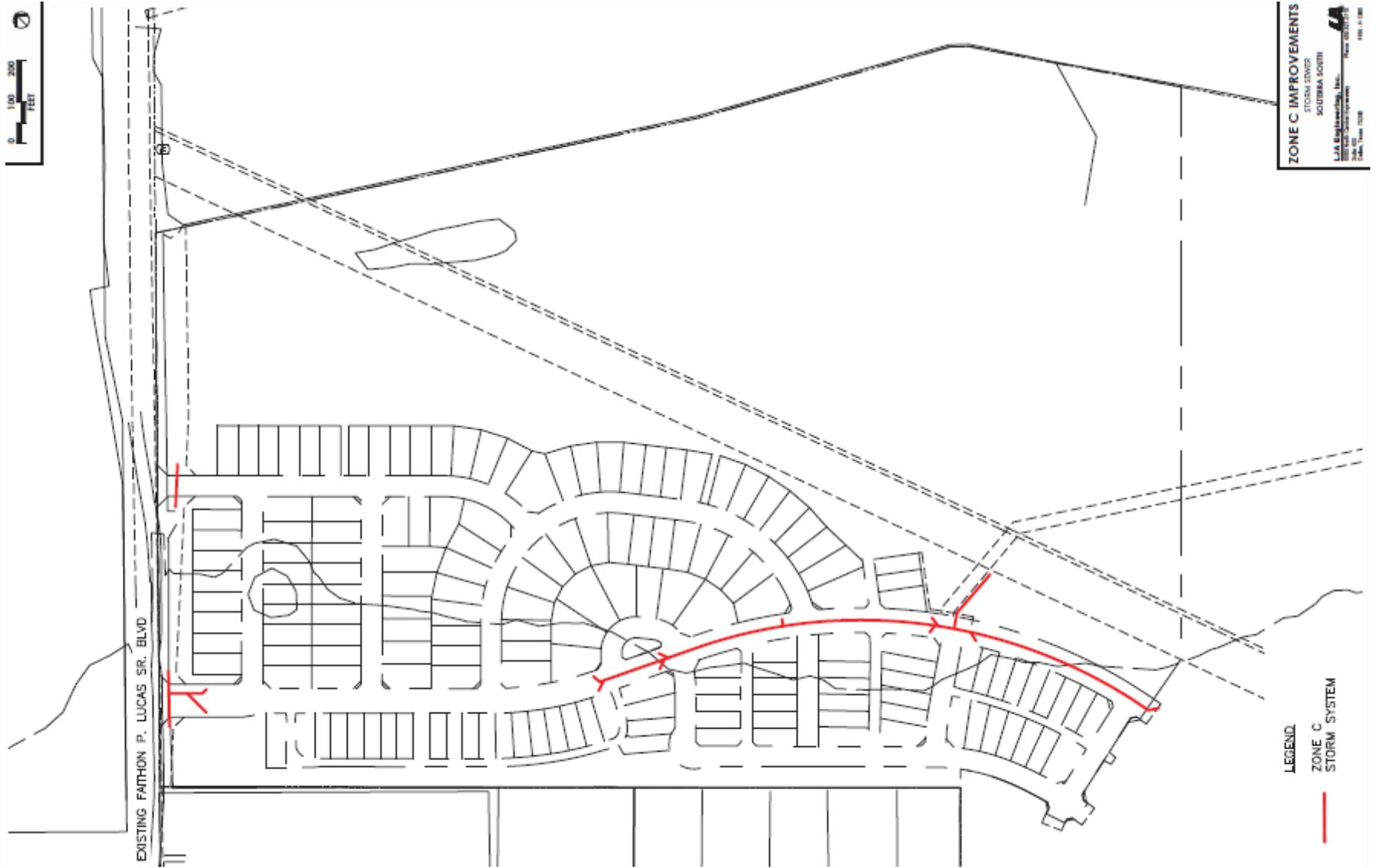
CASE NO. SP0221-0195 2C/PP-XX-XXX

785 LOTS 32 OPEN SPACES 250.21 ACRES OUT OF THE J. LANEY SURVEY, ABSTRACT NO. 1	
LANDSCAPE, PARKS & OPEN SPACE AREA A-1 IMPROVEMENTS FOR SOLTERRA CITY OF MESQUITE, DALLAS COUNTY, TEXAS	
SUBMITTAL DATE: 05-12-2021	SCALE: MAPSCO: XXXXXXXXX







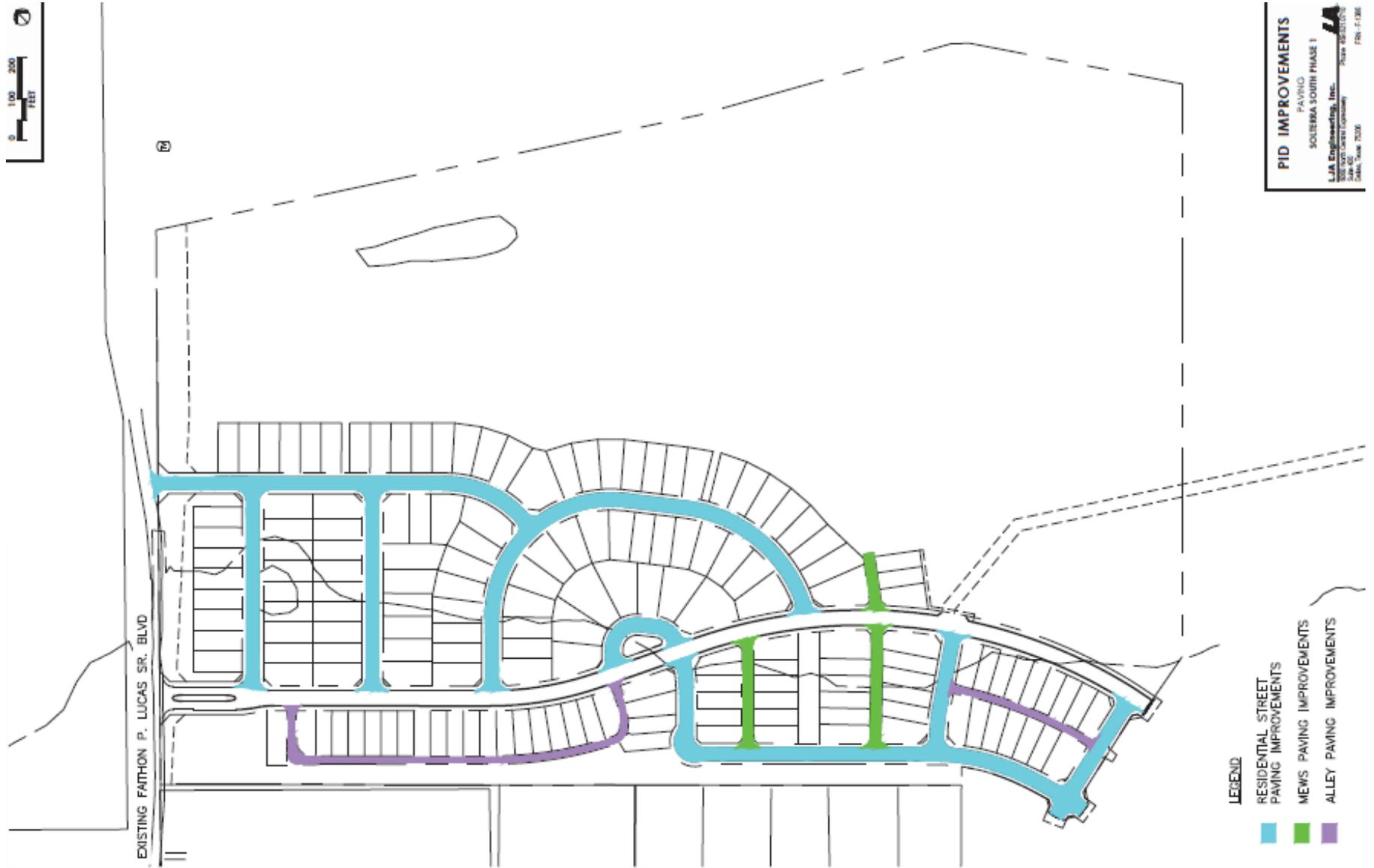


**ZONE C IMPROVEMENTS**  
ZONING SERVICE  
SOUTHERN JOHN  
LJA Engineering, Inc.  
1000 W. Highway 101  
Ft. Worth, Texas 76108  
Phone: (817) 371-1111  
Fax: (817) 371-1112

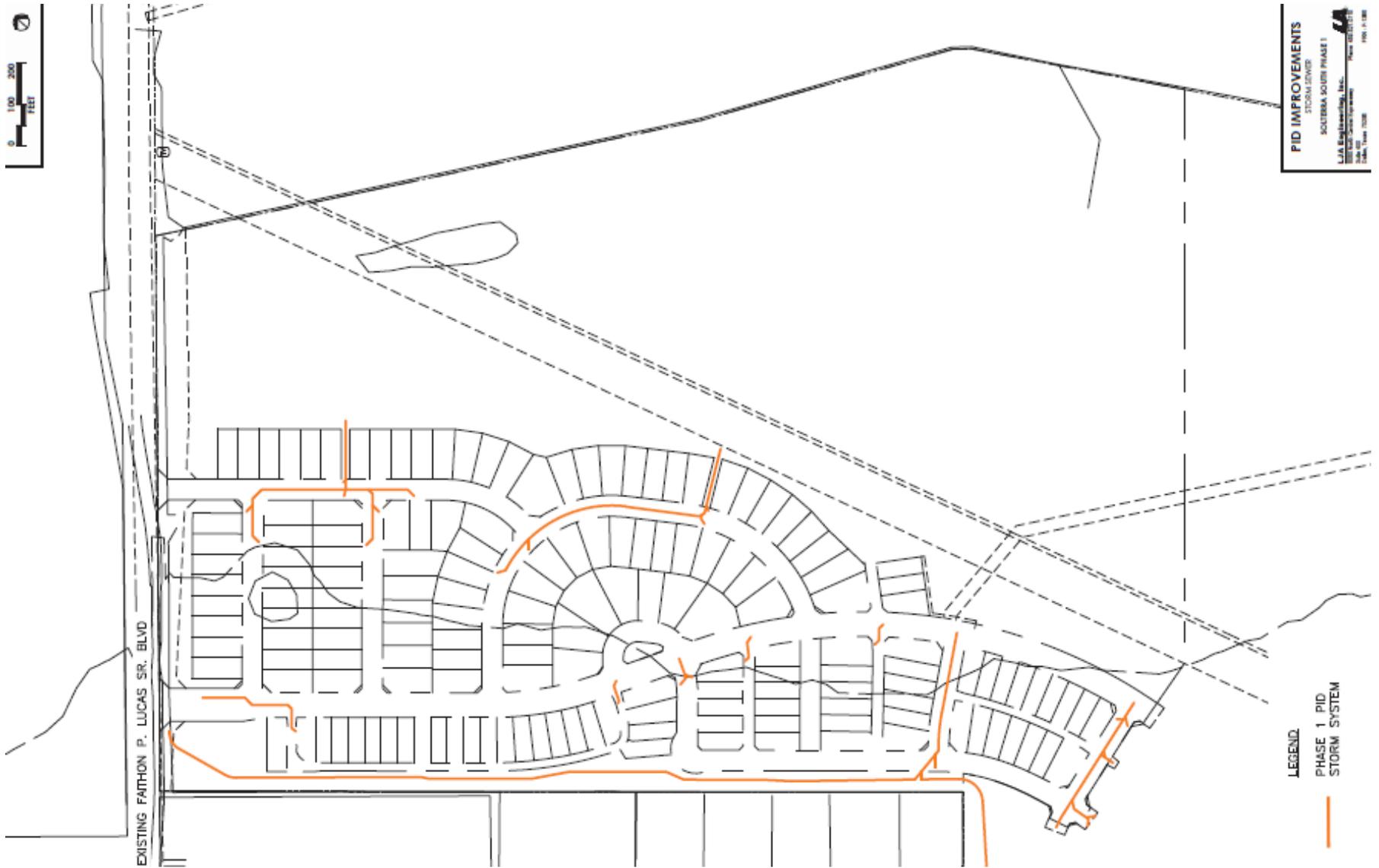
**LEGEND**  
ZONE C  
STORM SYSTEM

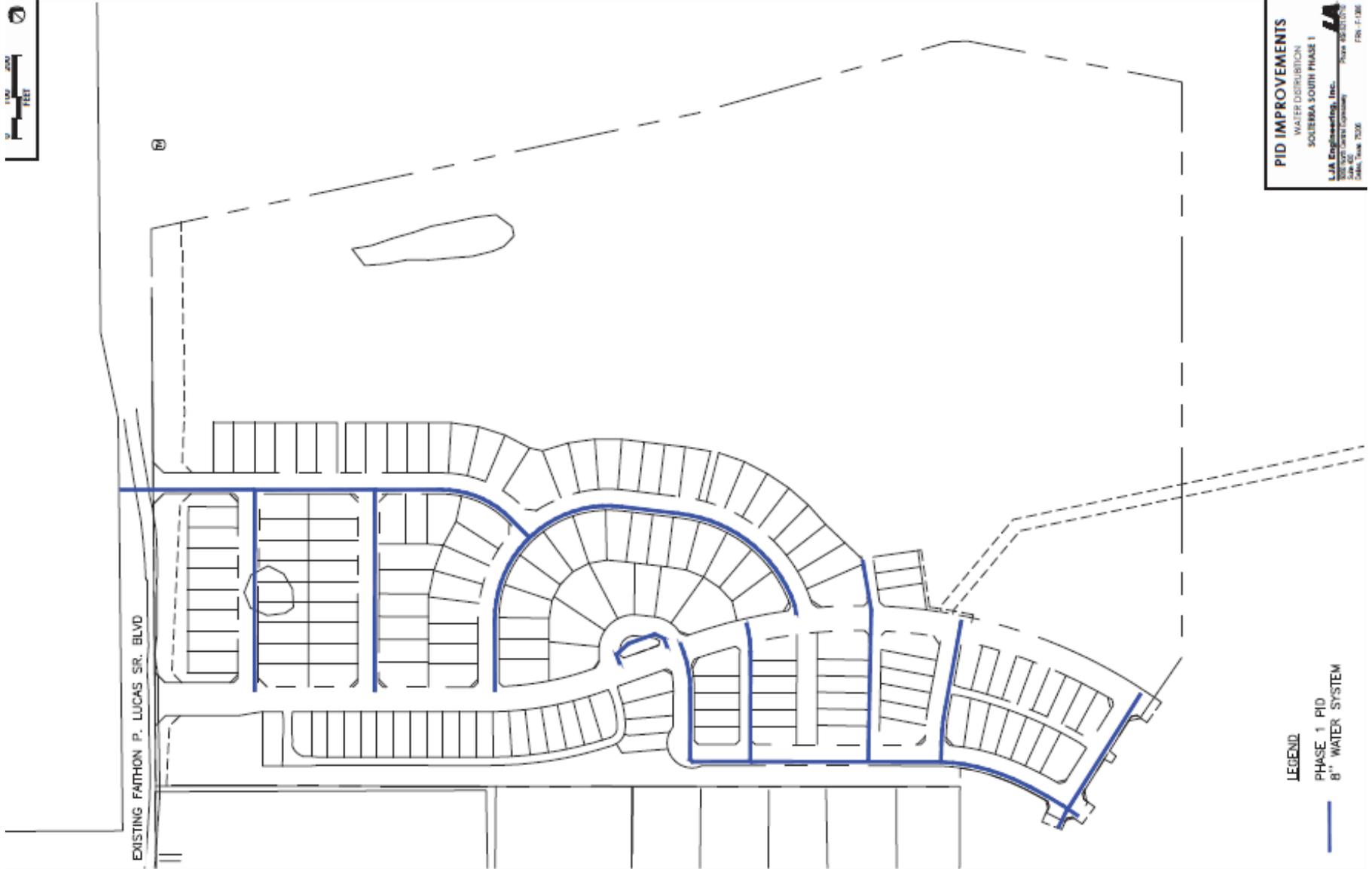


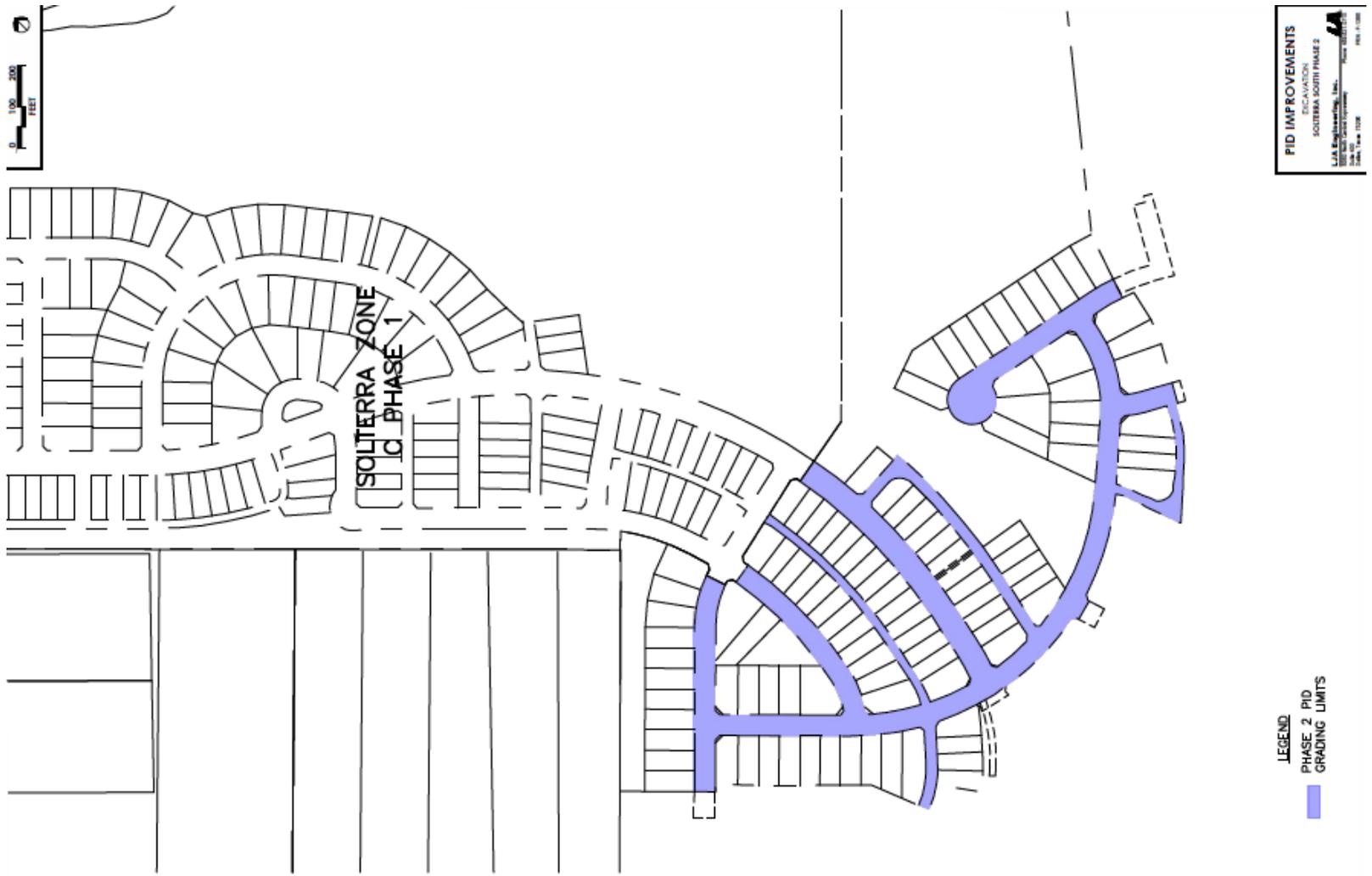


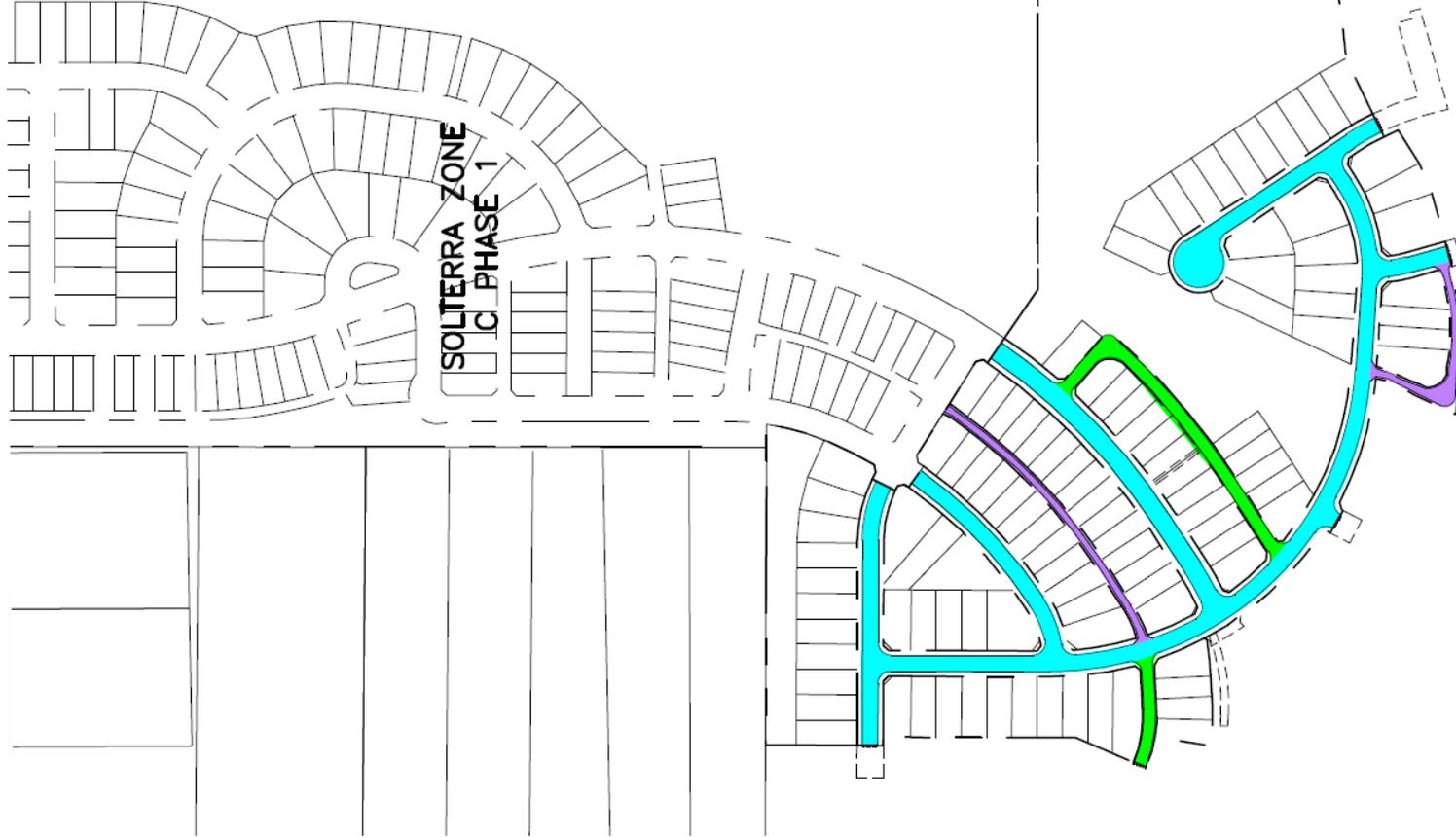








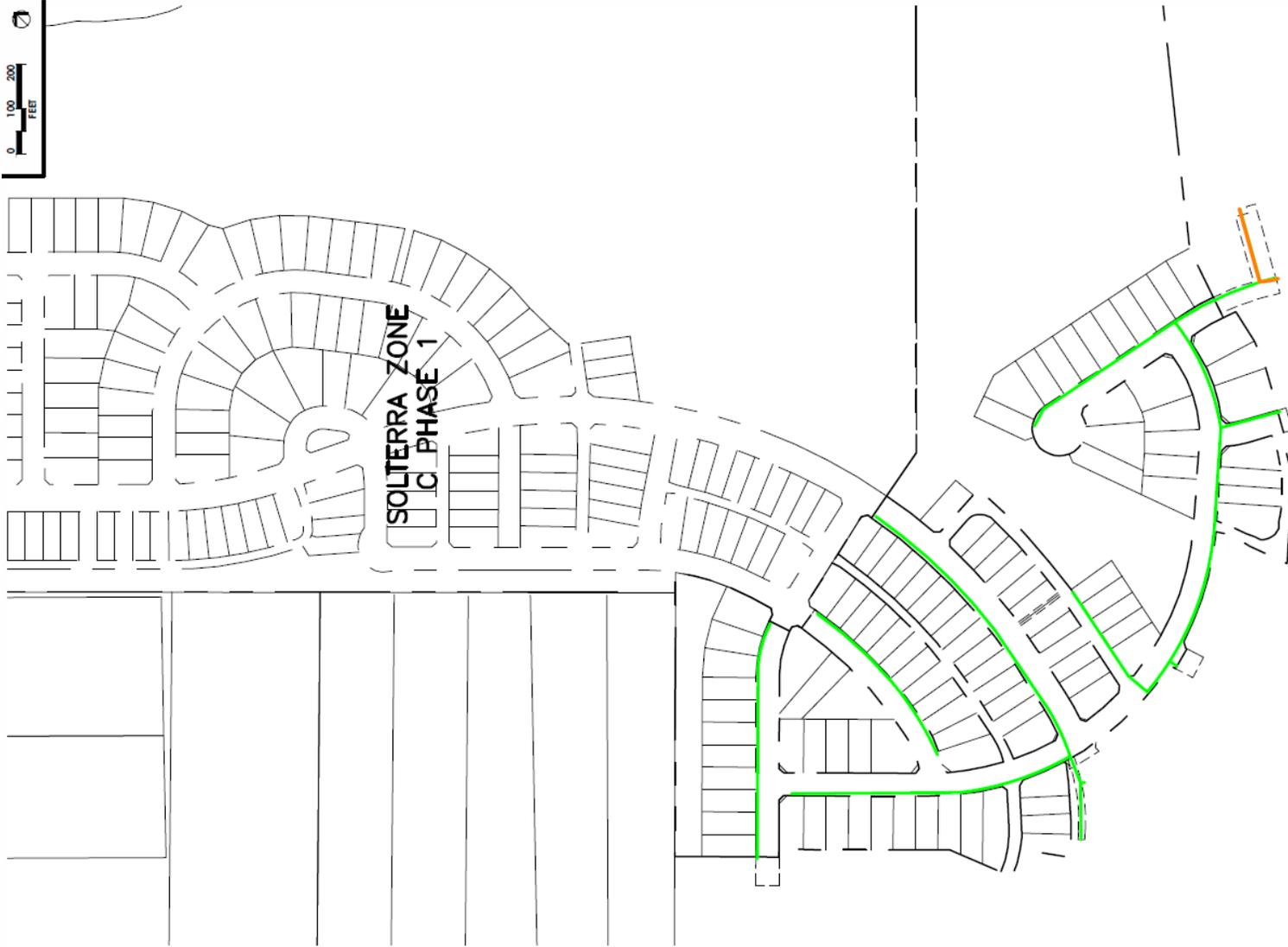




- LEGEND**
- RESIDENTIAL STREET PAVING IMPROVEMENTS
  - MEWS PAVING IMPROVEMENTS
  - ALLEY PAVING IMPROVEMENTS

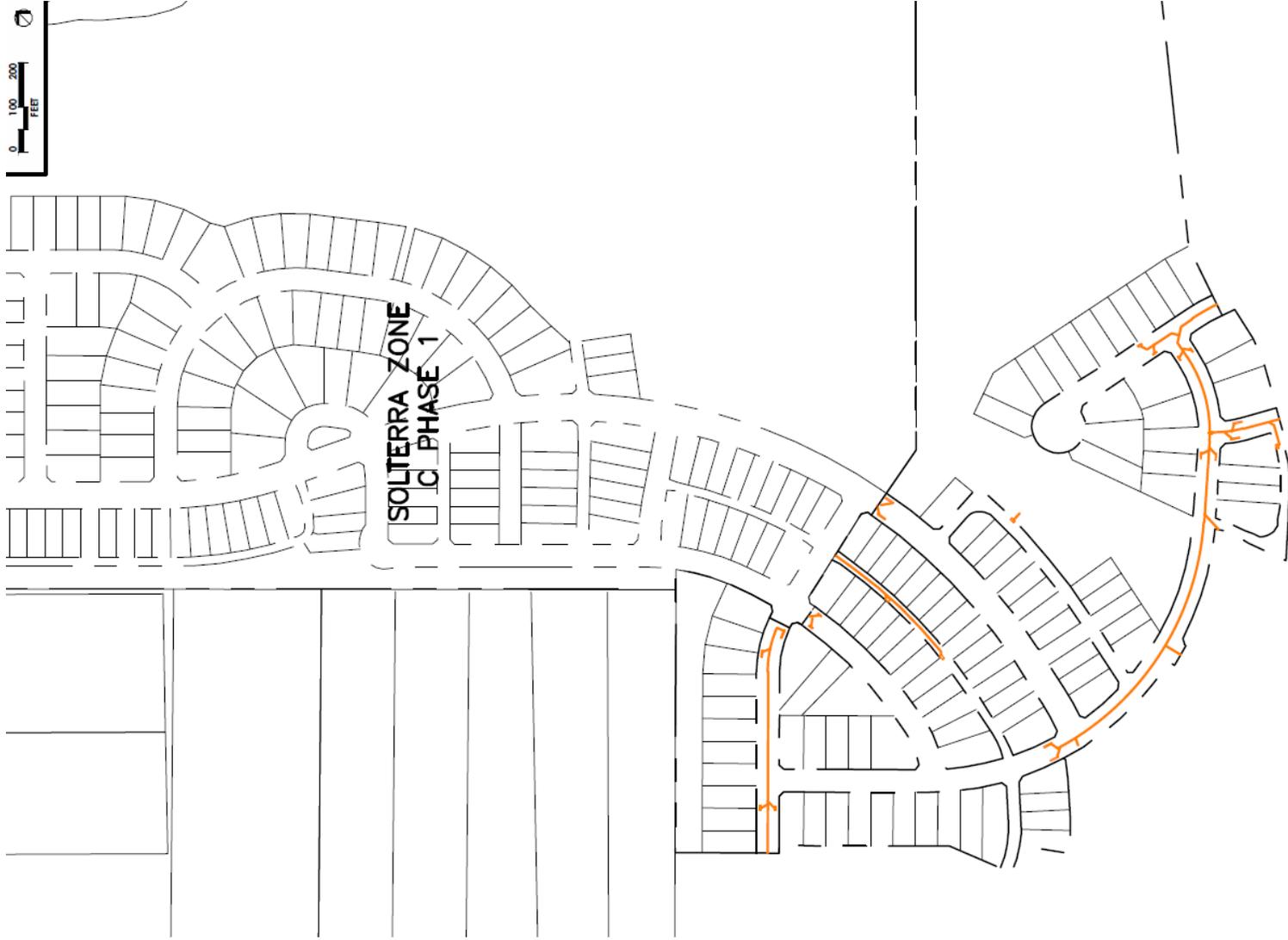
**PID IMPROVEMENTS**  
PAVING  
SOLTERRA SOUTH PHASE 2

**LJA Engineering, Inc.**  
1600 West Central Expressway, Suite 1500, Irving, TX 75038  
Phone: 469.427.1670  
FAX: 469.427.1596



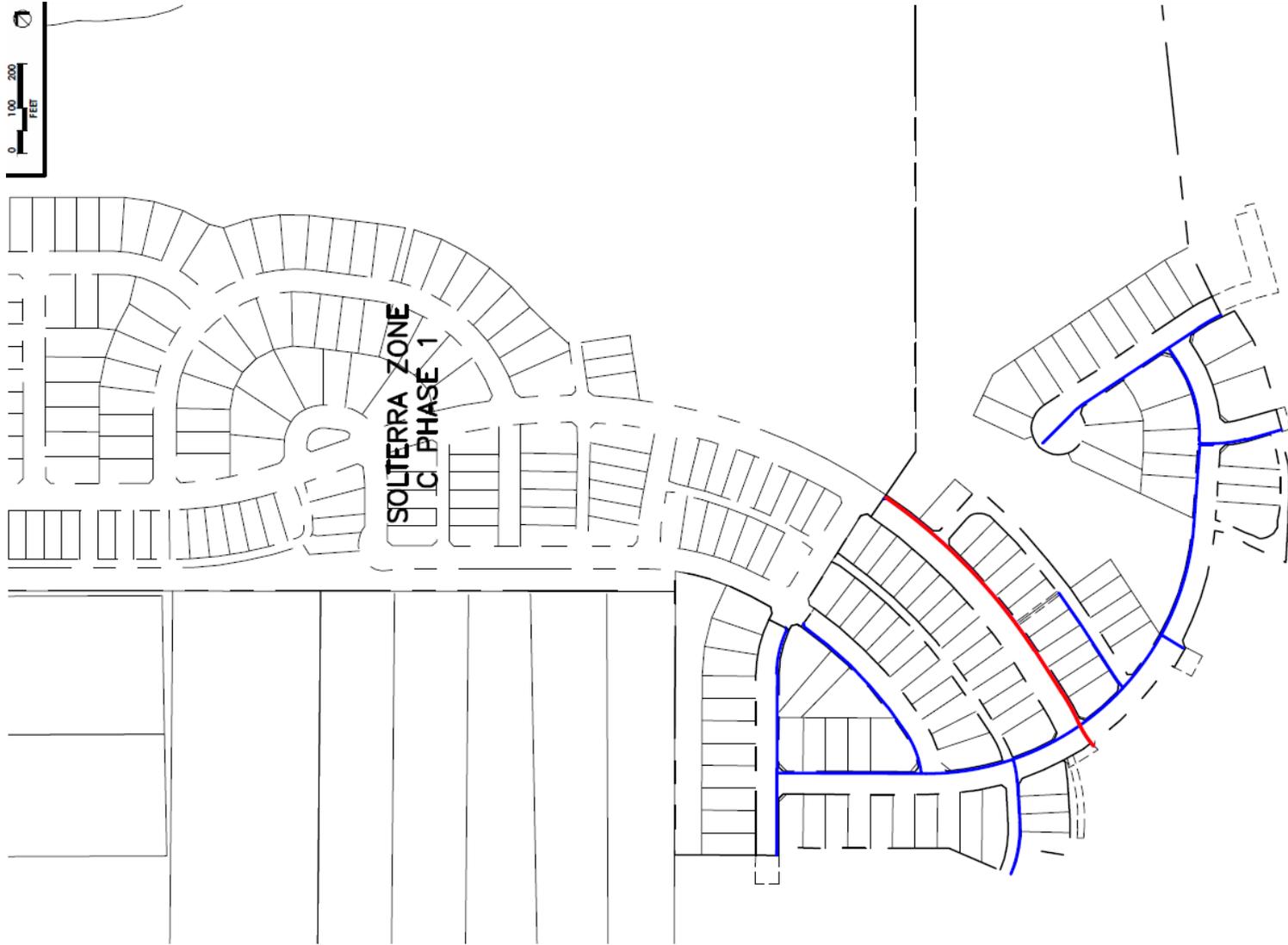
- LEGEND**
- PHASE 2 PID 12" SEWER SYSTEM
  - PHASE 2 PID 8" SEWER SYSTEM

**PID IMPROVEMENTS**  
SANDARY SEWER  
SOLTERRA SOUTH PHASE 2  
**LJA Engineering, Inc.**  
1000 West Central Expressway, Suite 1000, 75006  
PH: 412-506



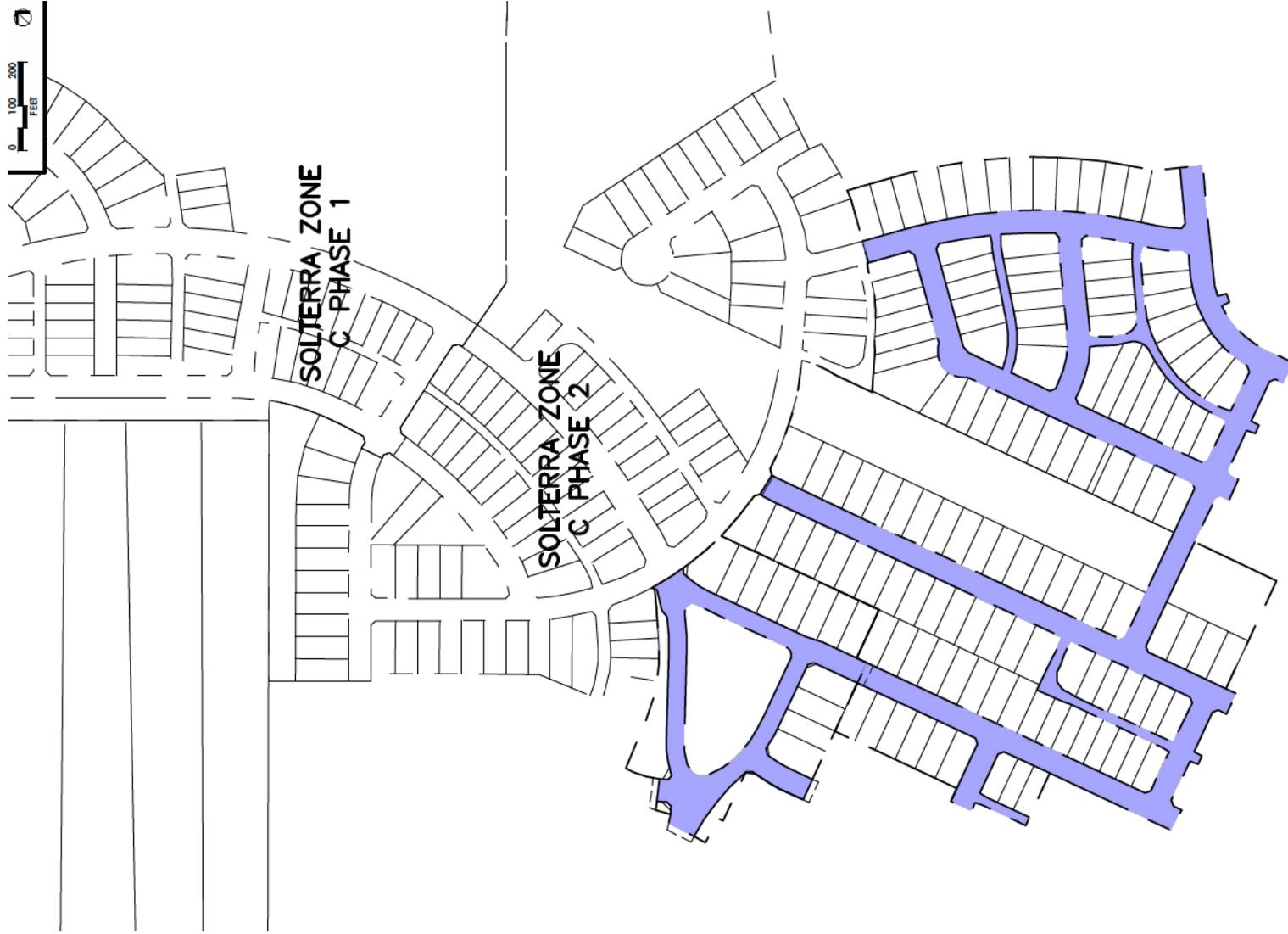
**LEGEND**  
PHASE 2 PID  
STORM SYSTEM

**PID IMPROVEMENTS**  
STORM SYSTEM  
SOLTERRA SOUTH PHASE 2  
LJA Engineering, Inc.  
6500 North Central Expressway  
Dallas, Texas 75206  
Phone: 469.832.6670  
FAX: 469.832.6670



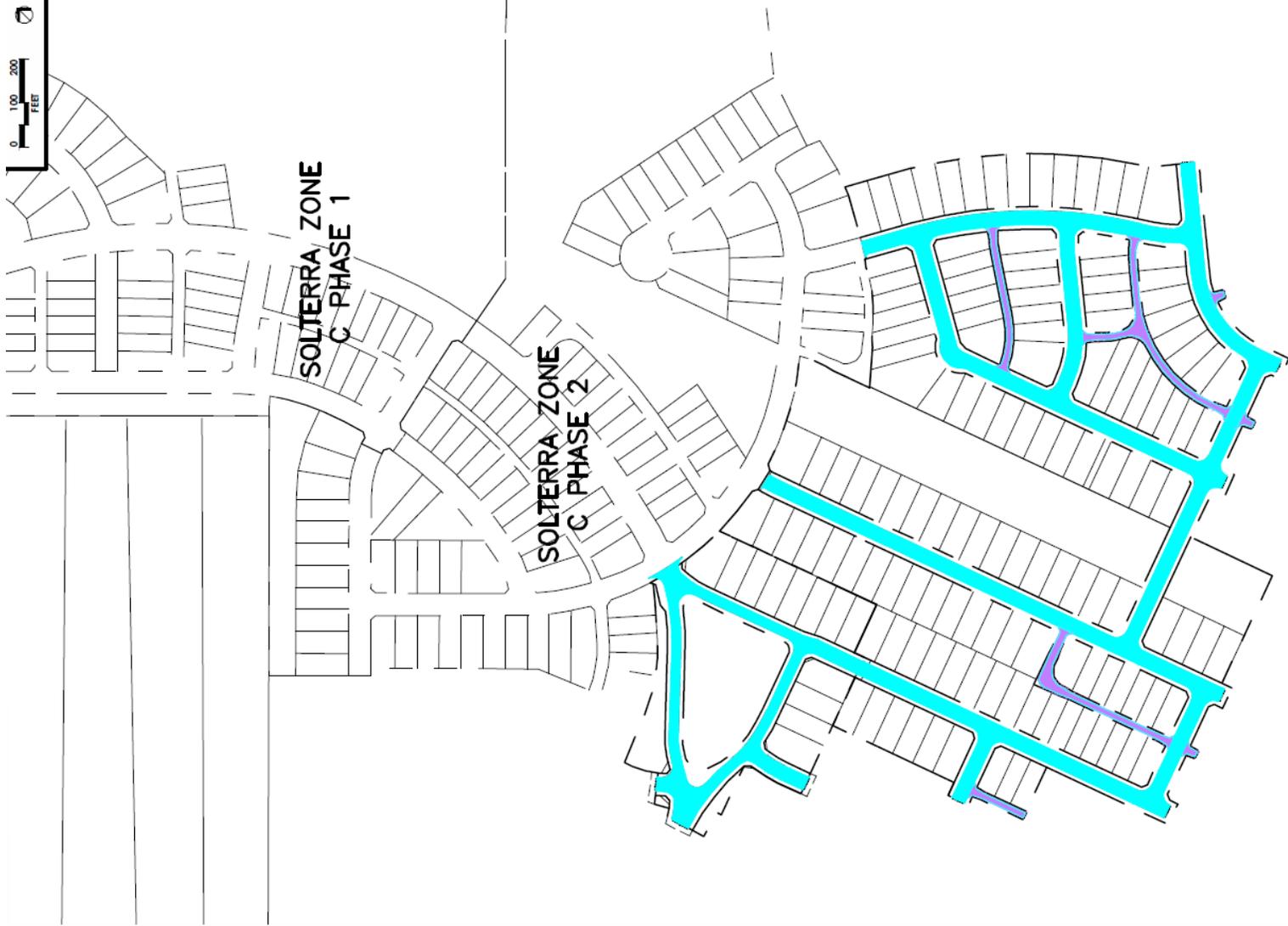
- LEGEND**
- PHASE 2 PID 12" WATER SYSTEM
  - PHASE 2 PID 8" WATER SYSTEM

**PID IMPROVEMENTS**  
WATER  
SOLTERRA SOUTH PHASE 2  
LJA Engineering, Inc.  
6000 North Central Expressway  
Dallas, Texas 75206  
Phone: 469-482-6670  
Fax: 469-482-6671  
P/N: J-1306



LEGEND  
PHASE 3 PID  
GRADING LIMITS

PID IMPROVEMENTS  
EXCAVATION  
SOLTERRA SOUTH PHASE 3  
LJA Engineering, Inc.  
1000 West County Line  
Dallas, Texas 75246  
Phone: 469.407.0770  
Fax: 469.407.0770  
EIR: 1-1-1506



- LEGEND**
- RESIDENTIAL STREET PAVING IMPROVEMENTS
  - ALLEY PAVING IMPROVEMENTS

**PID IMPROVEMENTS**  
PAVING  
SOLTERRA SOUTH PHASES 3  
LJA Engineering, Inc. Phone: 409.627.6710  
6000 West Central Expressway  
Dallas, Texas 75206 FAX: 409.627.6710



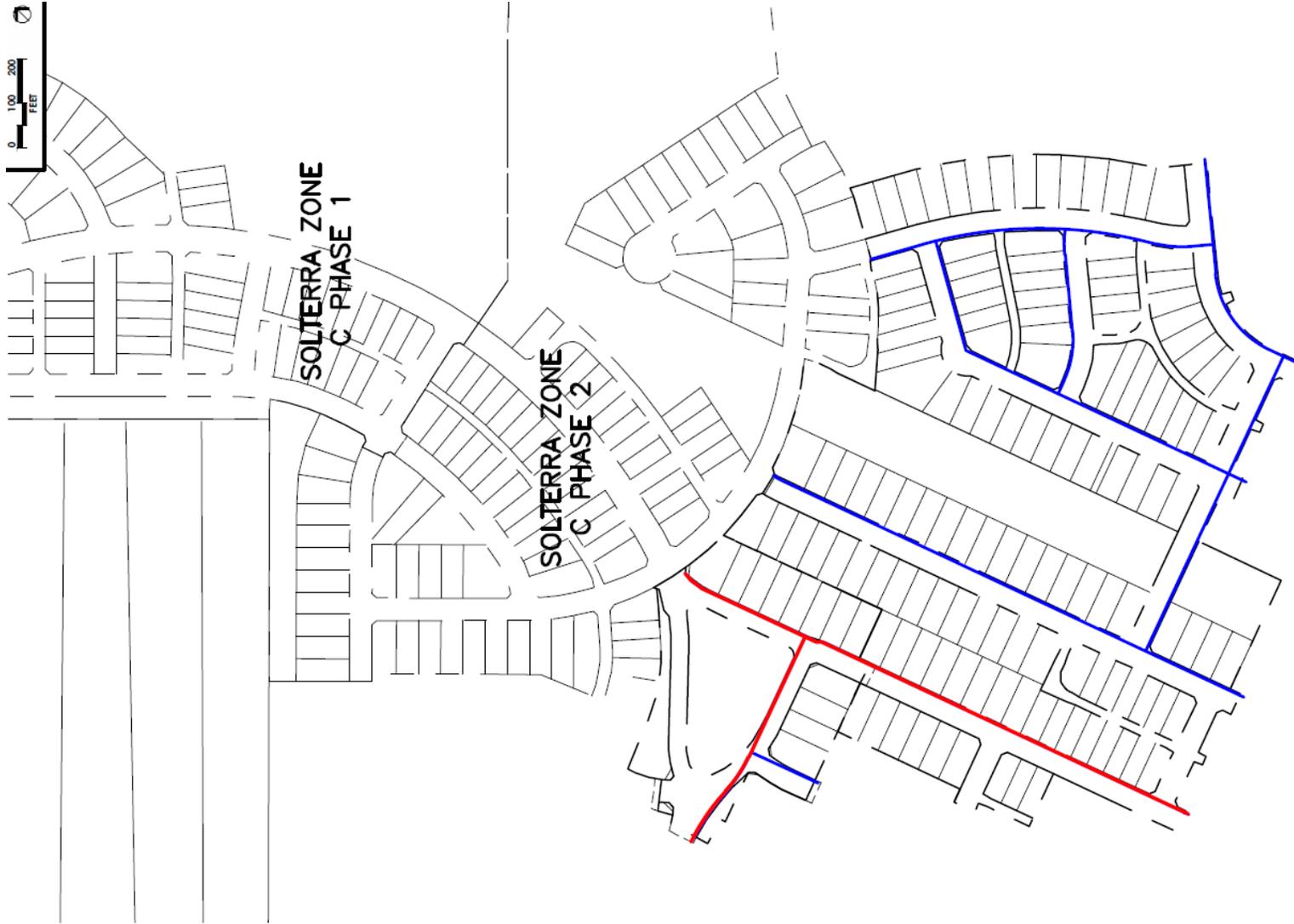
LEGEND  
PHASE 3 PID  
8" SANITARY SEWER

**PID IMPROVEMENTS**  
SANITARY SEWER  
SOLTERRA SOUTH PHASE 3  
LJA Engineering, Inc.  
2500 West University Parkway  
Dallas, Texas 75206  
Phone: 469.682.1670  
Fax: 469.682.1670  
E-mail: lja@lja.com



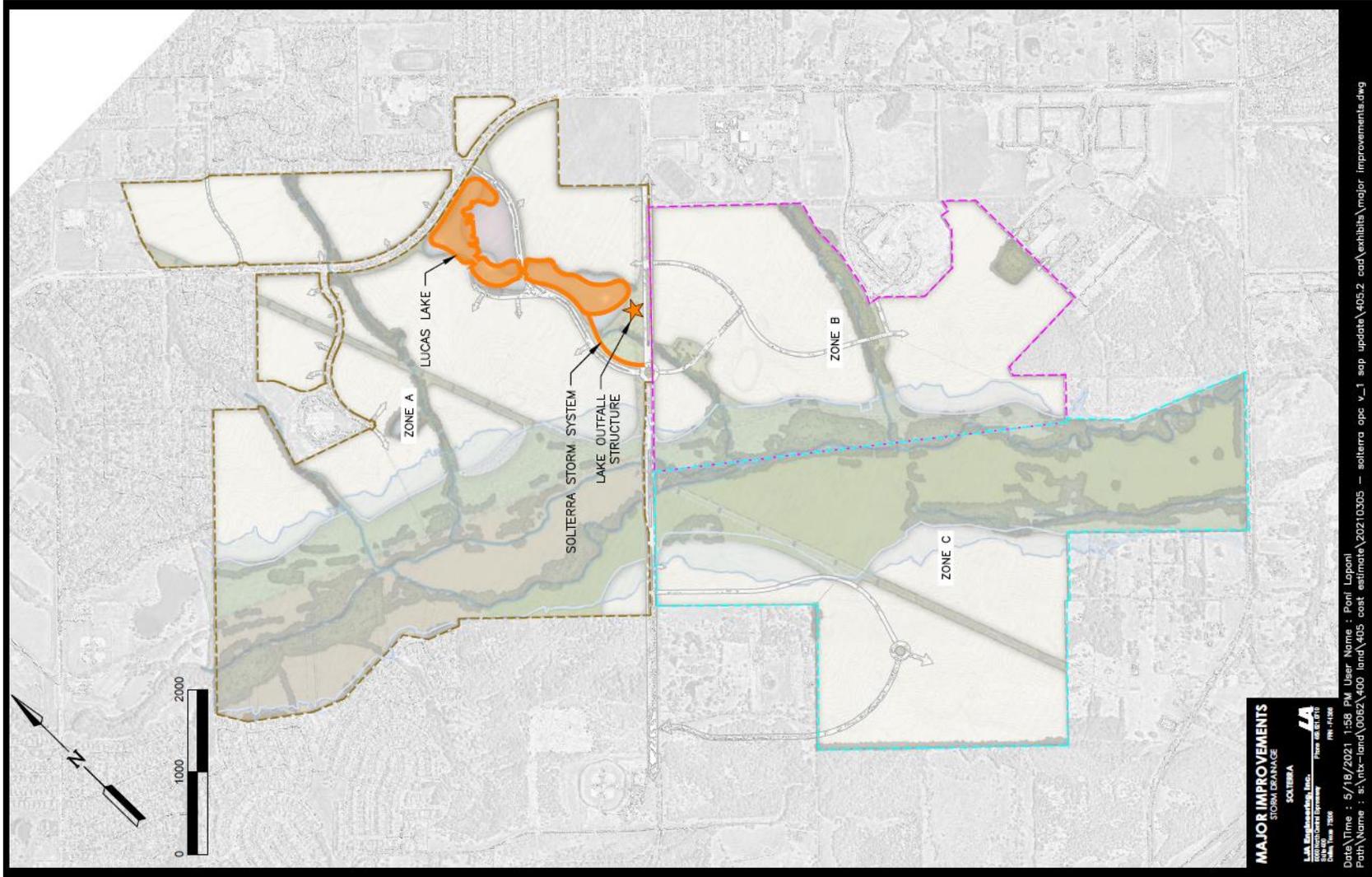
**LEGEND**  
PHASE 3 PID STORM SYSTEM

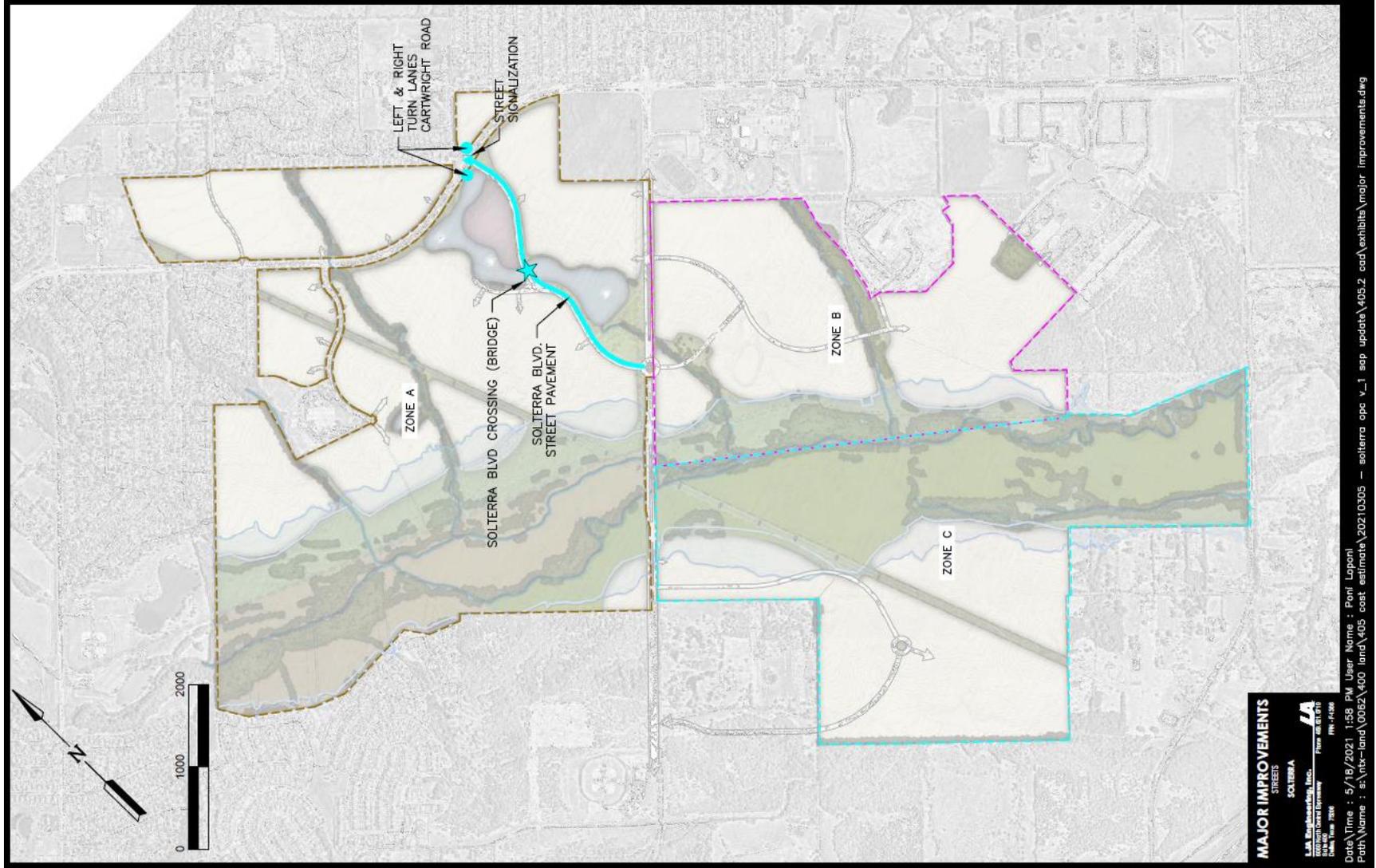
**PID IMPROVEMENTS**  
STORM SEWER  
SOLTERRA SOUTH PHASE 3  
LJA Engineering, Inc.  
1000 West Central Expressway, Suite 4000, Irving, TX 75039  
Phone: 409.621.6676  
Fax: 409.621.6678  
www.lja.com  
PI# - J-1506



- LEGEND**
- PHASE 3 PID 12" WATER SYSTEM
  - PHASE 3 PID 8" WATER SYSTEM

**PID IMPROVEMENTS**  
WATER  
SOLTERRA SOUTH PHASE 3  
S.A.S. Engineering, Inc.  
1100 West Loop West, Suite 1000  
Houston, Texas 77028  
Phone: 281.462.0210  
Fax: 281.462.0210



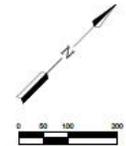


SOLTERRA PHASE 1



**LEGEND**

- MAIN ENTRY PARK (MAJOR)
- STREETSCAPE IMPROVEMENT (MAJOR)
- POND IMPROVEMENT (MAJOR)
- FLOODPLAIN IMPROVEMENT (MAJOR)
- ELECTRICAL EASEMENT IMPROVEMENT (MAJOR)



**DEVELOPER:**

HC SOLTERRA, LLC  
 8200 DOUGLAS AVENUE, SUITE 300  
 DALLAS, TEXAS 75225  
 PHONE: (214)-750-1900

**ENGINEER:**

LJA ENGINEERING, INC.  
 6060 NORTH CENTRAL EXPRESSWAY  
 SUITE 400  
 DALLAS, TX 75206  
 PHONE: (469)-621-0710  
 TEXAS REGISTRATION F-1386

**LANDSCAPE ARCHITECT:**

LJA LANDSCAPE ARCHITECTURE  
 2150 SOUTH CENTRAL EXPRESSWAY  
 SUITE 380  
 MCKINNEY, TX 75070  
 PHONE: (214)-620-2800



785 LOTS 32 OPEN SPACES 250.21 ACRES OUT OF THE J. ANDERSON SURVEY, ABSTRACT NO. 1
LANDSCAPE, PARKS & OPEN SPACE -MAJOR IMPROVEMENTS FOR SOLTERRA CITY OF MESQUITE, DALLAS COUNTY, TEXAS
SUBMITTAL DATE: 05-12-2021
MAPSCO: XXXXXXXX
PROJECT NO. NTS20-0062

CASE NO. SP0221-0195 2C/PP-XX-XXX

SCALE:

SHEET 0627